

Class A Manufacturing Space

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE



AVAILABLE
FOR LEASE

50,000 SF

8323 Lindbergh Ct Sarasota, FL 34243

PROPERTY SUMMARY

Rare Opportunity to lease a 50,000 +/- SF fully air conditioned, Class A Office/Warehouse space in Sarasota with close proximity to Sarasota Bradenton Airport, US 301, University Parkway and I-75. Property boasts 4 grade level loading doors, 6,600 SF of office space and 182 parking spaces. 3 phase power with over 2,000 amps ready to go! Owners own adjacent property which could be secured for expansion ability.

DETAILS

Price: \$8.50/SF/YR (NNN)

Size: 50,000 SF

Type: Industrial - Manufacturing

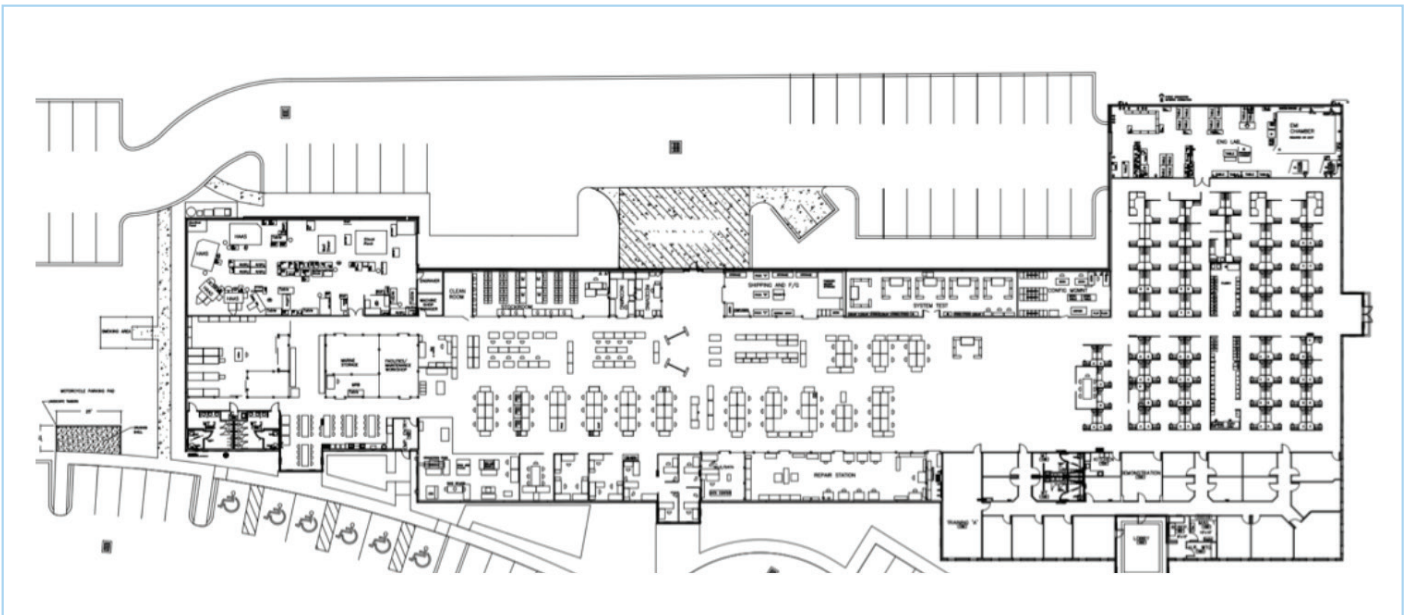
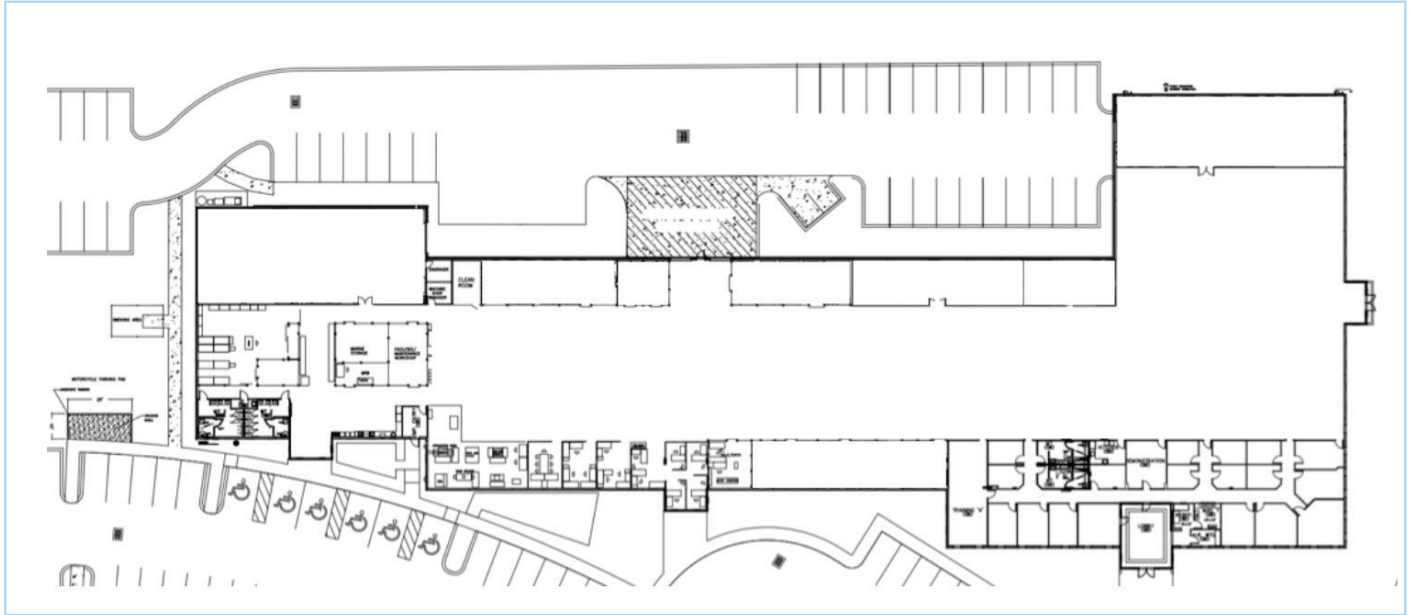
HIGHLIGHTS

- 182 Parking spaces | 3.64:1,000
- Fully air conditioned
- 16 private offices including a large office fit for a CEO
- Training rooms, collaborative work space throughout facility, 2 kitchen/breakroom areas

FLOOR PLANS

8323 Lindbergh Ct Sarasota, FL 34243

IANBLACK
REALESTATE
THE PLACE FOR SPACE



STEVE HORN, CCIM
941.906.8688 X107
STEVE@IAN-BLACK.COM

NICK DEVITO, II, SIOR
941.906.8688 X112
NICK@IAN-BLACK.COM

www.ian-black.com | 941.906.8688 | 1 S School Ave Sarasota, FL 34237

Information deemed reliable but not guaranteed. Prices subject to change without notice

INTERIOR PHOTOS

8323 Lindbergh Ct Sarasota, FL 34243

IAN BLACK
REALESTATE
THE PLACE FOR SPACE



STEVE HORN, CCIM
941.906.8688 X107
STEVE@IAN-BLACK.COM

NICK DEVITO, II, SIOR
941.906.8688 X112
NICK@IAN-BLACK.COM

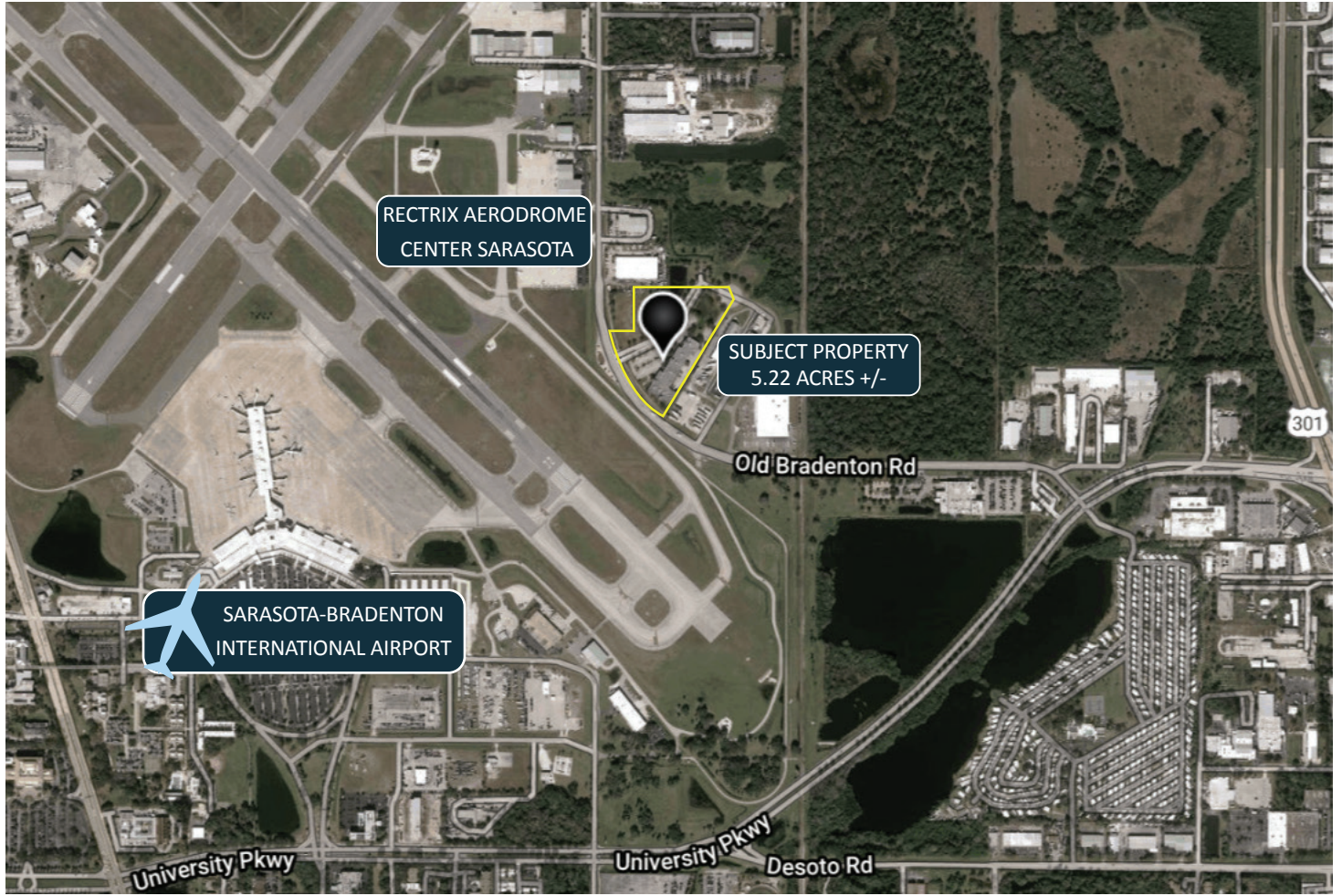
www.ian-black.com | 941.906.8688 | 1 S School Ave Sarasota, FL 34237

Information deemed reliable but not guaranteed. Prices subject to change without notice

LOCATION MAPS

8323 Lindbergh Ct Sarasota, FL 34243

IANBLACK
REALESTATE
THE PLACE FOR SPACE



STEVE HORN, CCIM
941.906.8688 X107
STEVE@IAN-BLACK.COM

NICK DEVITO, II, SIOR
941.906.8688 X112
NICK@IAN-BLACK.COM

www.ian-black.com | 941.906.8688 | 1 S School Ave Sarasota, FL 34237

Information deemed reliable but not guaranteed. Prices subject to change without notice



STEVE HORN, CCIM
BROKER ASSOCIATE/PARTNER

T 941.906.8688 x107
C 941.321.1634
steve@ian-black.com

PROFESSIONAL BACKGROUND

As one of Ian Black Real Estate's leading sales associates and Partner in the firm, Steve Horn is extremely active in all aspects of the commercial real estate industry. Steve works with some of the largest Landlords and developers in the area, as well as representing local and national tenants and buyers. In addition to leasing, Steve has sold a number of large shopping centers and medical / traditional office properties in Southwest Florida. In 2011, Steve sold MOBI in Lakewood Ranch, Florida (a 58,000+/- SF medical office building) which was one of the largest sales in the area in recent history.

After college, Steve joined Morgan Stanley where he worked for three years as a wealth management consultant and then joined the sustainable land development division of Bowie Urban Planners in Sarasota, where he focused on providing development packaging services for clients all over the state of Florida. In 2004, Steve joined Ian Black Real Estate.

When he's not doing deals, Steve enjoys spending time with his wife, Beth and two sons, Jack and Charlie.

EDUCATION

Bachelor of Science in Finance, Mercer University

CCIM designation, awarded in 2008 by the Certified Commercial Investment Member Institute.

MEMBERSHIPS & AFFILIATIONS

National, Florida and Sarasota/Manatee Associations of Realtors

Sarasota & Manatee Chambers of Commerce

Board of Trustees - Saint Stephens Episcopel School



NICK DEVITO, II, SIOR
PARTNER

T 941.906.8688 x112
C 941.928.1243
nick@ian-black.com

PROFESSIONAL BACKGROUND

Mr. DeVito, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and in 2016 was named a partner in the firm. Over the years, he has successfully assisted clients with leasing, sales, and tenant representation for regional expansion of warehouse, office, and retail locations. Other specialties include acquisition and disposition of Investment, Owner/User and Real Estate owned properties for lending institutions and Trusts. Companies Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice, Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon. In 2017, DeVito worked with the Sarasota County Sheriff's Department to help assess the market in their relocation and to purchase of a 70,000 square foot office facility. Additionally, he helped organize a local investment group to purchasing a 206,000 square foot distribution facility, which was more than 65% vacant. After signing a national tenant for over 103,000 square feet, the facility currently has less than a 10% vacancy. In 2015, a family trust turned over their portfolio - a collection of medical office buildings, retail shopping centers and flex warehouse space totaling over 200,000 square feet along the Gulf Coast, from Ellenton/Palmetto in the north and Port Charlotte/Cape Coral/Lehigh Acres in the south. From 2012 through 2017, Nick has achieved \$80,000,000 in sales representing a total of over 1,200,000 square feet of property.

EDUCATION

Bachelor of Arts - University of Florida, College of Business
CCIM Candidate

MEMBERSHIPS & AFFILIATIONS

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR). He is also a member of the International Council of Shopping Centers (ICSC); a member of the National, Florida, and Realtors Association of Manatee and Sarasota (RAMS); and a member of Commercial Investment Division (CID) of RAMS, and a Certified Commercial Investment Member (CCIM) member, actively pursuing the CCIM designation.