



7110 21ST STREET EAST

7110 21st Street East, Sarasota, FL 34243



PROPERTY OVERVIEW

Location: Centrally located between Sarasota and Bradenton outside of an industrial park.

This property contains two buildings. Secured property with rail access on the west side. Building have heavy 3 phase power, circulation around the buildings and outside storage yard in the front and back of the property.

PROPERTY SUMMARY

Lease Rate:	\$10.00 - 14.00 SF/yr (NNN)
Available SF:	6,711 - 129,373 SF
Lot Size:	9.88 Acres
Year Built:	1968
Building Size:	127,373
Renovated:	1995
Zoning:	Heavy Manufacturing
Market:	Industrial Park



Presented By:

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WEST BUILDING FEATURES:

- 38,377 SF RENTABLE (This number includes adding the additional walls to the covered area on the West side of the building highlighted in grey.)
- An additional 4,000 SF +/- mezzanine on the north end of the building (not included in the rentable number)
- Laydown yard of approximately 2.1 acres on the West side of property (this includes the carport area above)
- Ceiling height 22' in center and 20' at eave
- Skylights
- ADA bathrooms
- Fully sprinkled
- 3 phase power (480), 800 AMPS fed from East building
- East side of building 5 - 16'T X 20'W roll up doors : 1 - 10' X 10' roll up door
- West side of building 3 - 16'T X 20'W roll up doors : 1 - 10' X 10' roll up door
- South side of building 1 - 14' X 14' roll up door
- All grade level doors
- Drive through on north end of building with 10' X 10' doors going from east to west below the mezzanine
- Rail access through Seminole Gulf Railway connecting to CSX Rail for National connectivity

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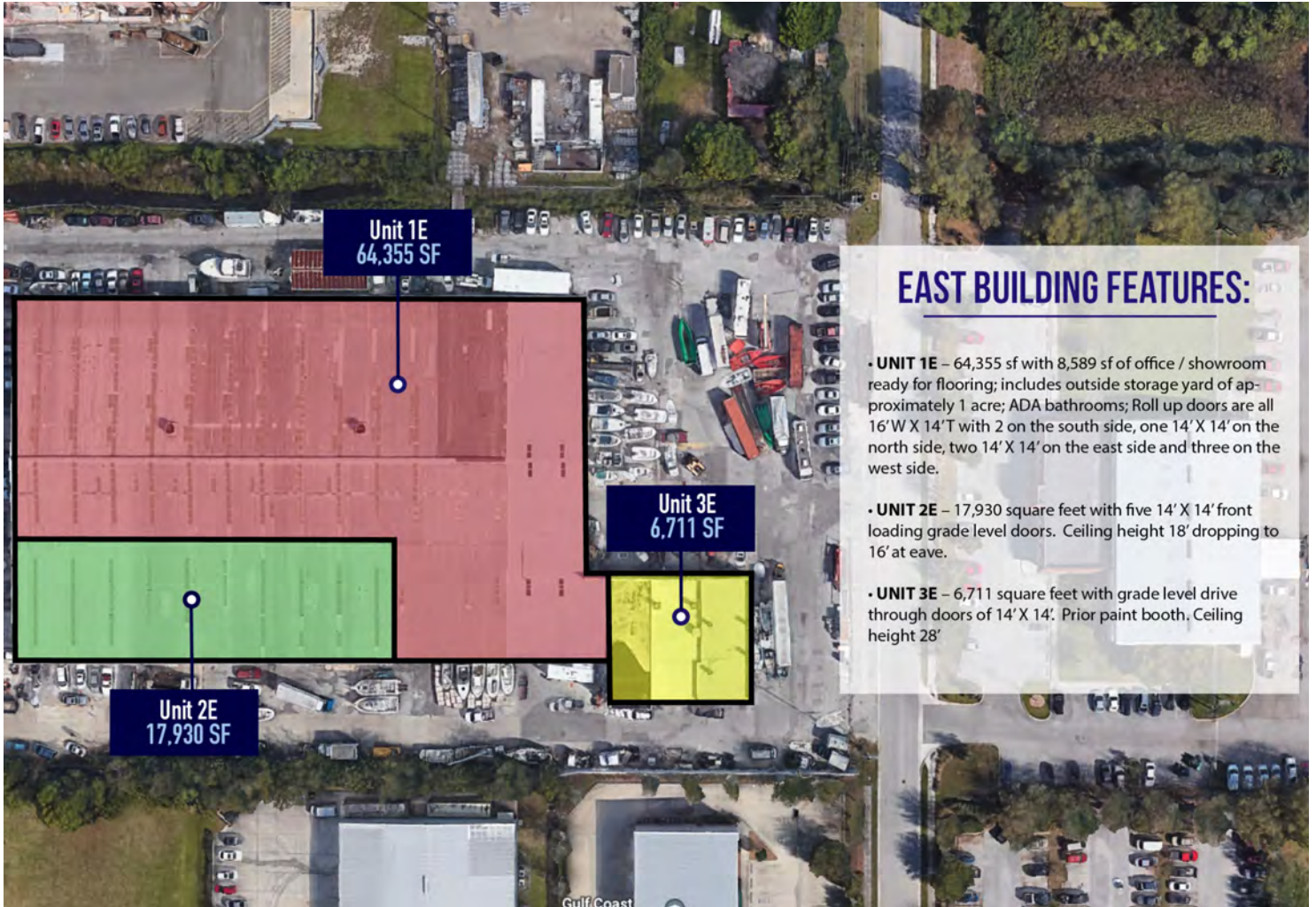
THE PLACE FOR SPACE

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