

American Property Group
7750 S Tamiami Trail
Sarasota, FL 34231
941.923.0535
www.americanpropertygroup.com



INDUSTRIAL PROPERTY FOR LEASE

Warehouse with Rail Access & Loading Dock

4050 Middle Avenue, Sarasota, FL 34234

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease
4050 Middle Avenue
Sarasota, FL 34234

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 33,440 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 131,736 SF

Building Size: 33,440 SF

Zoning: ILW

Market: Sarasota/Bradenton/
Venice

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 4050 Middle Ave, Unit: 001, Sarasota, FL 34234:
Type: Flex Space

Size: 33,440 SF

Highlights: Freestanding Warehouse with 15 ft ceiling height, 5+ Overhead doors, 3x Loading Docks, large fenced yard, direct rail access for easy train deliveries, building is fully sprinkled, and large open floor plan

NNN is \$1.35/sf

Zoning: ILW- Industrial Light & Warehousing

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease
4050 Middle Avenue
Sarasota, FL 34234

ADDITIONAL PHOTOS



ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease
4050 Middle Avenue
Sarasota, FL 34234

ADDITIONAL PHOTOS



ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease

4050 Middle Avenue
Sarasota, FL 34234

ADDITIONAL PHOTOS



ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease
4050 Middle Avenue
Sarasota, FL 34234

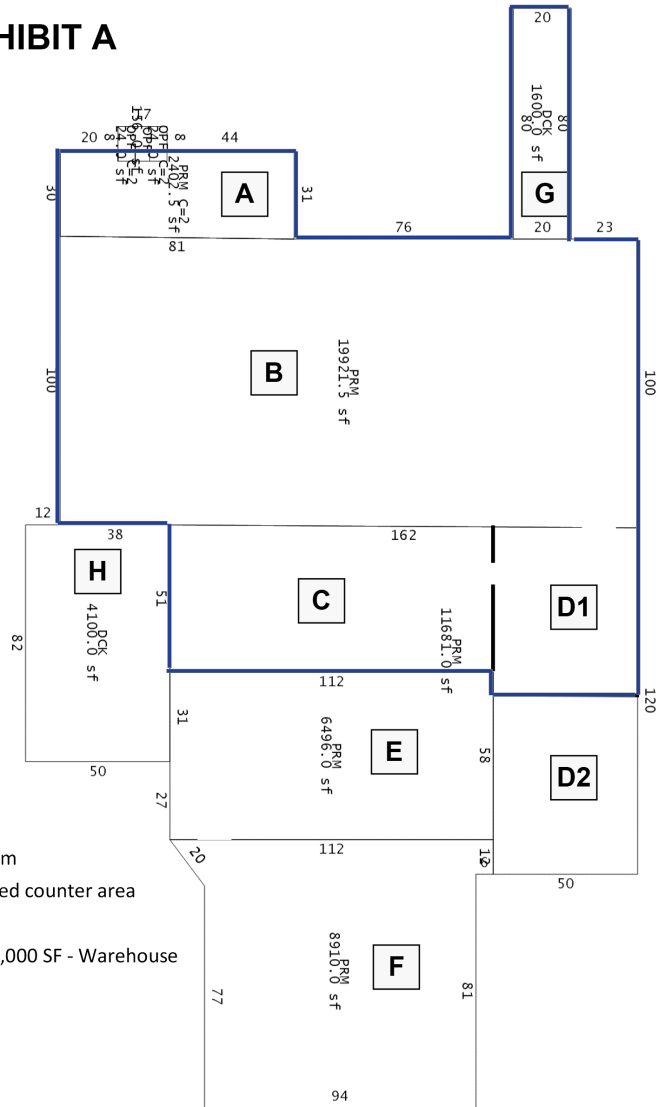
ADDITIONAL PHOTOS

4050 Middle Ave, Sarasota, FL

EXHIBIT A



Total SF:
+/- 33,440 SF



- Area A - 4,806 SF - 2 Story Office/Showroom
- Area B - 19,922 SF - Warehouse w partitioned counter area
- Area C - 5,712 SF - Warehouse
- Area D - D1 - 3,000 SF - Warehouse; D2 - 3,000 SF - Warehouse
- Area E - 6,496 SF - Insulated Storage
- Area F - 8,910 SF - Insulated Storage
- Area G - Loading Dock
- Area H - Loading Dock

Adam Seidel
American Property Group of Sarasota Inc.
(941)923-0535

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

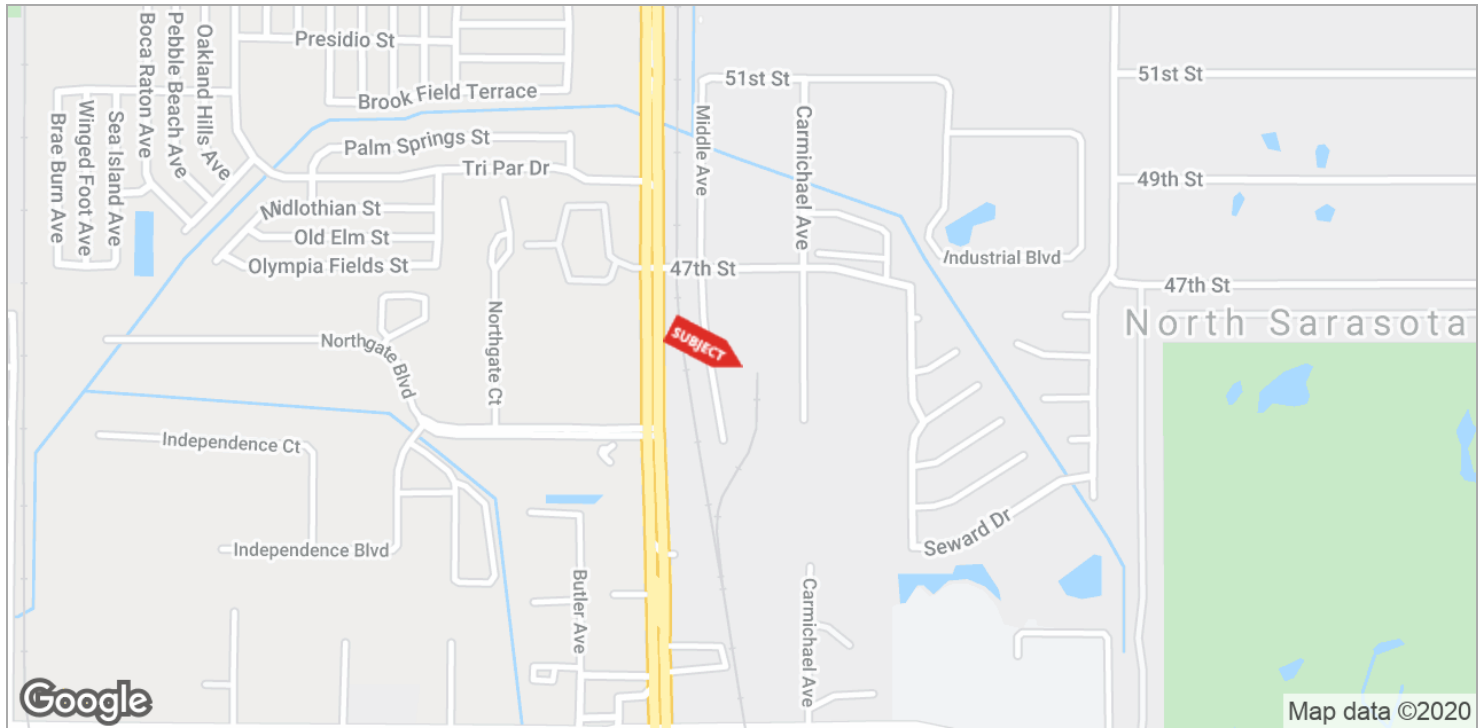
**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease

4050 Middle Avenue
Sarasota, FL 34234

LOCATION MAPS



ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

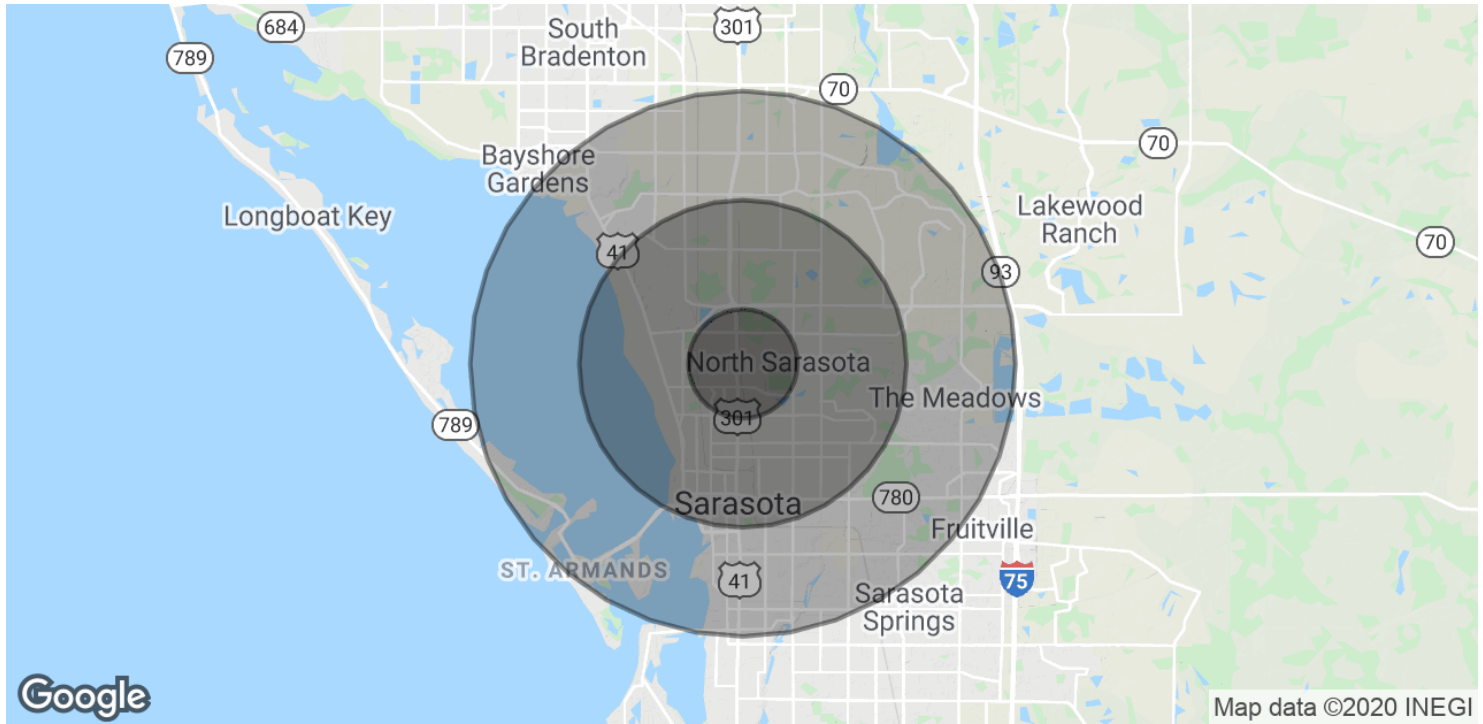
**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease

4050 Middle Avenue
Sarasota, FL 34234

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,087	61,584	149,990
Average age	44.4	41.1	45.0
Average age (Male)	46.1	39.7	44.1
Average age (Female)	43.2	43.3	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,122	25,720	64,496
# of persons per HH	2.4	2.4	2.3
Average HH income	\$41,913	\$54,972	\$64,863
Average house value	\$228,920	\$236,534	\$302,593

** Demographic data derived from 2010 US Census*

ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

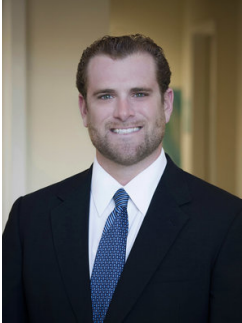
American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

Warehouse with Rail Access & Loading Dock

Industrial Property For
Lease
4050 Middle Avenue
Sarasota, FL 34234

ADAM SEIDEL



ADAM SEIDEL

adam@americanpropertygroup.com

Direct: 941.923.0535

PROFESSIONAL BACKGROUND

Adam Seidel graduated from the University of Central Florida's Rosen College of Hospitality in 2010 with a Bachelors of Science in Hospitality Management. He obtained his Real Estate License at the age of 18 and began working full time at American Property Group right after graduating from UCF. Adam's educational background in restaurants and hotels gives him a comprehensive knowledge of the industry which he uses to help his clients with their Commercial real estate needs. He would love to put his experience and knowledge to work for you!

Adam focuses on Land, Retail, Industrial, Restaurants, Bars, Offices, and Property Management. Adam's goal is to uphold the American Property Group record of sales, leasing, fair dealing and hard work along with impeccable customer service. If you have any questions do not hesitate to call Adam Seidel.

EDUCATION

University of Central Florida – Rosen College of Hospitality – Bachelor's of Science Degree.

MEMBERSHIPS

National Association of Realtors
Florida Association of Realtors
Sarasota Manatee Realtor Association

American Property Group

7750 S Tamiami Trail
Sarasota, FL 34231
941.923.0535

ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

American Property Group | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.