



Michael Saunders & Company<sup>®</sup> Commercial  
LICENSED REAL ESTATE BROKER

## 2,500 SQ. FT. INDUSTRIAL CONDOMINIUM



### 7614 MATOAKA ROAD

SARASOTA, FLORIDA

LEASE \$1,400 PER MONTH

ALL PROPERTIES ARE FEATURED AT

[WWW.SARASOTA-INDUSTRIAL.COM](http://WWW.SARASOTA-INDUSTRIAL.COM)



### ROBERTA "BJ" KOLTON

SPECIALIZING IN INDUSTRIAL & COMMERCIAL REAL ESTATE

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## Property Information Sheet

7614 Matoaka Road  
Sarasota

**Square Feet: 2,500**

Sq. Ft. Office: 750

Sq. Ft. Shop: 1,750

**Land Size: 1.03 Acres** (45,000 sq. ft.)

**Zoning: L-M**

**Year Built: 2001**

**Electrical (Phase): Single**

Amps - Volts: 150 - 110/220

**Ceiling Height: 16'**

**Overhead Doors: 1 - 12' x 14'**

**Loading Dock: No**

**Fire Sprinklers: No**

**Parking: 4**

**Taxes: \$2,262.61**

**Occupancy: At lease execution.**

**Industrial Park: Tallevast Industrial Park**

**\$0.00**

Sales Price

**\$0.00**

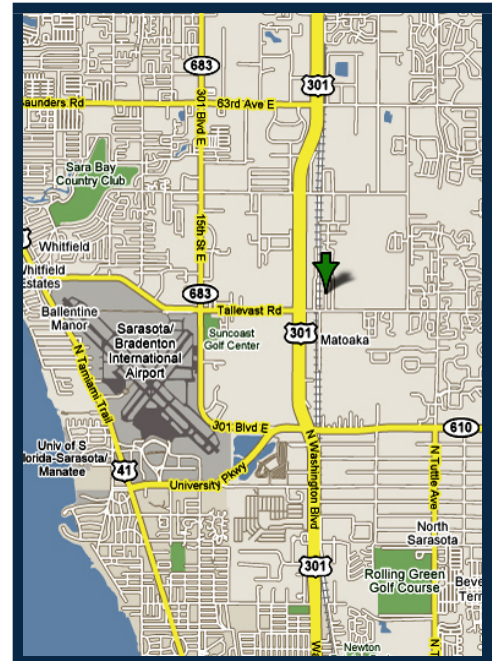
Per Sq. Ft.

**\$1,400.00**

Lease Rate

**\$6.72**

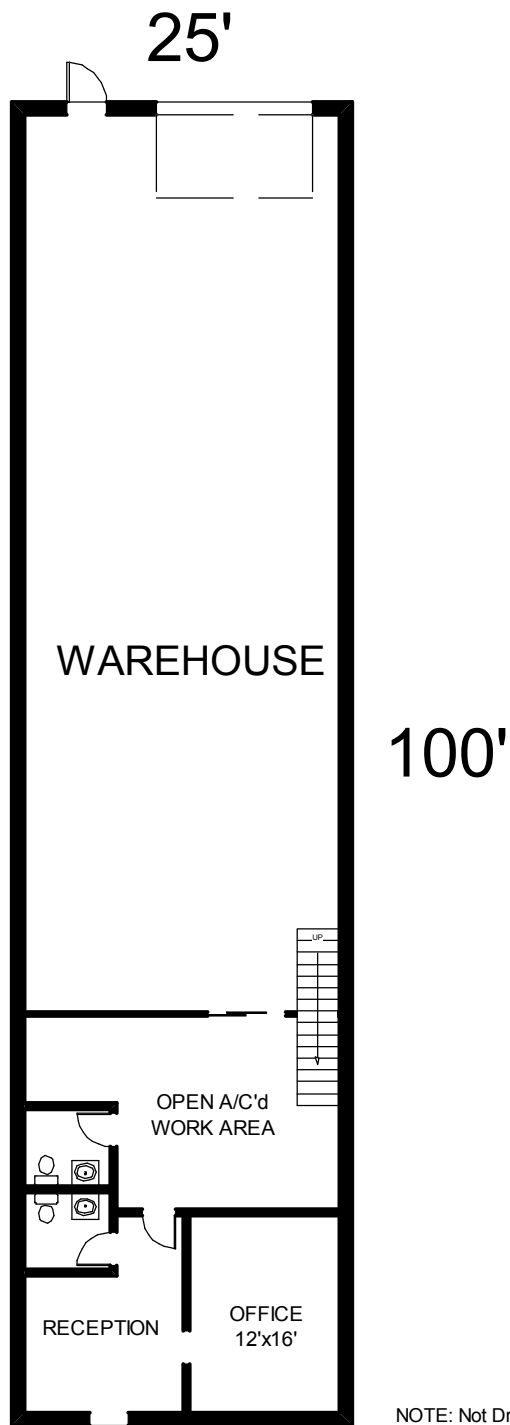
Per Sq. Ft.



2,500 sq. ft. industrial condominium unit with approximately 750 sq. ft. of office space including reception area, private office, large air-conditioned open work area and two restrooms. Warehouse has 16' ceilings and a 12' x 14' overhead door, plus mezzanine storage above offices. Conveniently located off Tallevast Road, just east of Highway 301.

Call Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.



# 7614 Matoaka Road

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