



# SARASOTA CENTER INDUSTRIAL

299 SARASOTA CENTER BOULEVARD  
SARASOTA, FL 34240

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**Jim Boyd, MAI**  
Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,195,000
Lot Size:	1.77 Acres
Year Built:	1986
Building Size:	14,700 SF
Zoning:	PID-Planned Industrial Development
Market:	North Port-Sarasota-Bradenton
Submarket:	Sarasota
Price / SF:	\$81.29

## PROPERTY OVERVIEW

Warehouse for sale with about 2,400 square feet of office area, around 400 square feet that was used as a lab and two warehouse areas separated by a firewall-one with 7,551 square feet m/l and one with 4,318 square feet m/l. The rear yard is fenced and there is a dock well for loading. An additional phase was designed for expansion of an additional 8,400 square feet of building.

## PROPERTY HIGHLIGHTS

- Ideal for Owner Occupant for 53% of Building-47% to Lease
- Excess Land will Accommodate New Offices or Expansion
- Fenced Rear Storage
- Easy Access to I-75 and Lakewood Ranch
- Developing Area
- Grade and Dock Loading



# Property Description

## PROPERTY OVERVIEW

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This was designed as a flex building but was never built out although the original plans show additional plumbing stubbed. Clear height is about 14'. The 2,400 square foot office located in the south unit has several offices, two restrooms and a break room. There is a restroom in the warehouse and four overhead doors for loading plus a loading dock.

The north warehouse has six overhead doors and the office which is 400 square feet has a restroom. This is ideal for an owner occupant that would like to occupy 7,900 square feet +- and lease the balance of the space with an eye on future expansion into the balance of the building. Lenders often consider 51% occupancy as owner occupied so more favorable financing terms can be available. Owner currently occupies the south unit.

## LOCATION OVERVIEW

The subject neighborhood is located along the Fruitville Road corridor in Central Sarasota County just minutes east of Interstate 75. The property is located in International Trade Center (ITC) which is a well designed and attractive Planned Development. ITC is home to Octex, ASO, Aqua Plumbing and Air, Sterling Manufacturing and others. Lorraine Road provides easy access the Lakewood Ranch. Development east of I-75 continues at a rapid pace.

# Complete Highlights

## SALE HIGHLIGHTS

- Ideal for Owner Occupant for 53% of Building-47% to Lease
- Excess Land New Offices, Storage or Expansion
- Fenced Rear Storage
- Easy Access to I-75 and Lakewood Ranch
- Developing Area
- Easy to Demise into Smaller Leasable Areas
- Grade and Dock High Loading
- 14' Clear Height
- Concrete Block and Steel Structure





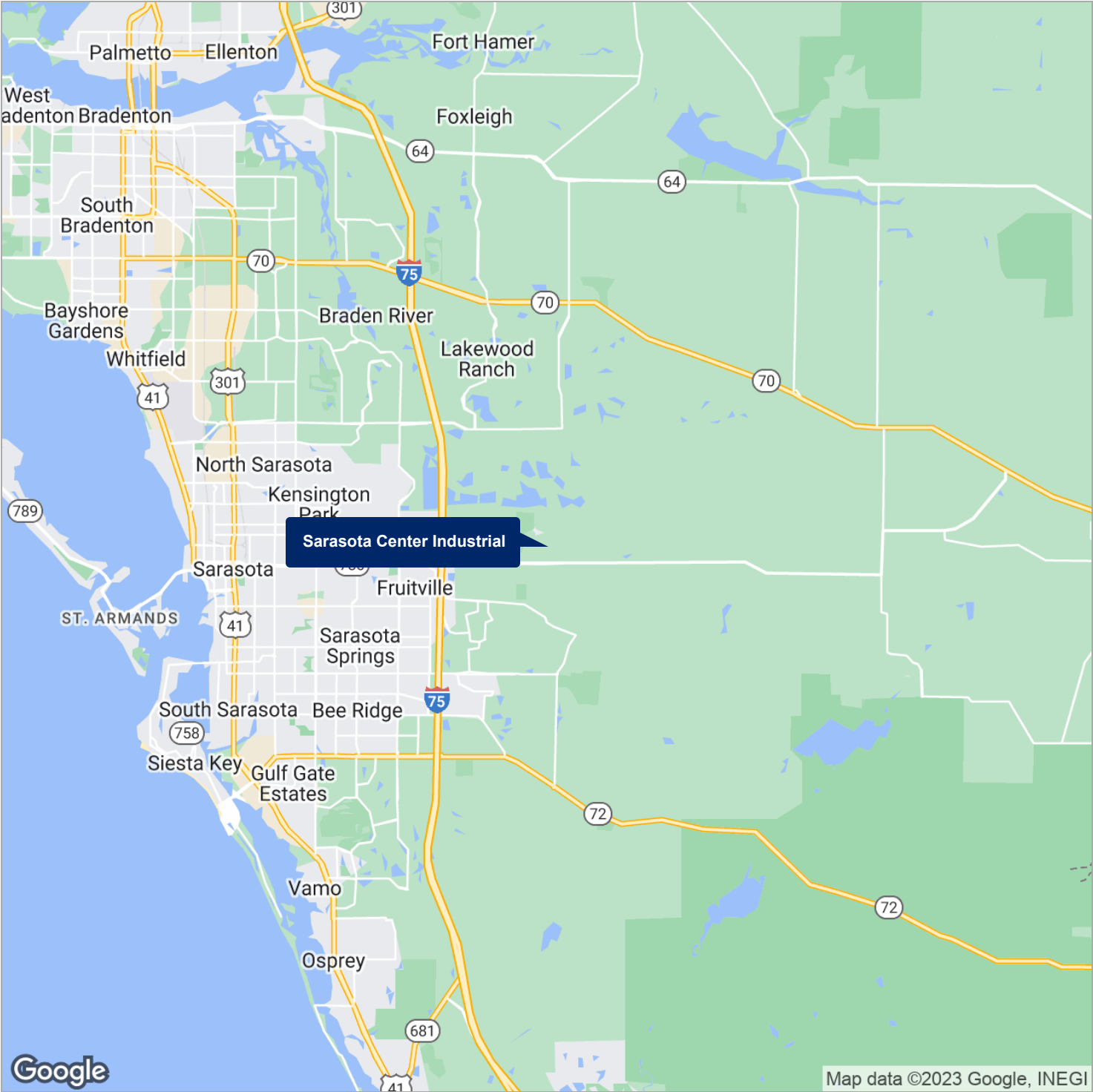
# Offices

## SOUTH UNIT OFFICES

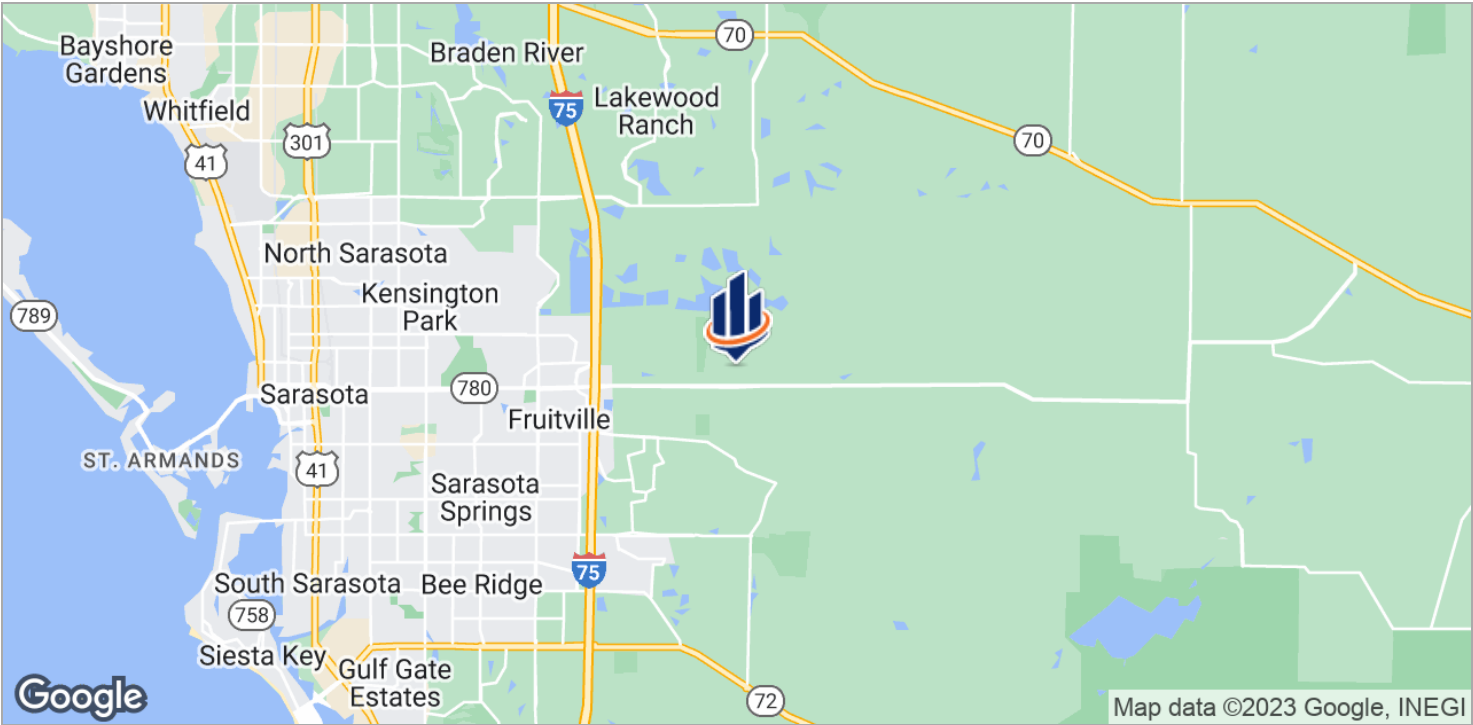
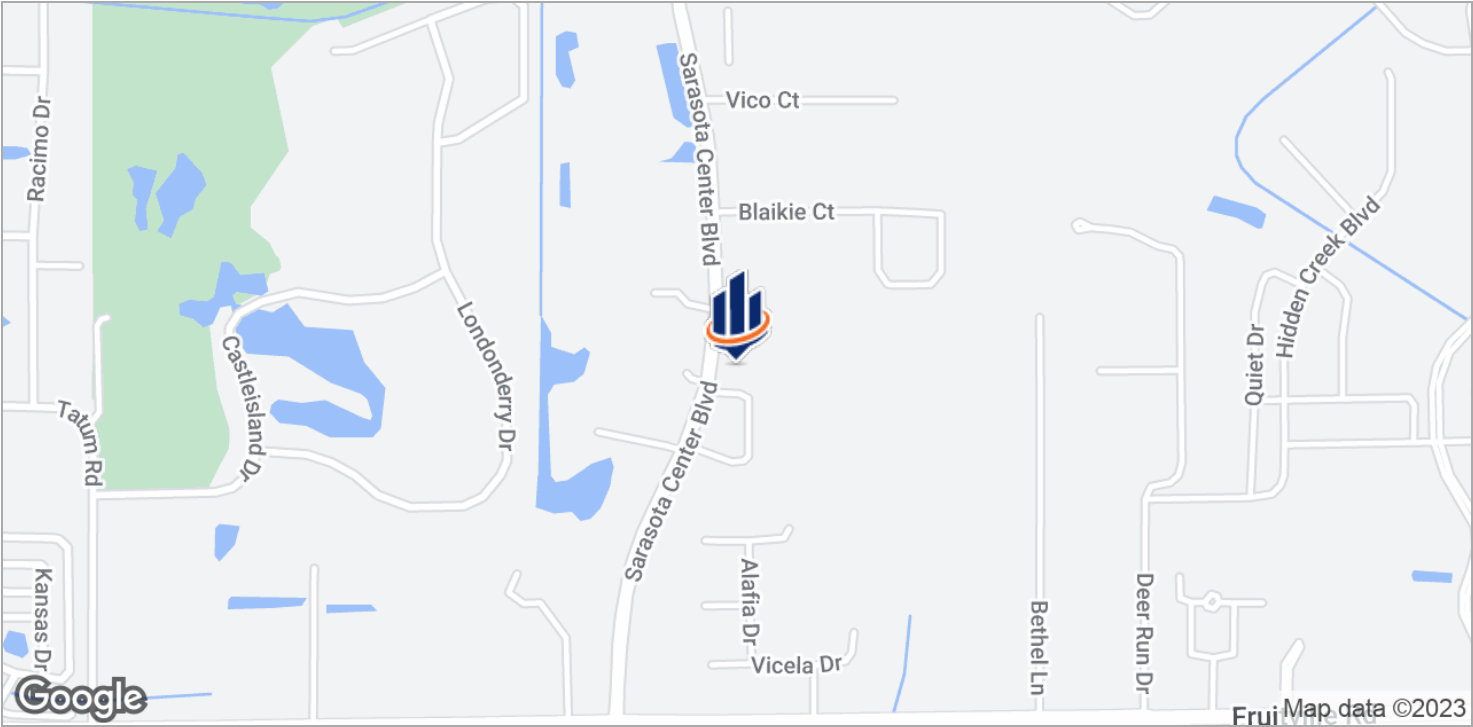
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# Regional Map



# Location Maps

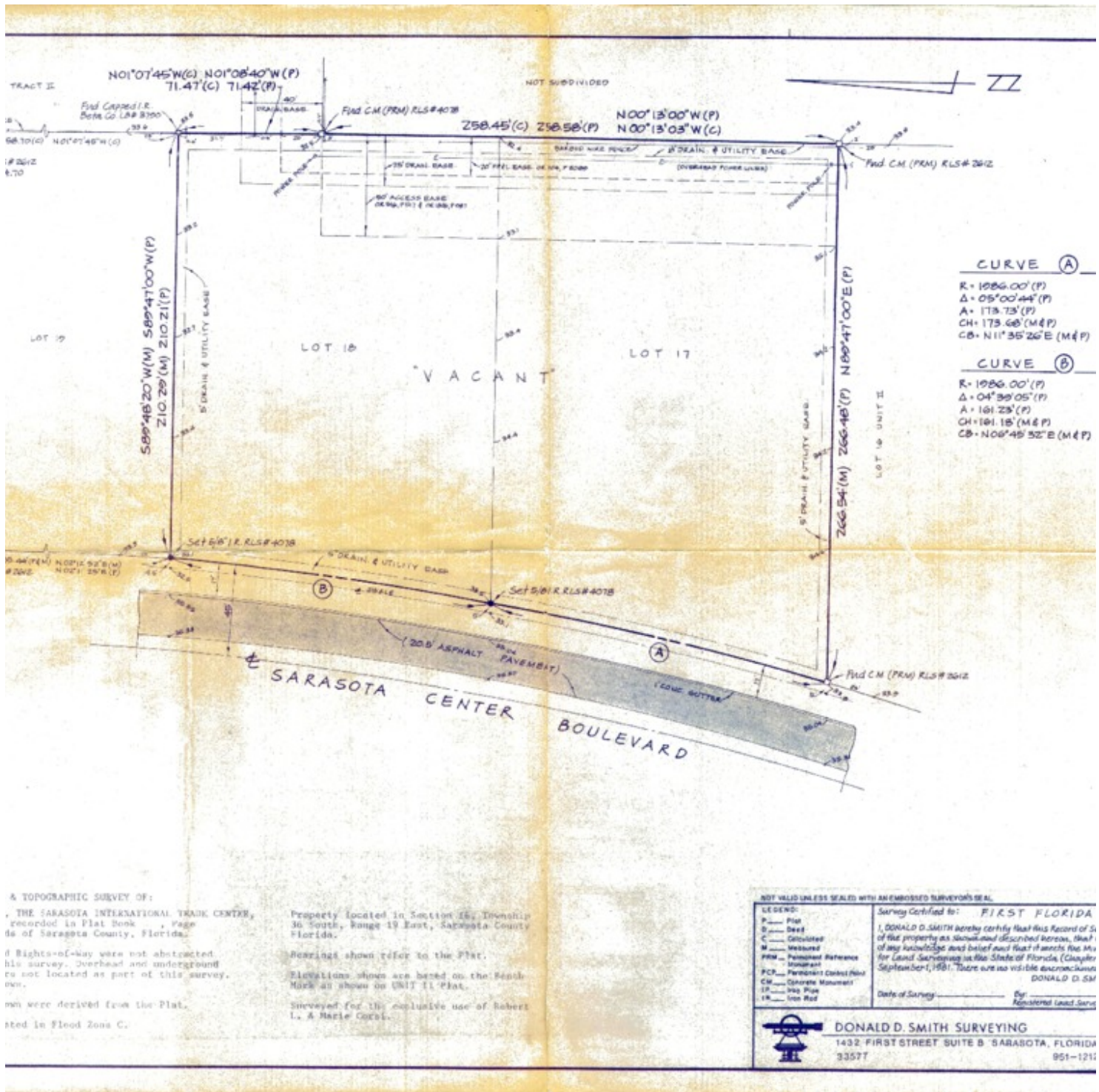




# Aerial Map









# Floor Plan



# Aerial



# Advisor Bio & Contact 1

## **JIM BOYD, MAI**

Senior Advisor



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## **PROFESSIONAL BACKGROUND**

My background spans several decades of experience in appraisal, brokerage and development. Shopping centers are a passion as I was VP of a shopping center development company in Seattle developing grocery anchored shopping centers. I also have a solid background in retail properties, office complexes, industrial properties, mobile home parks, self storage, residential subdivisions, apartments and vacant land of all types. Having received the MAI designation in 1980, my licenses include the State Certified General Appraiser, Associate Real Estate Broker, and a State Certified General Appraiser Instructor. I love to talk real estate.

## **EDUCATION**

Oregon State University, BS Soil Science-1970  
Oregon State University, BS Agricultural Economics

## **MEMBERSHIPS & AFFILIATIONS**

MAI, Appraisal Institute  
Sarasota Real Estate Investors Association  
Red Cross Board Member  
Commercial Investment Division of the MLS





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