



LEASE DESCRIPTION

- 19,916 SF +/- Office/flex space available at Independence Industrial Park, a centrally located industrial office/warehouse campus located just north of Downtown Sarasota
- Suite includes dual entrances - 1 off the main building entrance and a second private entrance; 1 roll-up door (currently drywalled over)
- Multiple private offices and large open areas for work stations, training areas or storage
- Available now! Freestanding 4,961 SF single story office building offered at \$9.75 SF/yr NNN
- Accessible to Ports of Tampa/Manatee via US 301, US 41 & I-75

PROPERTY SUMMARY

Total Square Feet: 4,961 SF to 25,772 SF

Lease Price: \$4.95 - to \$9.75 SF/yr (NNN)

Operating Expenses: \$2.21 PSF

Suite 230 & 240 - \$4.95/SF (NNN)

Suite 220 - \$7.00/SF (NNN)

Suite 100 - \$9.75/SF (NNN)



Presented By:

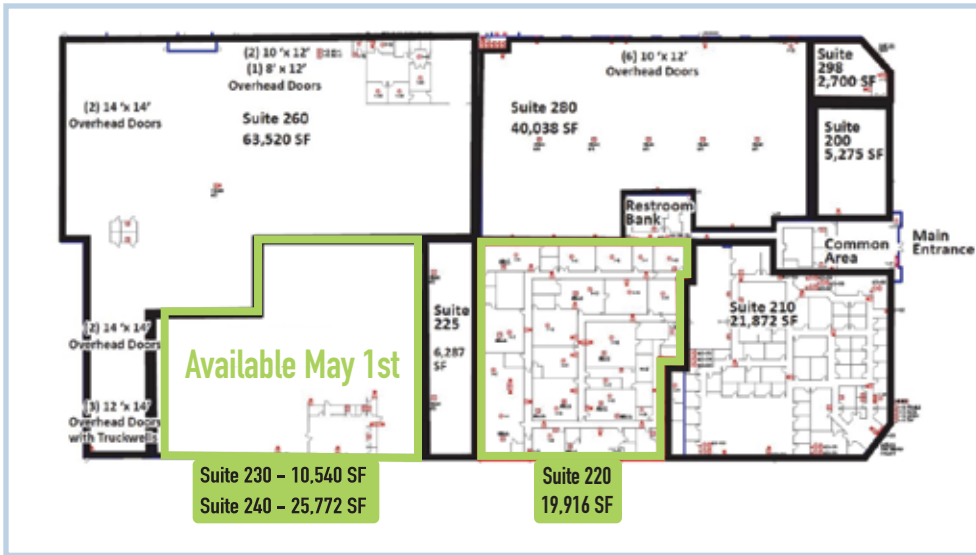
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IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

SITE PLAN & AVAILABILITY

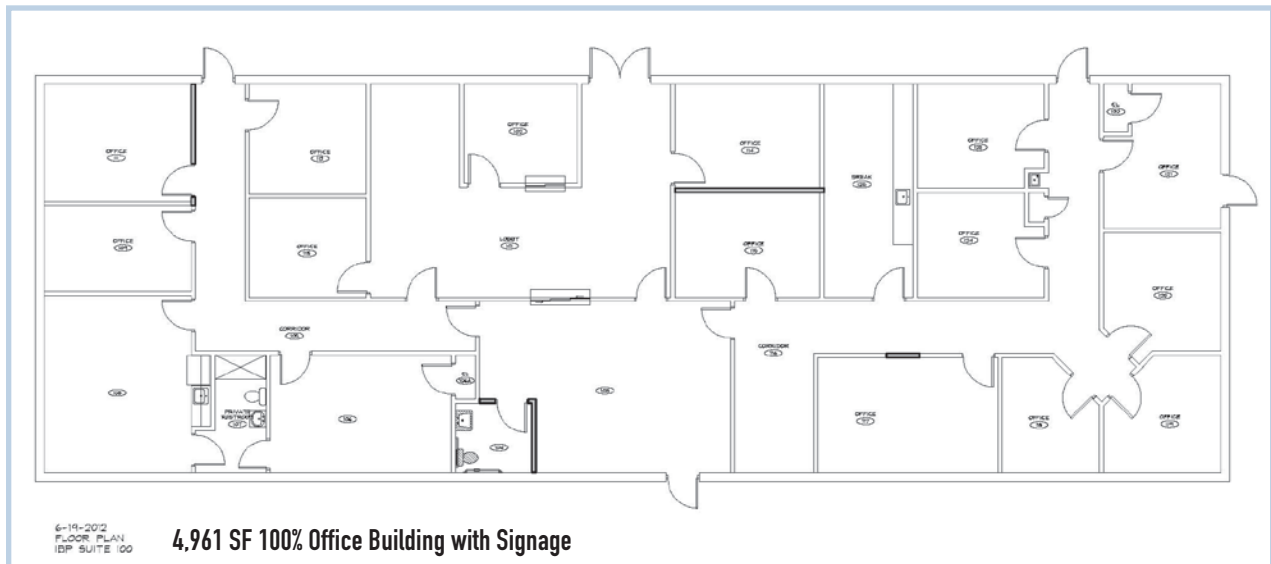
(NTS)



Suite 220 - 19,916 SF

Suite 230 - 10,540 SF

Suite 240 - 25,772 SF



(NTS)

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