



**IANBLACK**  
REALESTATE  
THE PLACE FOR SPACE

## 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 \$4 / 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:	\$7.95 SF (NNN)
Available SF:	42,747 SF
Building Size:	205,563
Market:	North Port-Sarasota-Bradenton
OPEX:	\$4 /SF



*Presented By:*

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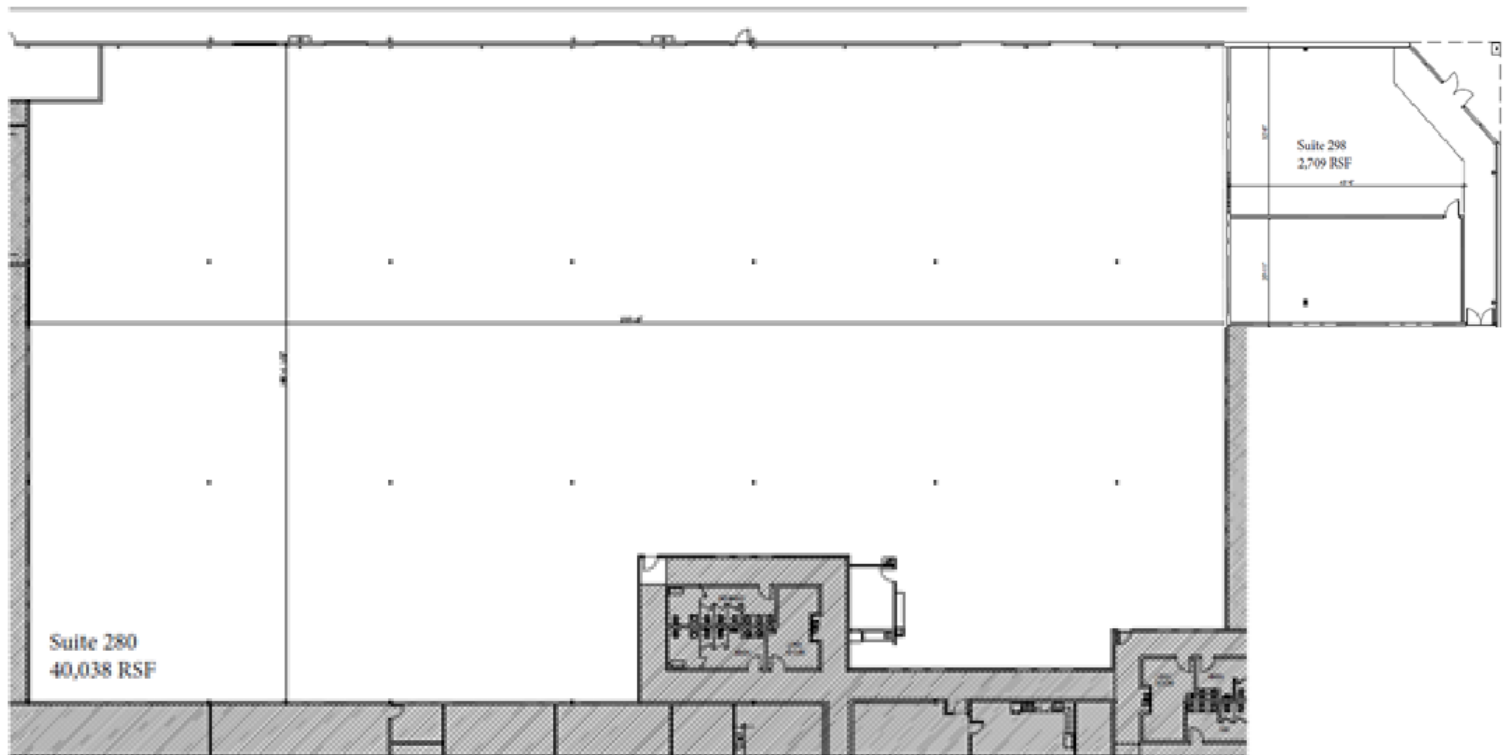
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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