



# QUALITY WAREHOUSE BLDG. IN LWR

10615 TECHNOLOGY TERRACE  
BRADENTON, FL 34211

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Gail Bowden



# DISCLAIMER

NNN INVESTMENT WAREHOUSE IN LWR | 18,424 SF | BRADENTON, FL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





# 1 PROPERTY INFORMATION

10615 Technology Terrace  
Bradenton, FL 34211

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$2,400,000

**CAP RATE:** 6.07%

**NOI:** \$145,640

**LOT SIZE:** 1.528 Acres

**BUILDING SIZE:** 18,424 SF

**GRADE LEVEL DOORS:** 7

**DOCK HIGH DOORS:** 0

**CEILING HEIGHT:** 23.0 FT

**YEAR BUILT:** 2010

**RENOVATED:** 2010

**ZONING:** PDI - Planned  
Development  
Industrial

**MARKET:** Lakewood Ranch

**SUB MARKET:** Sarasota

**CROSS STREETS:** Technology  
Terrace &  
Solutions Lane

## PROPERTY DESCRIPTION

Great opportunity for a an end user looking for WH/office space and an income opportunity. Unique warehouse building in upscale Lakewood Ranch Business Park. Deed restrictions will insure a true corporate park setting as this park develops concurrent with the market recovery. The park is situated in the primary growth area of Lakewood Ranch and surrounded by ongoing residential development.

This unique building contains 16,200 sq. ft. on the ground floor, plus 2,224 Sq. ft. of finished and load bearing mezzanine space. There is approx. 2,000 sq. ft. of office space, 8,700 sq. ft. of climate controlled warehouse area, and 5,500 sq. ft. of non-A/C warehouse. Heavy power, 23' ceilings, and multiple grade level doors add flexibility. Split block exterior walls to 10' add class and durability. All warehouse areas are fully insulated. A truly first class building in a great location for long term value.



# Complete Highlights

## PROPERTY HIGHLIGHTS

- NNN Investment Warehouse
- Upscale corporate park setting
- Nearly new, quality building
- A/C Office + partial warehouse
- Heavy, 3-phase power

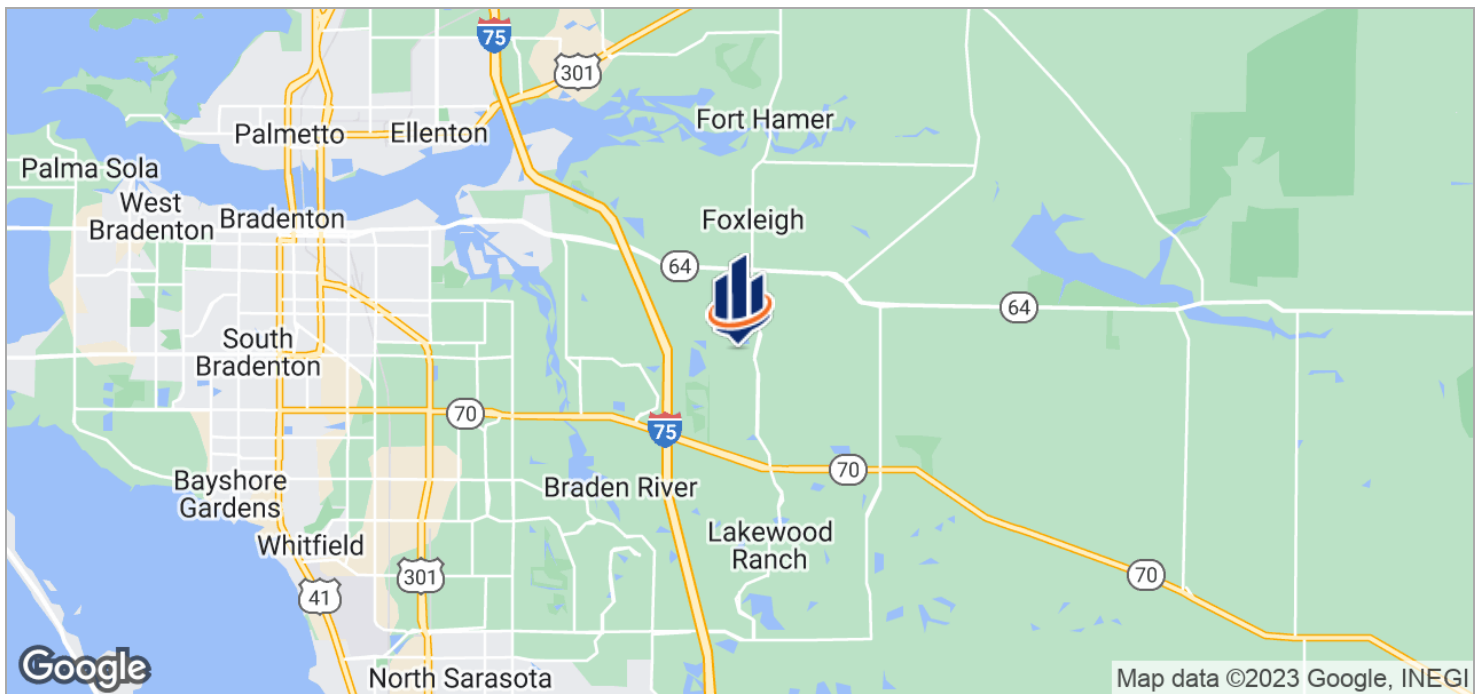
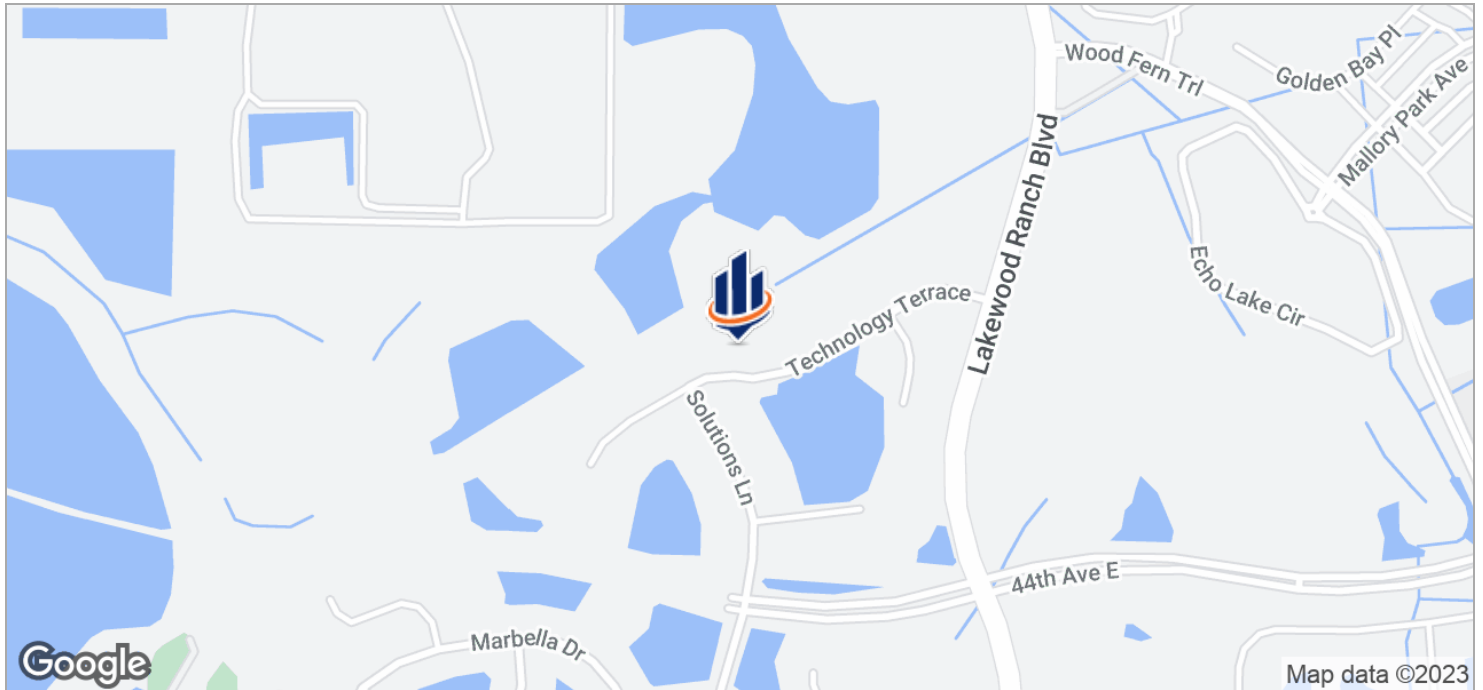




## 2 LOCATION INFORMATION

10615 Technology Terrace  
Bradenton, FL 34211

# Location Maps













# 3 FINANCIAL ANALYSIS

10615 Technology Terrace  
Bradenton, FL 34211

# Financial Summary

## INVESTMENT OVERVIEW

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Price	\$2,400,000
Price per SF	\$130.26
CAP Rate	6.1%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	\$145,640
Debt Coverage Ratio	-

## OPERATING DATA

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Gross Scheduled Income	\$145,640
Total Scheduled Income	\$145,640
Vacancy Cost	
Gross Income	\$145,640
Operating Expenses	-
Net Operating Income	\$145,640
Pre-Tax Cash Flow	\$145,640

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# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Maximus Dogamus Inc. [blended 5 yr rate]	2	8,760	09/01/2015	08/31/2020	\$68,328	47.55	\$7.80
C&H Baseball [owner lease back 1 year & or end user]	1	9,664	TBD	TBD	\$77,312	52.45	\$8.00
<b>Totals/Averages</b>		<b>18,424</b>			<b>\$145,640</b>		<b>\$7.90</b>



# DEMOGRAPHICS

10615 Technology Terrace  
Bradenton, FL 34211

# Demographics Report

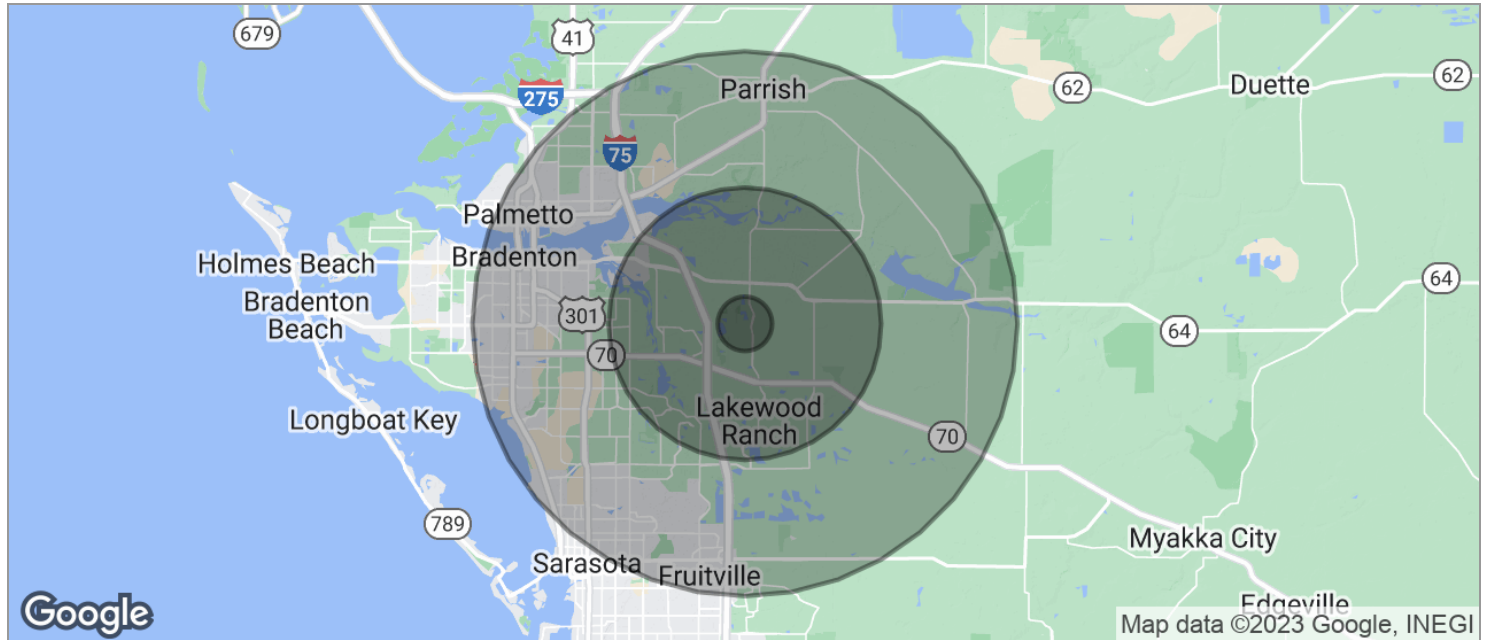
	1 MILE	5 MILES	10 MILES
Total households	91	24,187	112,942
Total persons per hh	2.8	2.5	2.5
Average hh income	\$96,533	\$91,234	\$64,290
Average house value		\$390,218	\$303,374

	1 MILE	5 MILES	10 MILES
Total population	253	59,884	282,508
Median age	46.3	47.0	43.1
Median age (male)	44.4	47.3	42.5
Median age (female)	47.4	46.9	44.0

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	253	59,884	282,508
MEDIAN AGE	46.3	47.0	43.1
MEDIAN AGE (MALE)	44.4	47.3	42.5
MEDIAN AGE (FEMALE)	47.4	46.9	44.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	91	24,187	112,942
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$96,533	\$91,234	\$64,290
AVERAGE HOUSE VALUE		\$390,218	\$303,374

\* Demographic data derived from 2020 ACS - US Census



# 5 SALE COMPARABLES

10615 Technology Terrace  
Bradenton, FL 34211

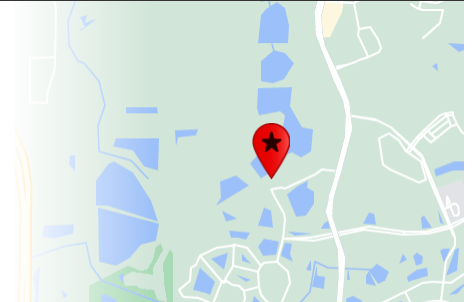
# Sale Comps



## SUBJECT PROPERTY

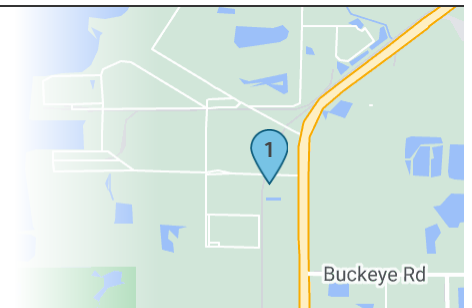
10615 Technology Terrace | Bradenton, FL 34211

Sale Price:	\$2,400,000	Lot Size:	1.53 AC
Year Built:	2010	Building SF:	18,424 SF
Price PSF:	\$130.26	Cap:	6.07%
NOI:	\$145,640		



2105 S Dock St | Palmetto, FL 34221

Sale Price:	\$1,425,000	Lot Size:	7.46 AC
Year Built:	1989	Building SF:	14,001 SF
Price PSF	\$101.78	Closed:	10/30/2015



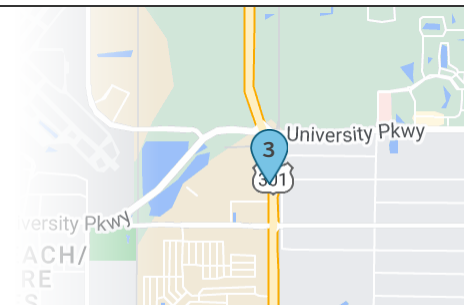
7883 Fruitville Rd | Sarasota, FL 34240

Sale Price:	\$625,000	Year Built:	2002
Building SF:	5,000 SF	Price PSF	\$125.00
Closed:	09/12/2015		



5745-5755 N Washington Blvd | Sarasota, FL 34243

Sale Price:	\$980,000	Lot Size:	0.91 AC
Year Built:	1994	Building SF:	8,568 SF
Price PSF	\$114.38	Closed:	09/11/2015





# Sale Comps

4



5845 Palmer Blvd | Sarasota, FL 34232

Sale Price:	\$960,000	Lot Size:	1.89 AC
Year Built:	1958	Building SF:	5,960 SF
Price PSF	\$161.07	Closed:	01/12/2016



5



78 Sarasota Center Blvd | Sarasota, FL 34240

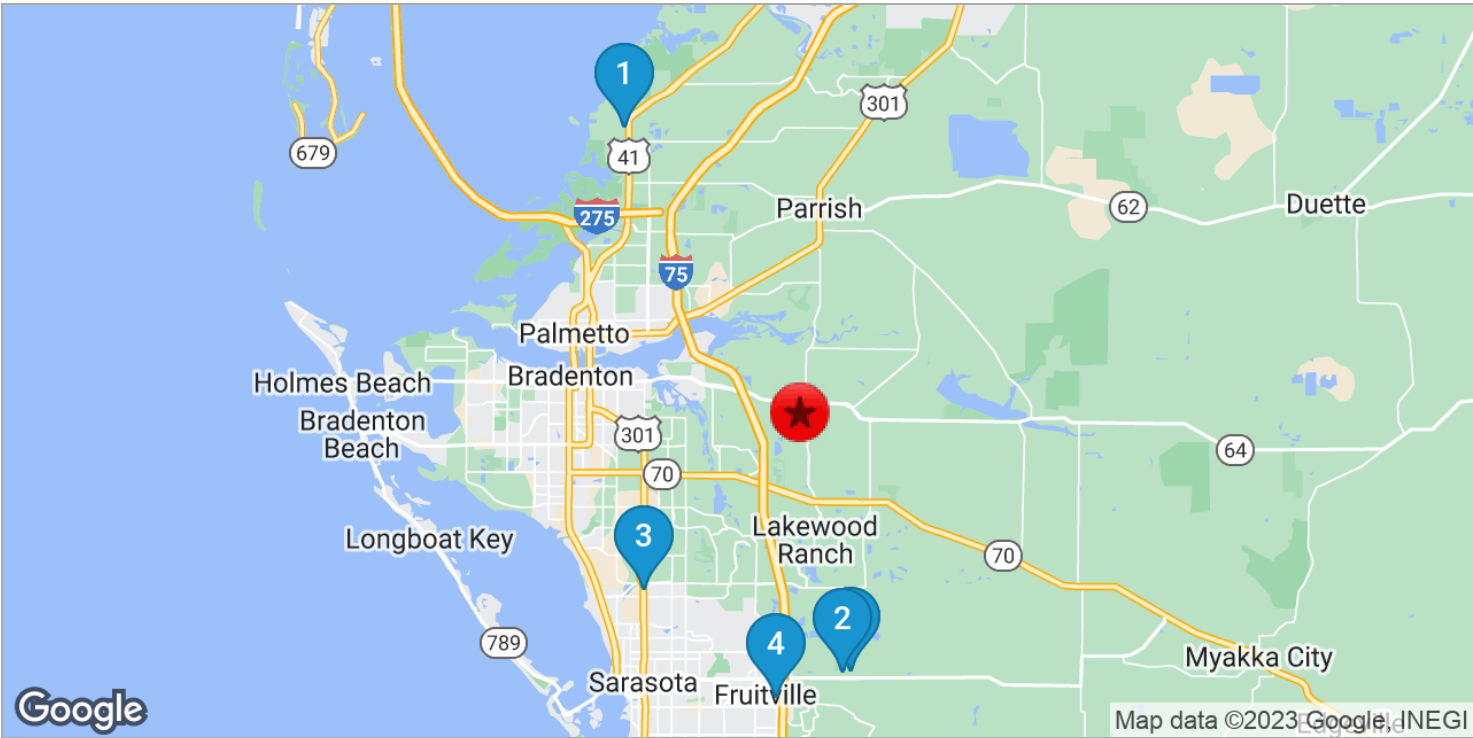
Sale Price:	\$1,315,000	Lot Size:	2.13 AC
Year Built:	1987	Building SF:	10,215 SF
Price PSF	\$128.73	Closed:	07/31/2013



# Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	
	Quality Warehouse Bldg. in LWR					
	10615 Technology Terrace Bradenton, FL 34211	\$2,400,000	18,424 SF	\$130.26	6.07%	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	2105 S Dock St Palmetto, FL 34221	\$1,425,000	14,001 SF	\$101.78	N/A	10/30/2015
2	7883 Fruitville Rd Sarasota, FL 34240	\$625,000	5,000 SF	\$125.00	N/A	09/12/2015
3	5745-5755 N Washington Blvd Sarasota, FL 34243	\$980,000	8,568 SF	\$114.38	N/A	09/11/2015
4	5845 Palmer Blvd Sarasota, FL 34232	\$960,000	5,960 SF	\$161.07	N/A	01/12/2016
5	78 Sarasota Center Blvd Sarasota, FL 34240	\$1,315,000	10,215 SF	\$128.73	N/A	07/31/2013
		PRICE	BLDG SF	PRICE/SF	CAP	
TOTALS/AVERAGES		\$1,061,000	8,749 SF	\$121.27	-	

# Sale Comps Map



**SUBJECT PROPERTY**

10615 Technology Terrace | Bradenton, FL 34211



**2105 S Dock St**  
Palmetto, FL 34221



**7883 Fruitville Rd**  
Sarasota, FL 34240



**5745-5755 N Washington Blvd**  
Sarasota, FL 34243



**5845 Palmer Blvd**  
Sarasota, FL 34232



**78 Sarasota Center Blvd**  
Sarasota, FL 34240



# 6 RENT COMPARABLES

10615 Technology Terrace  
Bradenton, FL 34211

# Rent Comps



## SUBJECT PROPERTY

10615 Technology Terrace | Bradenton, FL 34211

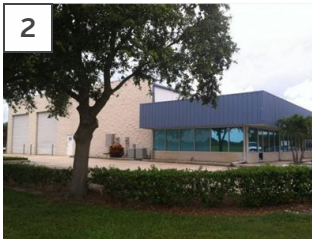
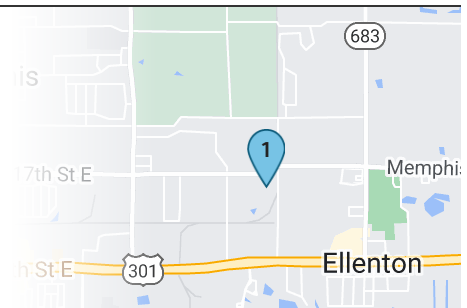
Lease Rate:	\$7.90 SF	Space Size:	
Year Built:	2010	Lot Size:	1.53 AC
No. Units:	1		



## 2723 17TH ST E

Palmetto, FL 34221

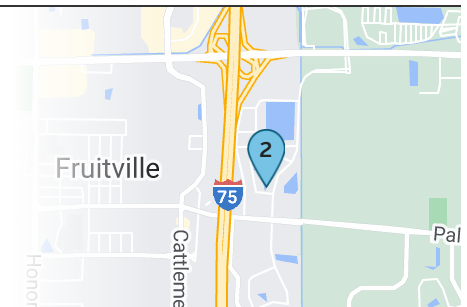
Lease Rate:	\$7.50 SF	Lease Type:	NNN
Space Size:	15,000 SF	Year Built:	1983
Bldg Size:	15,000 SF	Lease Term:	60 months
Lease Date	05/01/15	Occupancy:	100%



## 780 APEX ROAD

Sarasota, FL 34240

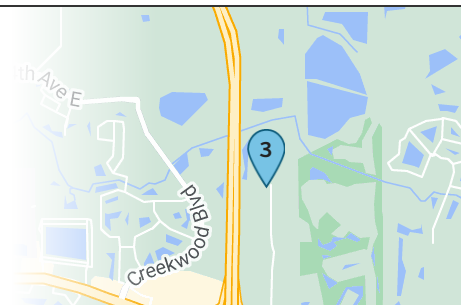
Lease Rate:	\$9.00 SF	Lease Type:	MG
Space Size:	10,000 SF	Year Built:	1997
Bldg Size:	13,075 SF	Lease Date	09/01/15



## 4822 LENA ROAD

Bradenton, FL 34211

Lease Rate:	\$8.00 SF	Lease Type:	NNN
Space Size:	14,282 SF	Year Built:	2014
Bldg Size:	14,282 SF	Lease Date	03/15/16
Occupancy:	100%		





# Rent Comps

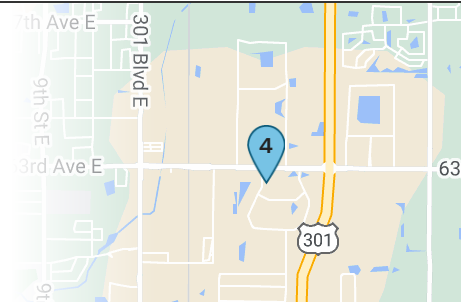
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## 6407-6409 PARKLAND DRIVE

Sarasota, FL 34243

Lease Rate:	\$7.00 SF	Lease Type:	NNN
Space Size:	12,925 SF	Year Built:	1995
Bldg Size:	36,552 SF	Lease Date:	03/14/16



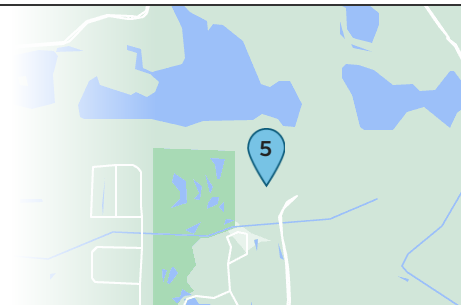
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## 1451 GLOBAL COURT

Sarasota, FL 34240

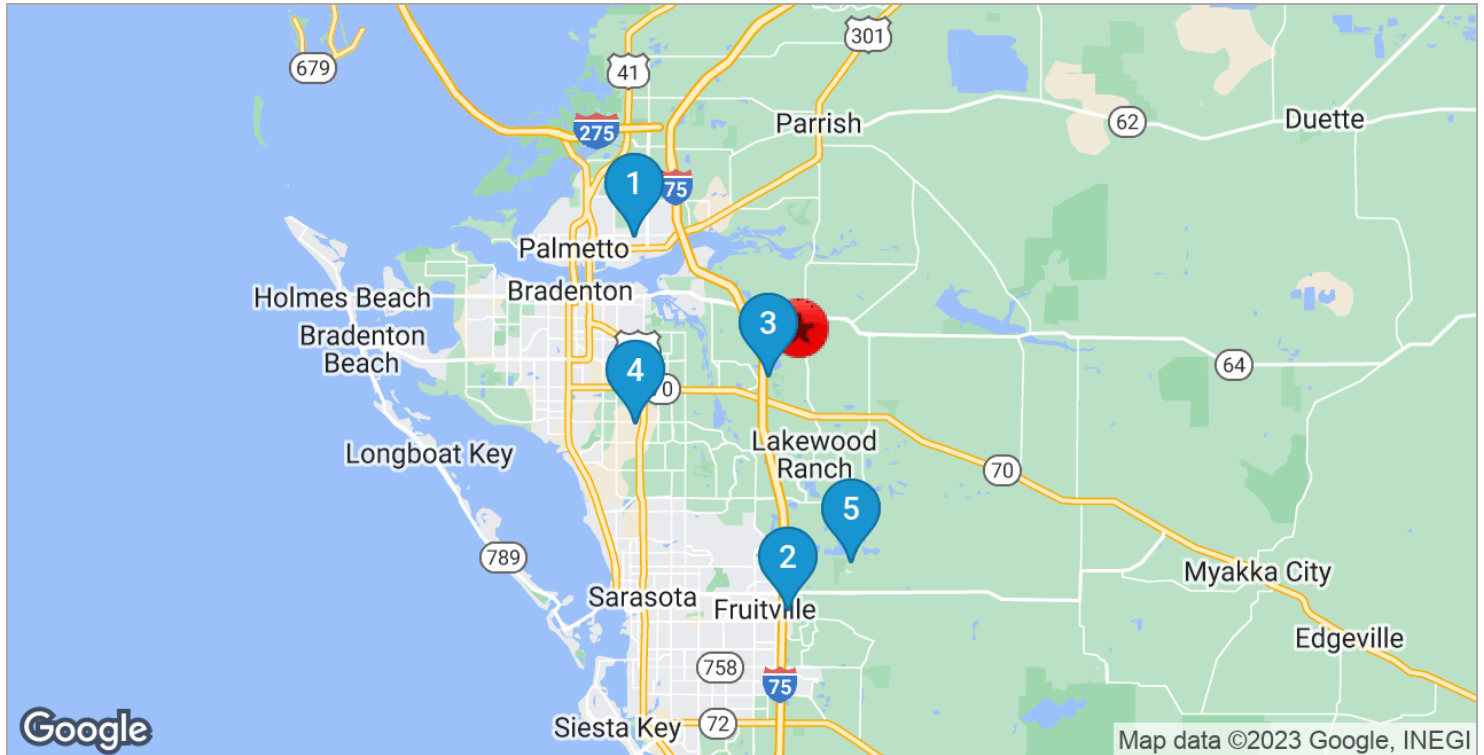
Lease Rate:	\$10.00 SF	Space Size:	14,000 SF
Year Built:	2004	Bldg Size:	31,034 SF
Lease Date:	04/01/16		



# Rent Comps Summary

	SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Quality Warehouse Bldg. in LWR</b> 10615 Technology Terrace Bradenton, FL 34211	N/A	18,424 SF	18,424 SF	1	100.0%
	RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	2723 17th St E Palmetto, FL 34221	\$7.50	15,000 SF	15,000 SF	1	100%
2	780 Apex Road Sarasota, FL 34240	\$9.00	10,000 SF	13,075 SF	-	-
3	4822 Lena Road Bradenton, FL 34211	\$8.00	14,282 SF	14,282 SF	-	100%
4	6407-6409 Parkland Drive Sarasota, FL 34243	\$7.00	12,925 SF	36,552 SF	-	-
5	1451 Global Court Sarasota, FL 34240	\$10.00	14,000 SF	31,034 SF	-	-
TOTALS/AVERAGES		\$8.30	13,241 SF	21,989 SF	1	100%

# Rent Comps Map



## SUBJECT PROPERTY

10615 Technology Terrace | Bradenton, FL 34211

1

**2723 17th St E**

Palmetto, FL 34221

2

**780 Apex Road**

Sarasota, FL 34240

3

**4822 Lena Road**

Bradenton, FL 34211

4

**6407-6409 Parkland Drive**

Sarasota, FL 34243

5

**1451 Global Court**

Sarasota, FL 34240



# 7 ADDITIONAL INFORMATION

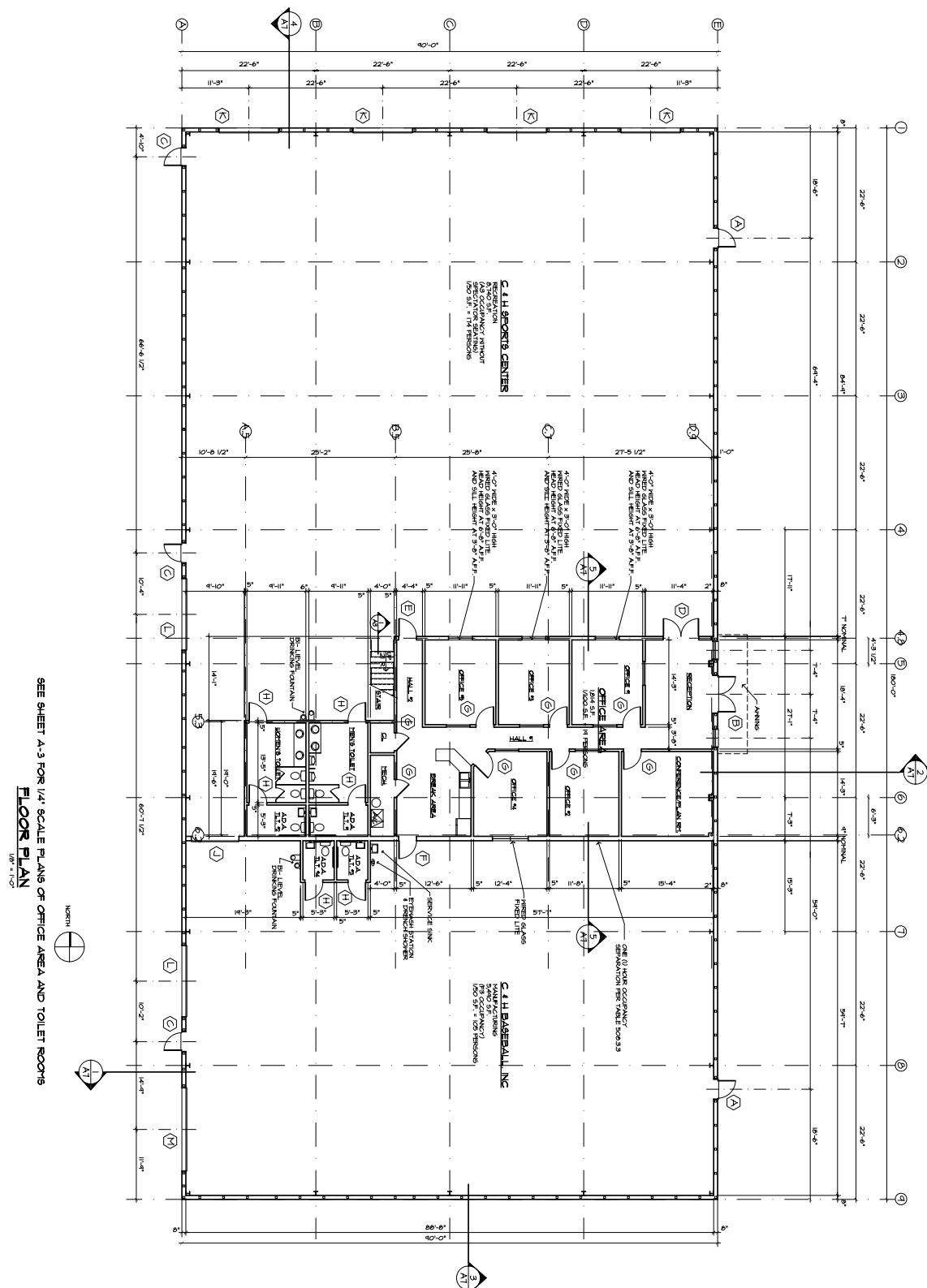
10615 Technology Terrace  
Bradenton, FL 34211

# Additional Photos

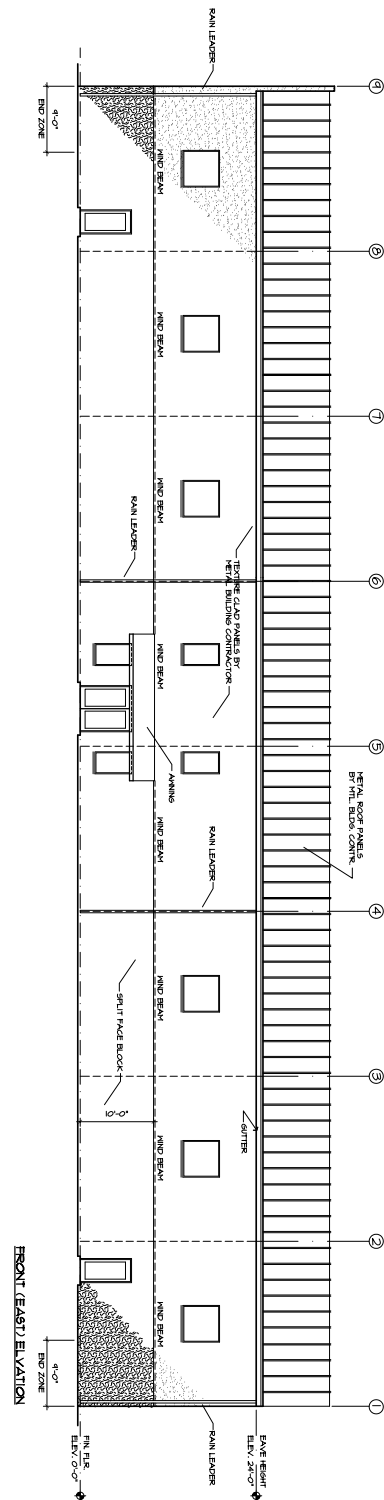
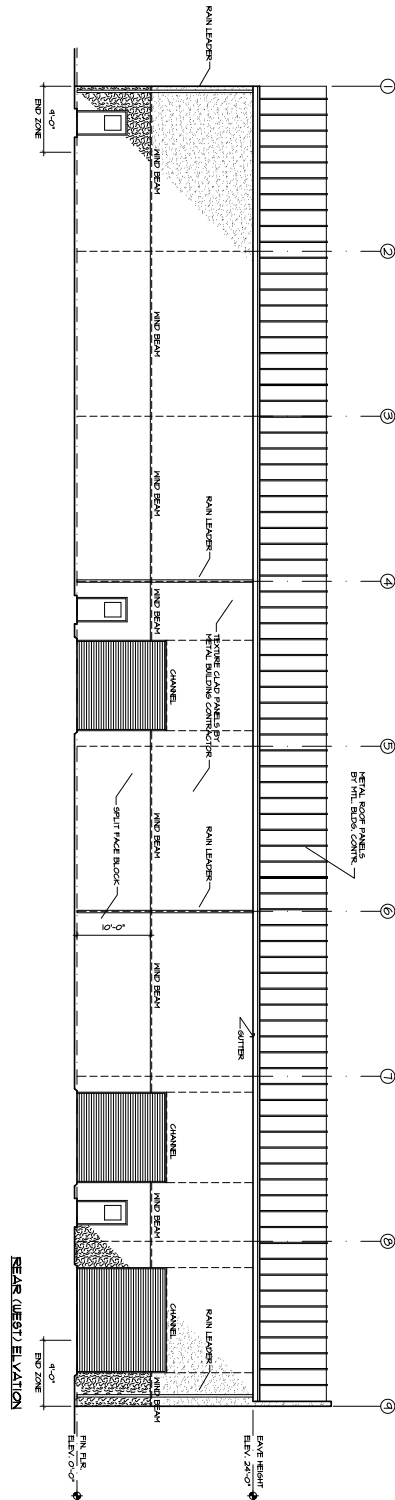
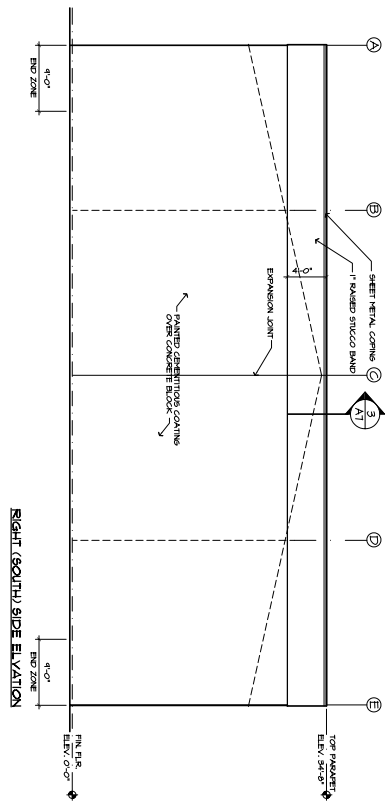
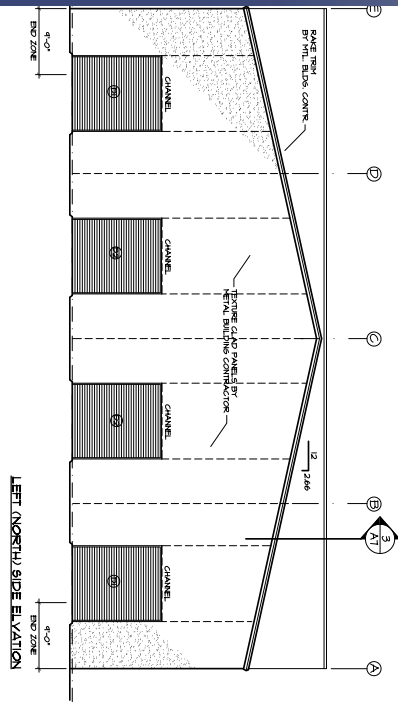




# Floor Plan



# Elevations



# Tenant Profiles



## Maximus Dogamus, Inc.

Woofdorf-Astoria Dog Hotel & Day Spa offers affordable pampering for your pooch and peace of mind for dog lovers.

We don't just lock the dogs away, here they get to play as much as they want in a safe enviroment.

Dogs are allowed to play inside and outside all day.

Real time cameras to see all of the action from 10am - 6 pm

Our cameras show the entire play area, not just a small room

Here you will see them playing.

# Tenant Profile



## TENANT HIGHLIGHTS

- In Business since 1968
- Family owned business - started in 1950
- Field Netting
- Field Padding
- Fielding Screens
- Batting Cages

## C&H Baseball

Baseball Field Equipment | C&H Baseball C&H Baseball - the industry's most trusted name in baseball field equipment, backstop netting, and stadium padding design, production, and installation for over 45 years. C&H Baseball is where the professionals have turned since 1968 for their field equipment

Manufacturing Baseball Equipment Since 1968. We are a family owned business that started in the 1950s with our first baseball equipment being manufactured in 1968. Spring Training facilities in Florida and Arizona; Professional teams, Minor league teams, Colleges, high schools, and youth facilities have relied on our equipment since that first aluminum portable batting cage. C&H Baseball equipment is timeless - it is built to last. C&H products have proven over and over again to be the best quality products on the market. Our baseball products are manufactured in our Bradenton, FL; Arizona and Idaho manufacturing facilities by American workers. We are proud of this fact. We strive to provide quality American made products using American made raw materials and labor.



## 8 ADVISOR BIOS

10615 Technology Terrace  
Bradenton, FL 34211

## Gail Bowden

Senior Investment Advisor  
SVN | Commercial Advisory Group

Gail Bowden, Senior Investment Advisor with the SVN Commercial Advisory Group brings a unique blend of strategic creativity and expertise to the SVN team. Drawing on more than thirty years of experience, Gail is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Ms. Bowden ranks #3 of SVN's commercial real estate advisors worldwide, and #1 in Florida for 2015. Gail achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014. She also achieved several of SVN's most esteemed honors in 2015, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Gail, passionate about travel, has developed and cultivated long-standing relationships with real estate and development professionals all over the world.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in Medical Office and Industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$200 million. From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field.

Originally, from Utah where she attended the University of Utah, Gail graduated with a B.A. in Business Administration. Since moving to Sarasota over fourteen years ago, Gail has become an active member of the community and has established herself as an expert in commercial real estate sales & investment. Gail is a volunteer and auxiliary member of SPARCC [Safe Place & Rape Crisis Center] and also volunteers her time and expertise to Habitat for Humanity. Gail has a daughter, son-in-law and two grandchildren who live in Utah which she visits whenever possible. Her friends and family lend joy and balance to her life and work.

Specialties: Medical Office Buildings, Industrial

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Address: 1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236



Memberships & Affiliations

Phone:

Email:

Address:

Phone:

Email:

Address:



**PRESENTED BY:**

**GAIL BOWDEN**

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