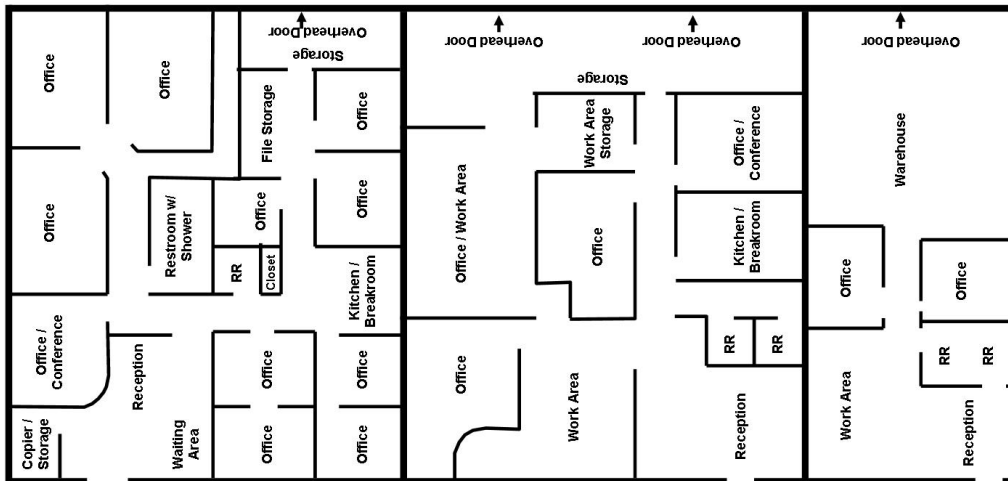
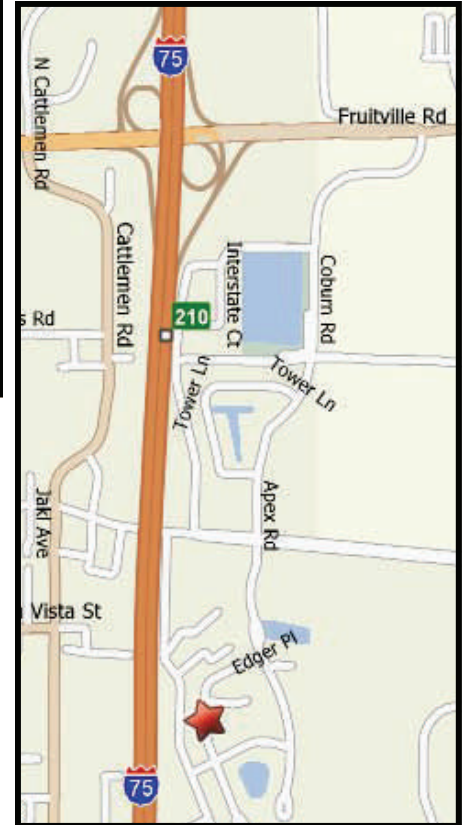


GREAT DEAL

7,500 SF FOR SALE \$935,000 (\$124.67/SF)
3,000 SF FOR LEASE \$14.00/SF GROSS



- **ADDRESS:** 1626 Barber Rd, Sarasota, FL 34240
- **BUILDING:** 7,500 SF Building divided into 3 units.
Unit A - 3,000 SF Office; Multiple Professional Offices; Kitchen; Conference Room; 180 SF Storage
Unit B - 3,000 SF Office with Multiple Private Offices; 570 SF Storage/Warehouse Area
Unit C - 1,500 SF Office / Warehouse; Open Reception, 2 Private Offices; 710 SF Warehouse
- **OCCUPANCY:** Unit A - Vacant - \$7.95/SF Gross - Asking Rent
Unit B - Business Resources - \$12.25/SF Gross - Month-Month Lease
Unit C - Interlock Systems - \$14.36/SF Gross - Lease Expires 3-31-09
- **NOTES:** **GREAT VALUE for Owner/ Investor. Occupy Unit A while Leasing Units B&C.**
Very Well-Maintained Property. Conveniently located in the I-75 / Fruitville Rd Corridor with EASY ACCESS TO I-75.

**RICHARDSON
KLEIBER
WALTER**

The Kleiber Group Ptr
Real Estate Brokers & Consultants

Jeff Button
941-313-1193

722-E Apex Rd
Sarasota, FL 34240
941-378-2803 Fax

www.SarasotaWarehouses.com

