

INDUSTRIAL OFFERING MEMORANDUM



GLOBAL COURT FLEX CONDO

1574 GLOBAL COURT, SUITE 7, SARASOTA, FL 34240



OFFERING MEMORANDUM

KW CLASSIC GROUP

3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID KINNARD

Director

O: (813) 417-2586

C: (813) 417-2586

dkinnard@kw.com

DAVID KINNARD

Director

O: 813-417-2586

dkinnard@kw.com

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DISCLAIMER

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$595,000
BUILDING SF:	2,376
PRICE / SF:	250.42
WAREHOUSE SF:	1,745
GRADE DOORS:	1
YEAR BUILT:	2003

Location Overview

Explore the practicality of 1574 Global Court in Sarasota, FL, situated within an industrial park east of I-75 off Fruitville Road. This location ensures straightforward accessibility and connectivity to major routes, offering businesses a convenient and efficient setting. Positioned at the heart of Sarasota's industrial landscape, the condo unit benefits from the practical advantages of the industrial park, promoting ease of operations and collaboration. With straightforward access to I-75 and Fruitville Road, this location positions the condo unit as a strategic hub within Sarasota's bustling industrial sector.

Property Overview

Welcome to this strategically positioned industrial condo for sale in Sarasota, offering a rectangular layout measuring 99 feet by 24 feet. The 1,700 square feet warehouse is equipped with a convenient 14-foot grade level roll door located at the back for easy loading and unloading. The functional space includes a well-designed build-out featuring two offices, a reception area, and two bathrooms, catering to diverse business needs. Additionally, the property boasts a build-out and air-conditioned mezzanine, optimizing the available space. The mezzanine comprises an office, two storage rooms, an unfinished bathroom, and a spacious shop area, providing flexibility for various business operations.

1,000 SF of the warehouse is not under the mezzanine and the clear span height is 17 feet. The ceiling height under the mezzanine is 10 feet and that portion of the warehouse has ample built-in shelving for parts and supplies. 2 AC units; one is 5 years and the other 20 years. The quarterly association fees are \$1,576.00.

Property Description

Explore this Industrial Condo in the Global Business Center Industrial Park of Sarasota. Located in a building with trade and professional businesses, this functional space offers versatile options for commercial activities. With easy access to major transportation routes and a thriving business community, this Industrial Condo is an excellent opportunity for entrepreneurs looking for a strategic location in Sarasota's economic landscape. Join a community of successful enterprises in one of Sarasota's prime business hubs.

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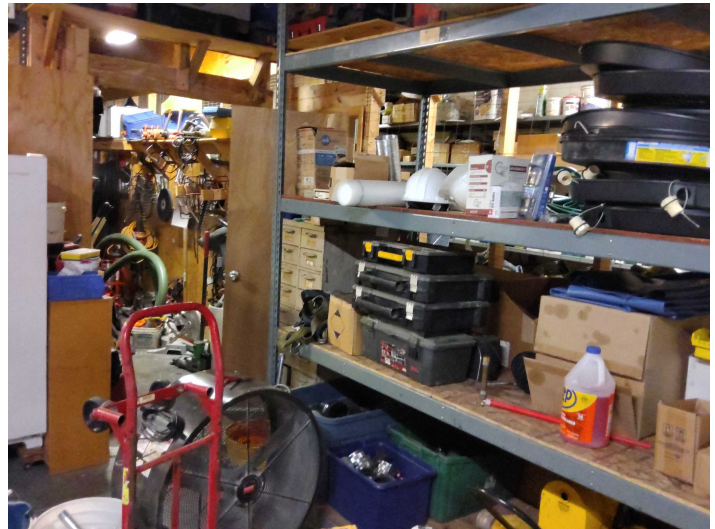
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PROPERTY PHOTOS

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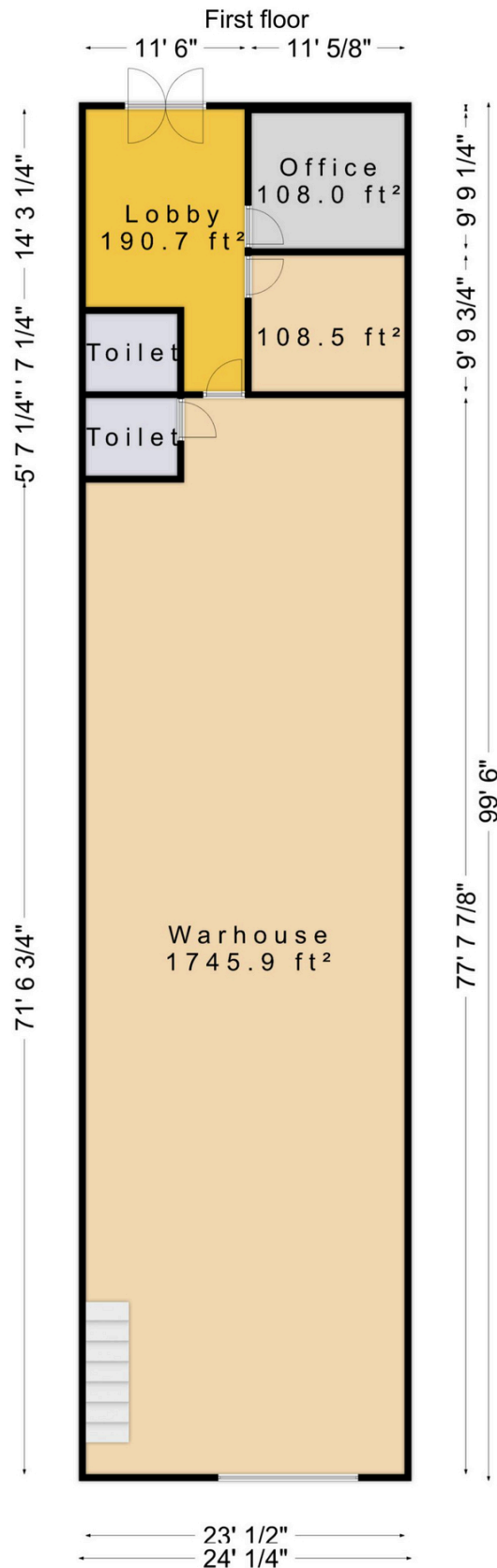
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FIRST FLOOR

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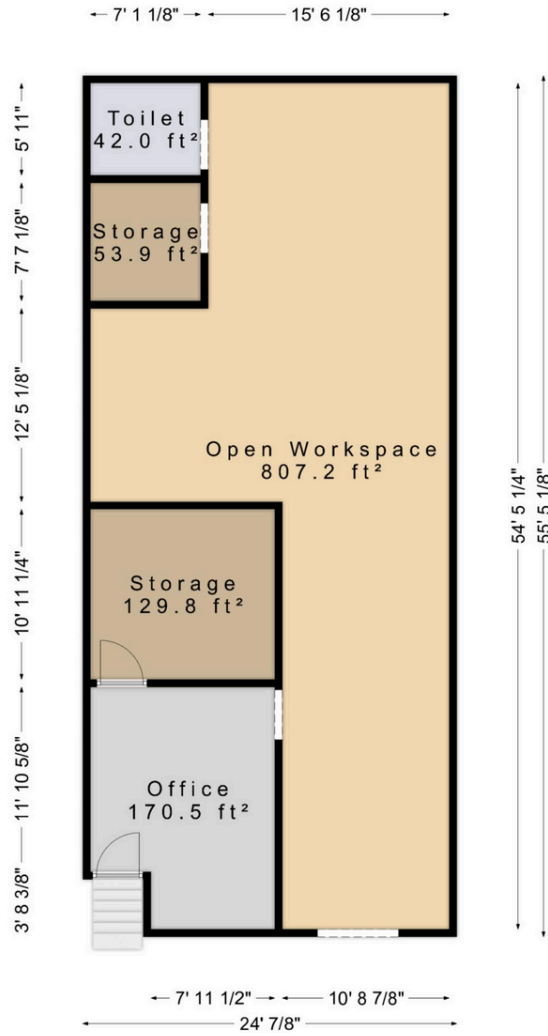
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MEZZANINE

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Mezzanine



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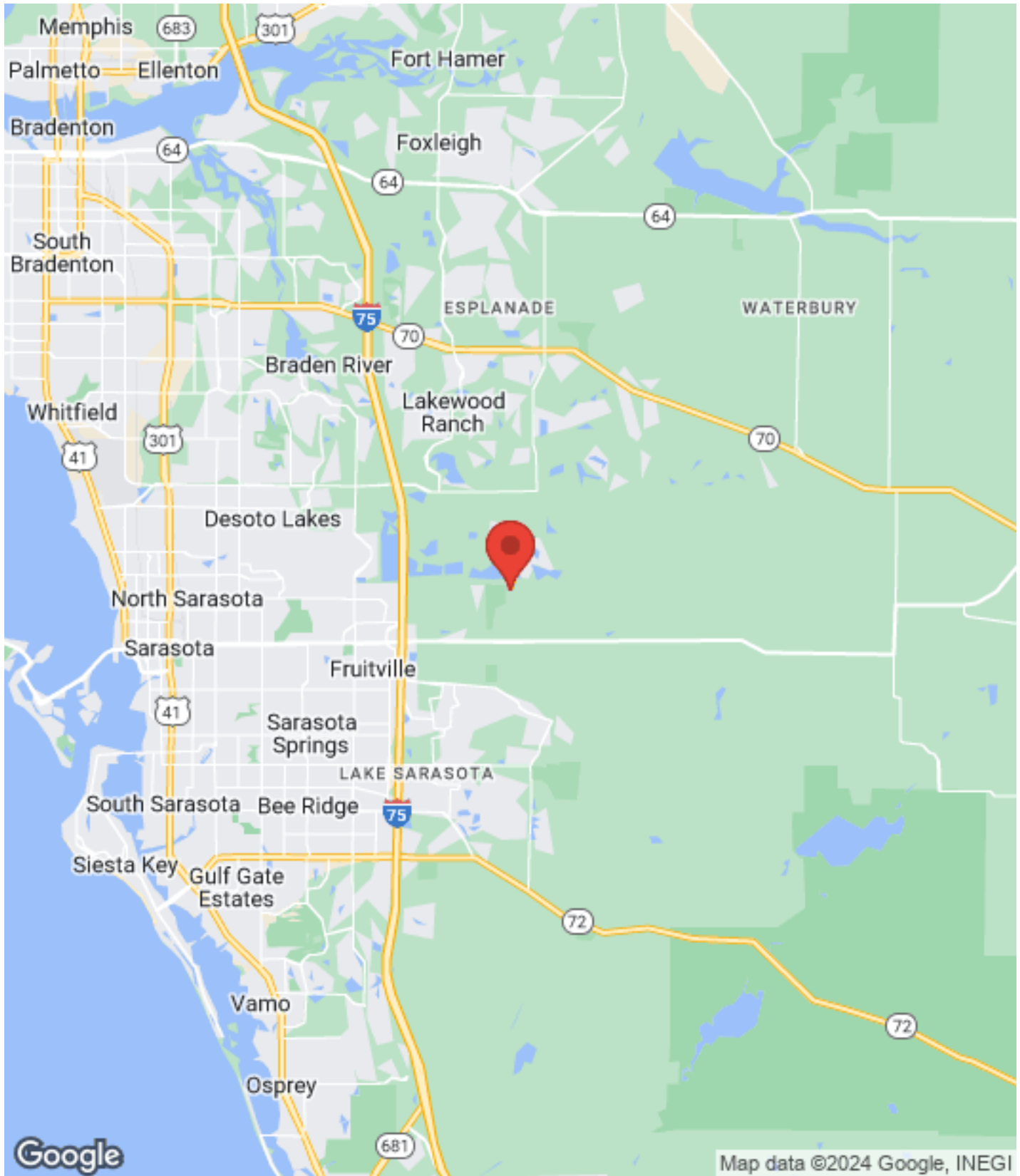
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REGIONAL MAP

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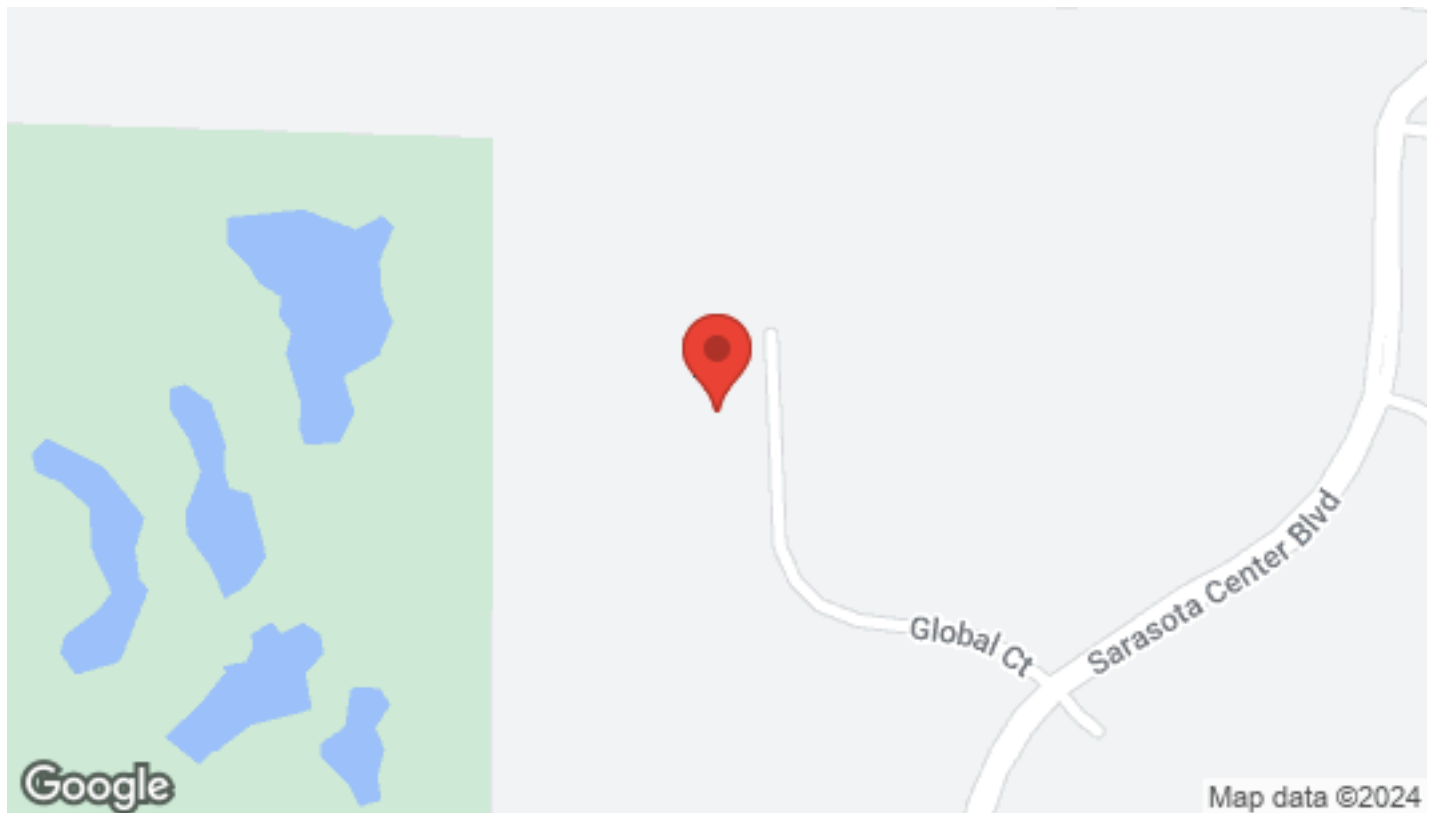
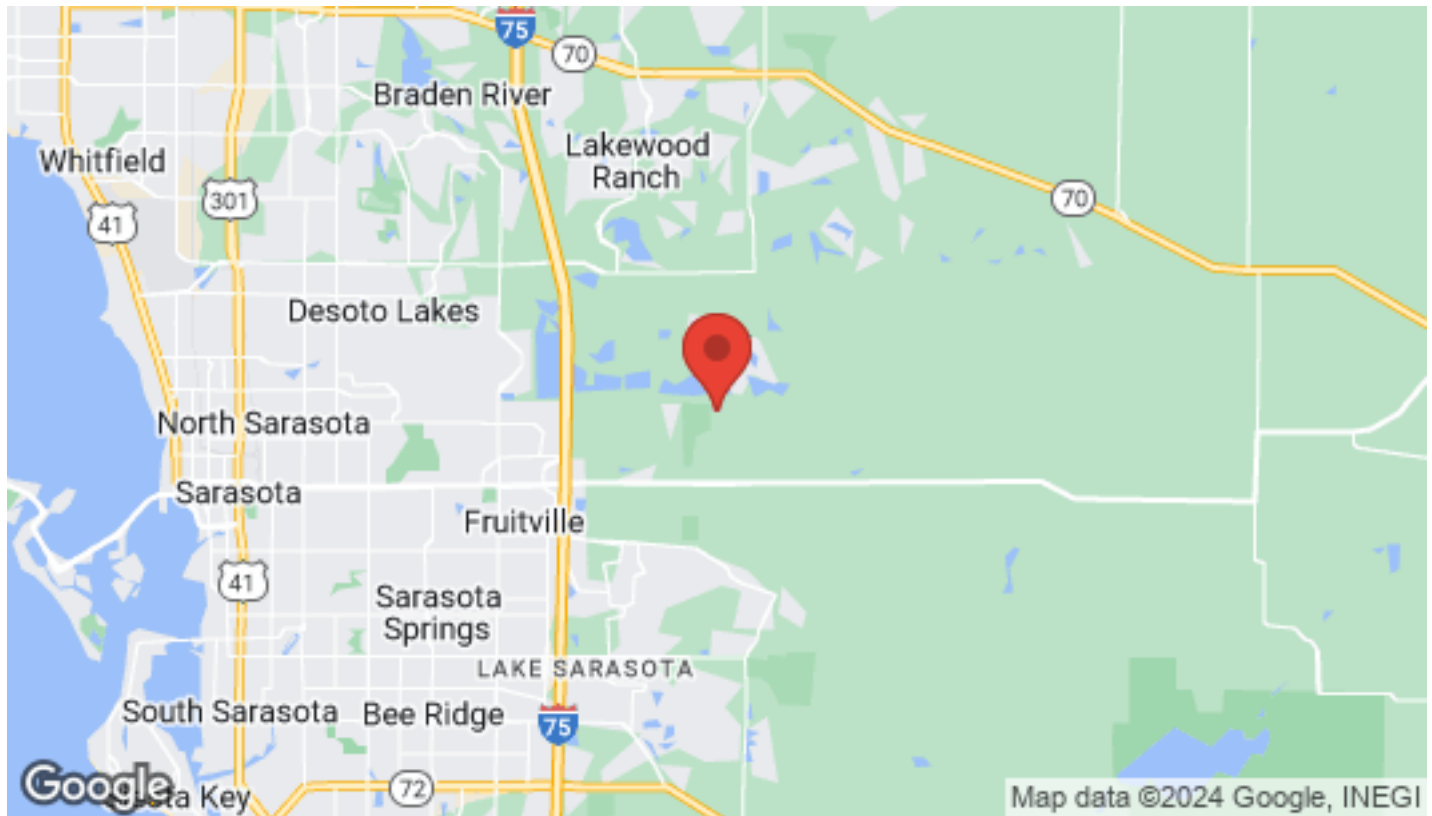
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LOCATION MAPS

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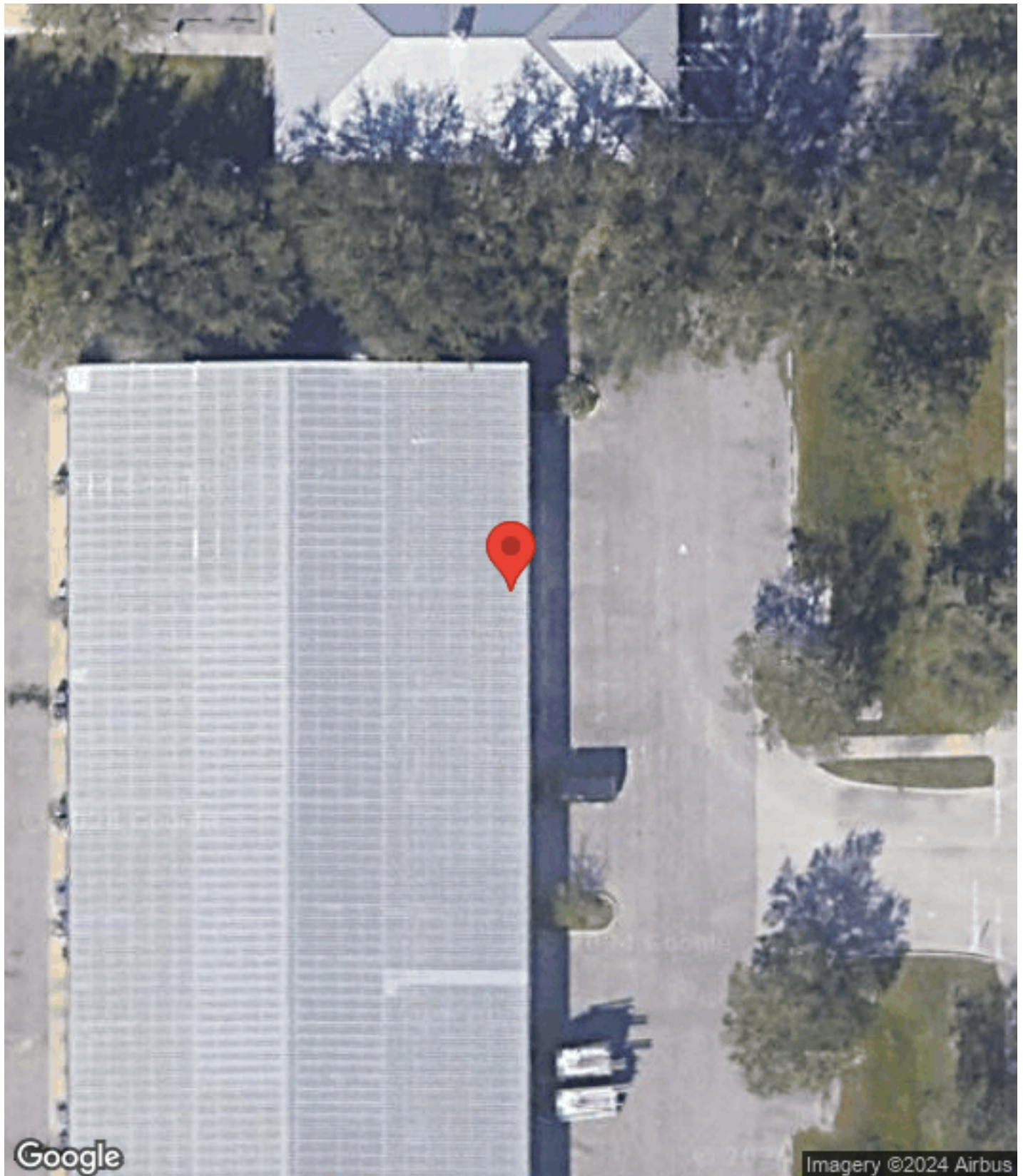
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AERIAL MAP

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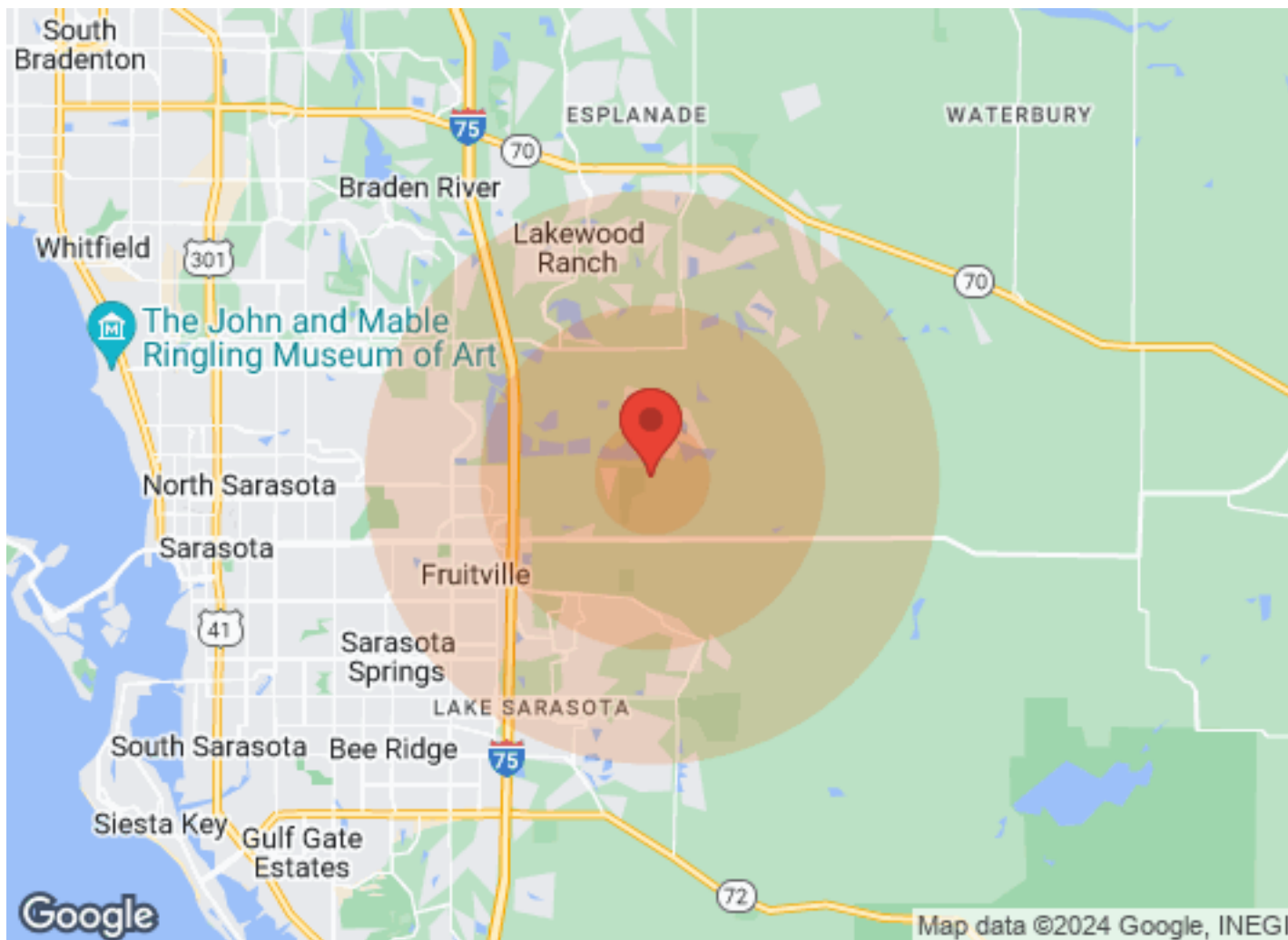
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	4,431	29,075	Median	N/A	\$82,368	\$70,473
Female	N/A	4,525	32,244	< \$15,000	N/A	282	1,502
Total Population	N/A	8,956	61,319	\$15,000-\$24,999	N/A	131	1,863
				\$25,000-\$34,999	N/A	122	1,922
Age				\$35,000-\$49,999	N/A	276	3,137
Ages 0-14	N/A	1,389	9,125	\$50,000-\$74,999	N/A	620	4,677
Ages 15-24	N/A	1,158	6,798	\$75,000-\$99,999	N/A	653	3,884
Ages 25-54	N/A	2,593	18,711	\$100,000-\$149,999	N/A	646	4,788
Ages 55-64	N/A	1,208	8,145	\$150,000-\$199,999	N/A	234	1,634
Ages 65+	N/A	2,608	18,540	> \$200,000	N/A	440	2,404
				Housing			
Race				Total Units	N/A	4,426	31,210
White	N/A	8,627	58,567	Occupied	N/A	3,176	25,333
Black	N/A	46	720	Owner Occupied	N/A	2,912	19,867
Am In/AK Nat	N/A	N/A	14	Renter Occupied	N/A	264	5,466
Hawaiian	N/A	N/A	8	Vacant	N/A	1,250	5,877
Hispanic	N/A	279	3,630				
Multi-Racial	N/A	242	2,254				

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