



## 2075 47TH STREET

2075 47th Street, Sarasota, FL 34234

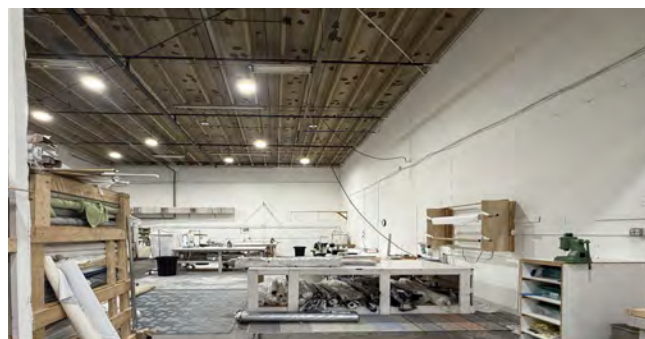


### PROPERTY OVERVIEW

- 20,000 SF of Warehouse
- 5,000 SF of Office Space
- 100% Air Conditioned Office & Warehouse
- 3 Phase Power - 1200 amp 480 volt
- 2 Loading Docks - 10' X 10'
- 20' Eave Height
- 35+ Parking Spaces
- Air Conditioned Warehouse - light assembly room
- Property is fenced in and secure
- Office is recently renovated
- The property has a new roof as of last month

### PROPERTY SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	25,000 SF
Lot Size:	2.63 Acres
Year Built:	1963
Building Size:	50,264
Zoning:	ILW
Market:	North Port-Sarasota-Bradenton
Submarket:	Sarasota



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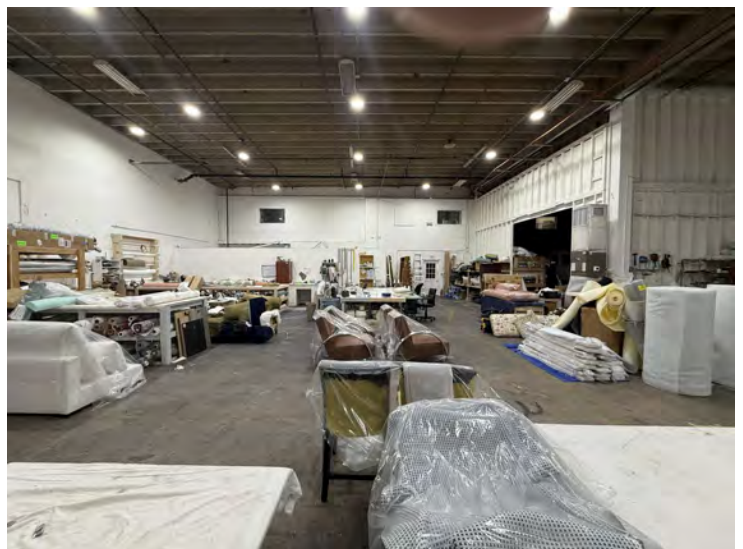
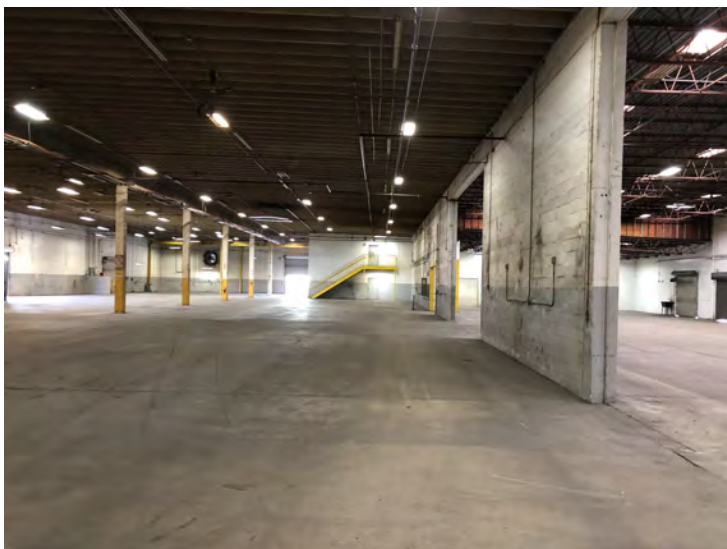


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ADDITIONAL PHOTOS

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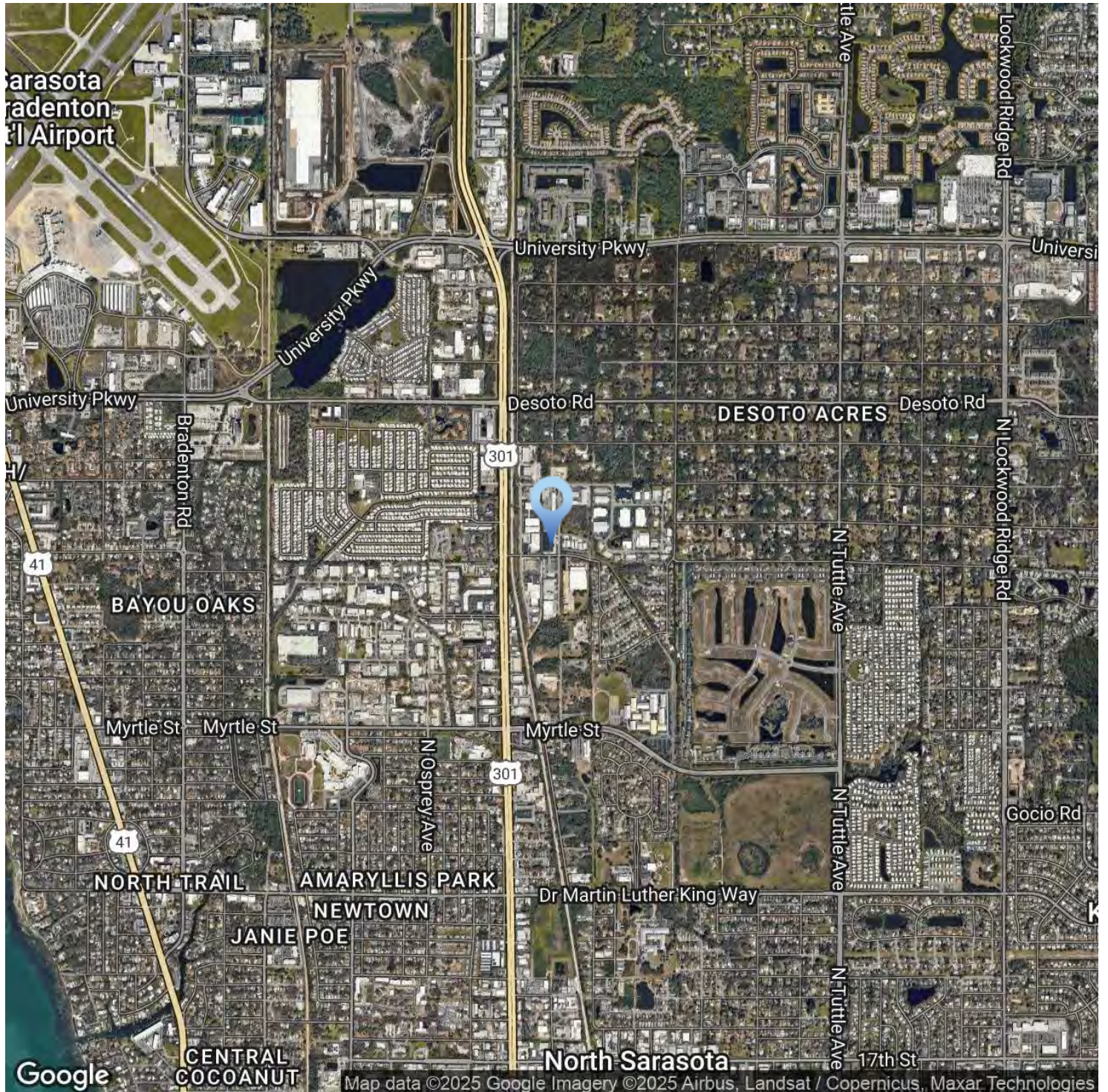


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LOCATION MAP

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