



INDEPENDENCE BUSINESS PARK AVAILABILITY

1500 Independence Blvd , Sarasota, FL 34234



PROPERTY OVERVIEW

Prime location between Downtown Sarasota & Bradenton
Close Proximity to Sarasota/Bradenton International Airport
Over 19 acre gated complex
Heavy 3 Phase power available
Abundance of parking
Eave: 21 ft 5/8" to the bottom of the roof truss
Peek: 23 ft 11/16"
Column spacing: N to S - 50 ft, E to W - 41 ft
Operating expenses estimated at \$2.68 / SF
Air-conditioned Office space only
6 Grade level roll-up doors
40,038 SF of Warehouse
2,709 SF of Office

PROPERTY SUMMARY

| | |
|----------------|-------------------------------|
| Lease Rate: | \$8.95 SF/yr (NNN) |
| Available SF: | 42,747 SF |
| Building Size: | 205,563 |
| Market: | North Port-Sarasota-Bradenton |
| OPEX: | \$5.12 /SF |



Presented By:

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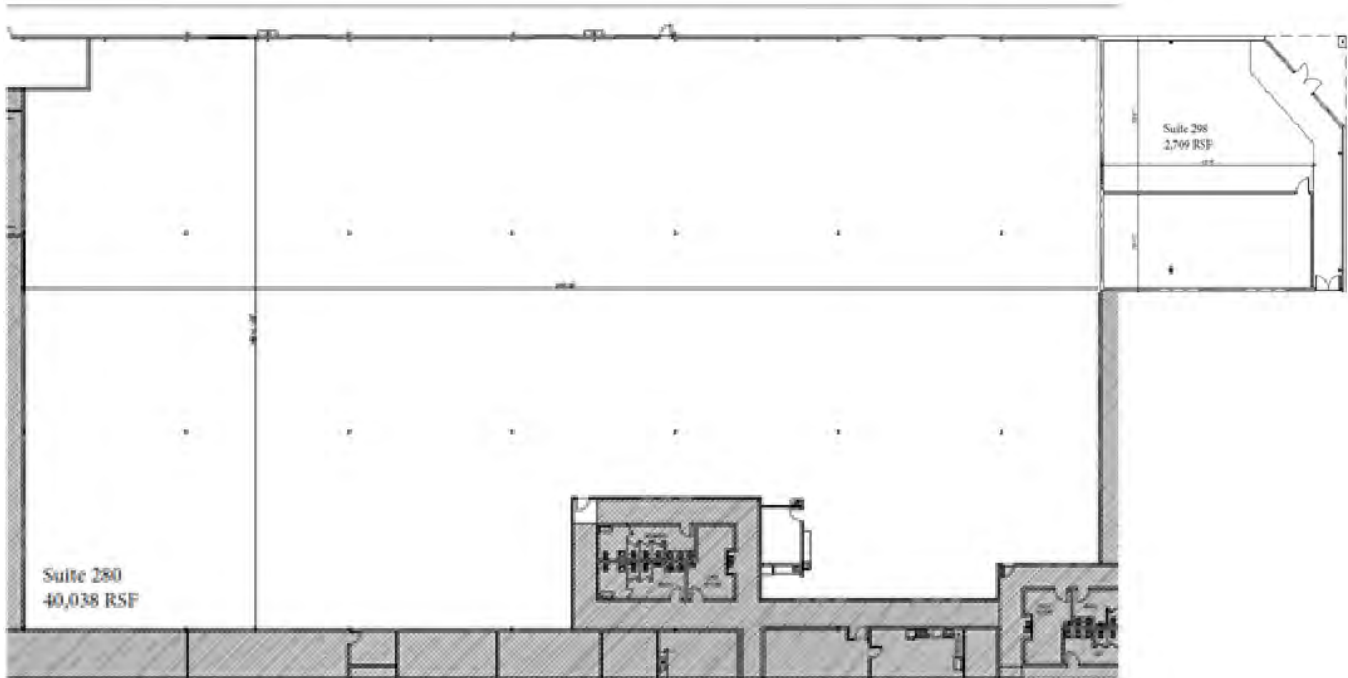
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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