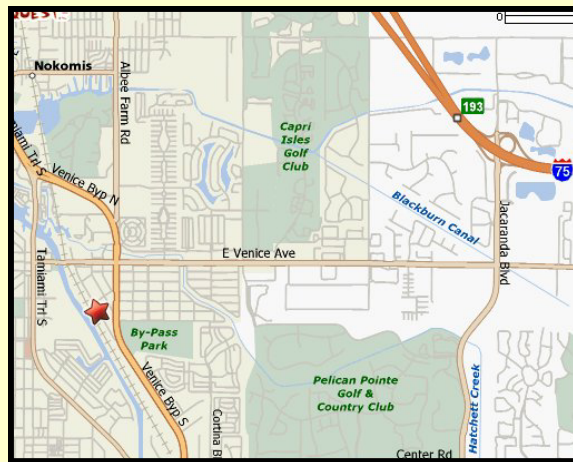
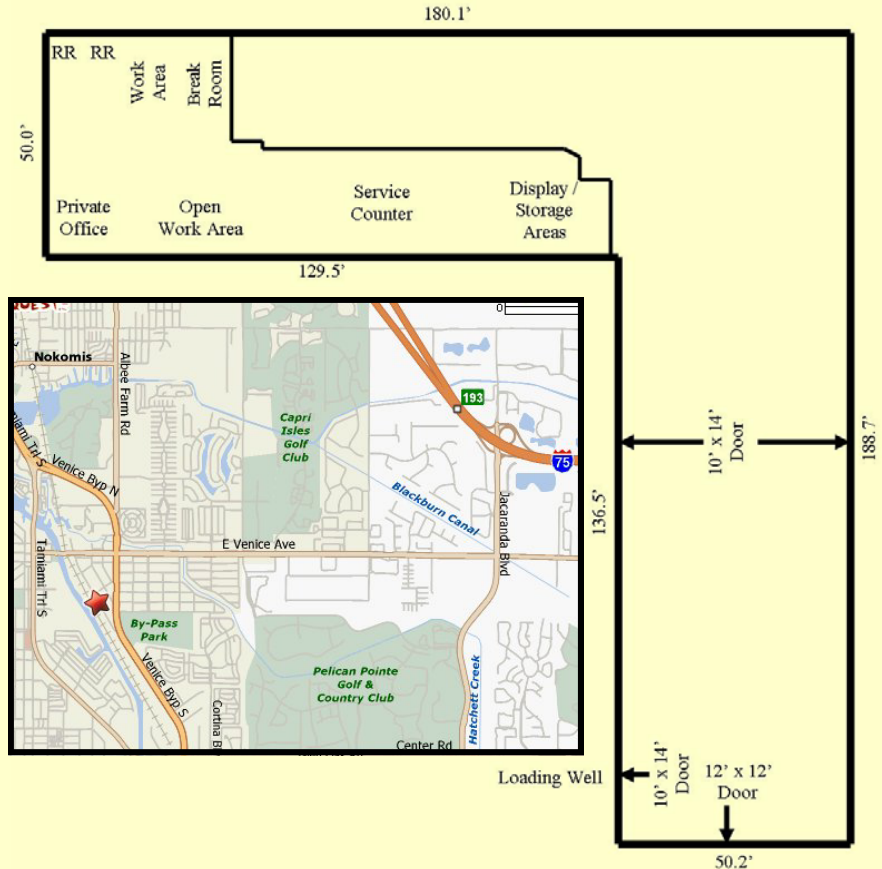
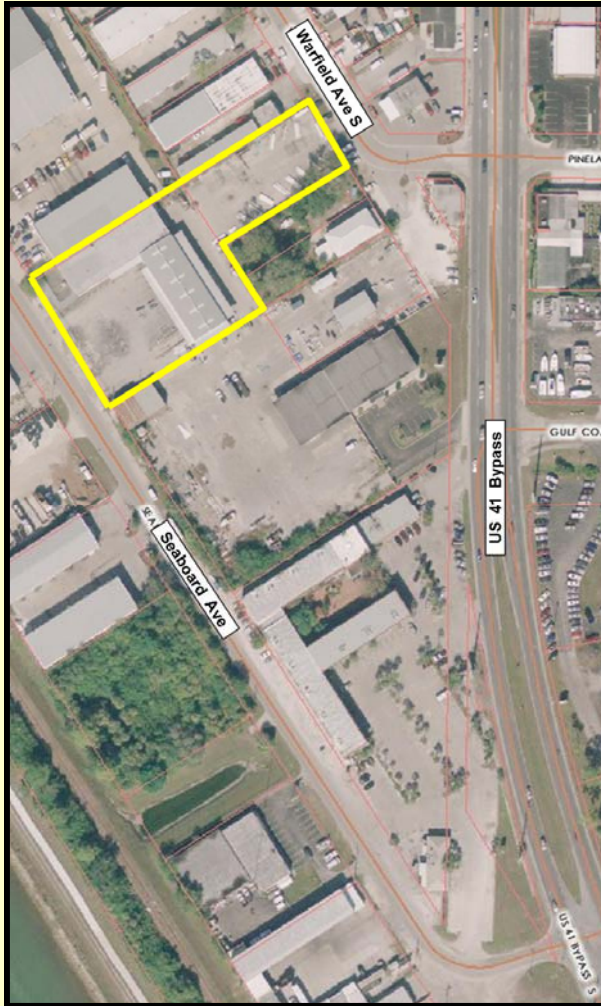


15,900 SF INDUSTRIAL BUILDING
with Paved, Fenced Outdoor Storage & Loading Dock
FOR LEASE \$6.00/SF Gross
FOR SALE \$1,351,500 (\$85/SF)



- **ADDRESS:** 341 Seaboard Ave, Venice, FL 34285
- **BUILDING:** 15,900 SF Building with 4,500+/-SF Finished Area (including Customer Service Counter, Open Office Area, Private Office, Breakroom, 2 Restrooms, Display/Storage Area), **LOADING DOCK**, 4 Roll-up Doors, Storage Mezzanine
- **SITE INFO:** 1.56 Acres (68,000 SF) **Zoned ILW**
2 LARGE, FENCED, PAVED PARKING/STORAGE AREAS (Front area accessed by Seaboard Ave, Rear area accessed by Warfield Ave)
GATED ACCESS ALONG BOTH SEABOARD AVE & WARFIELD AVE
- **NOTES:** Conveniently located within the US 41 Bypass corridor. **MINUTES TO I-75.**

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 WALTER**

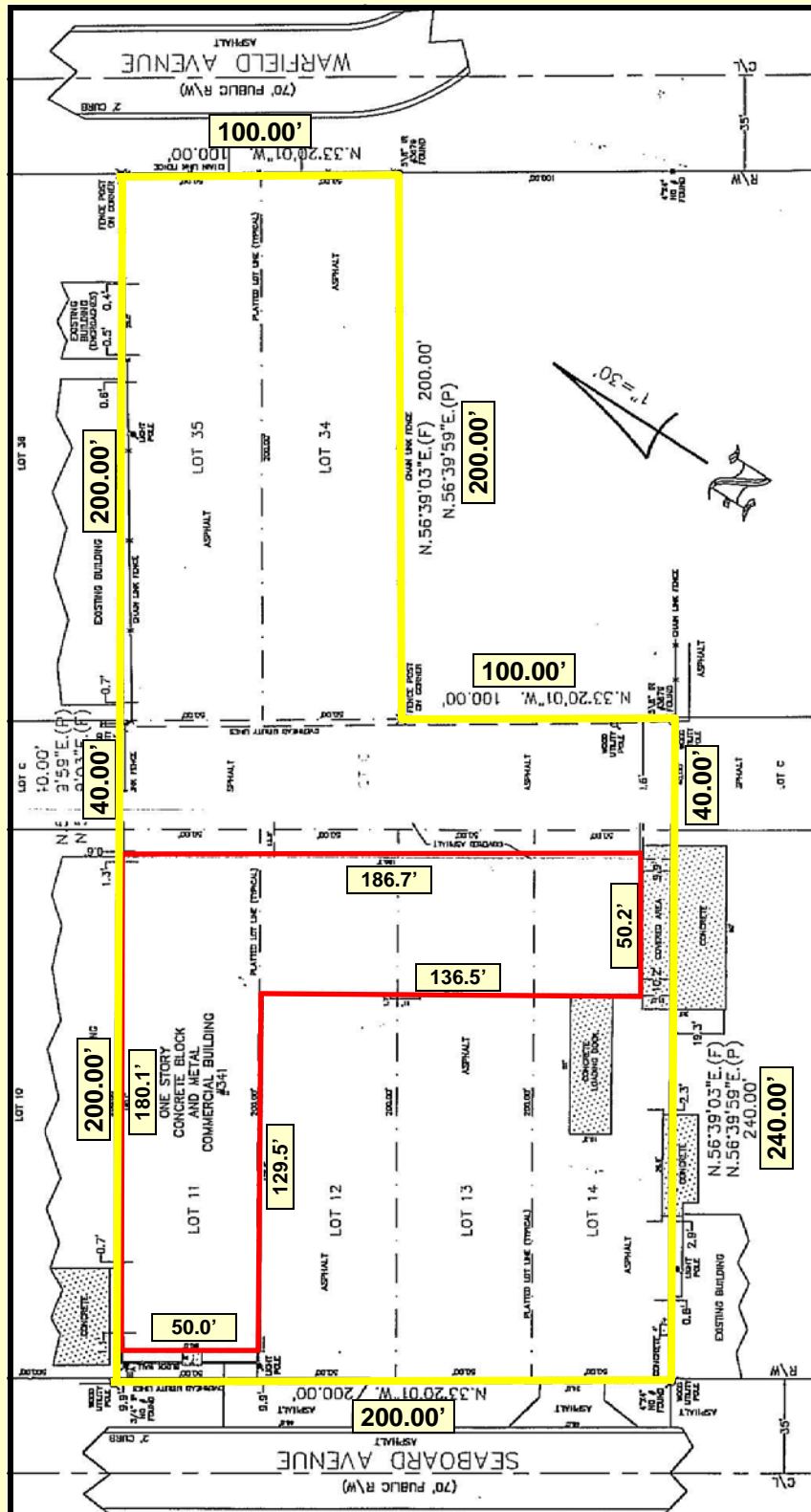
The Kleiber Group Ptr
 Real Estate Brokers & Consultants

Jeff Button
941-313-1193

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

www.SarasotaWarehouses.com

15,900 SF INDUSTRIAL BUILDING with Paved, Fenced Outdoor Storage & Loading Dock



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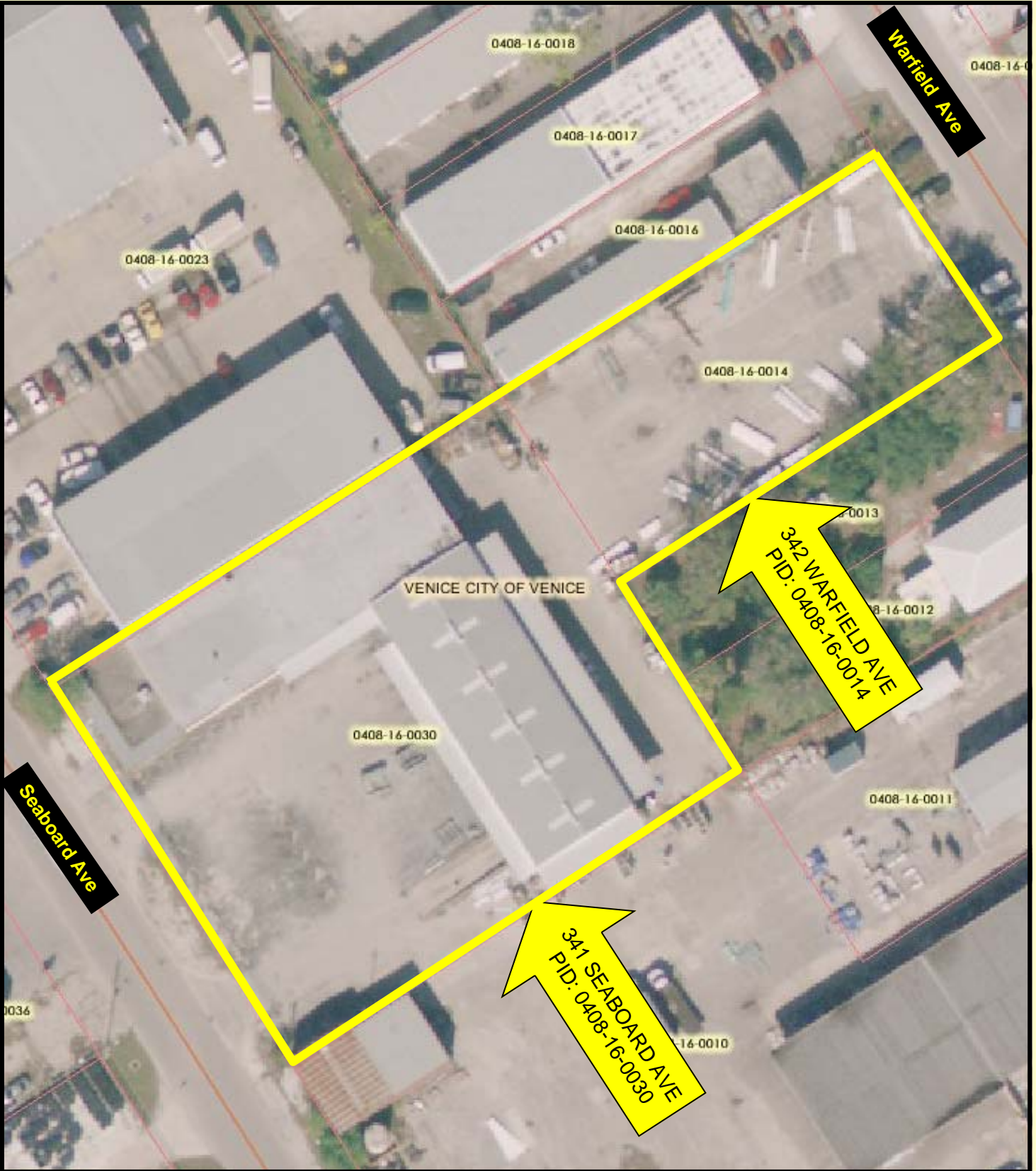
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AERIAL MAP



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