

# I-75/Fruitville 7,460SF Office/Whse - Direct Lease Richardson Kleiber Walter Kleiber Ptr.

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## 6272 Colan Place Sarasota, FL

<b>County:</b>	Sarasota
<b>Suite/Floor:</b>	Space 1
<b>Space Type:</b>	Industrial Distribution Warehouse
<b>Lease Type:</b>	NNN
<b>Date Available:</b>	Immediate
<b>Space Available:</b>	7,460 SF
<b>Rental Rate:</b>	\$7.00/SF/Year
<b>Building Size:</b>	52,186 SF
<b>Clear Ceiling Height:</b>	23 Ft.
<b>No. Grade-Level Doors:</b>	1
<b>% Procurement Fee:</b>	2.00%
<b>Year Built:</b>	1990
<b>No. Parking Spaces:</b>	10
<b>Status:</b>	Available
<b>LoopNet ID:</b>	15520332

<http://listing.loopnet.com/15520332>

### Space Description

#### Property Description

7,460 SF Office / Warehouse with 380+/-SF Office, 2 restrooms, 3 PHASE POWER, 18 Ft wide x 14 Ft tall Roll-up Door & 23 Ft Eave Height. Ideal for manufacturing, assembly, distribution, storage, etc. Very clean interior with lots of power. LOW CAM FEE (estimated \$1.31/SF). Located within Eastern Industrial Park, a well-maintained, attractive business park. Excellent access to I-75. GREAT LOCATION AT THE I-75 / FRUITVILLE RD INTERCHANGE AREA.

#### Location Description

Great location in the I-75 / Fruitville Rd interchange area. Located within Eastern Industrial Park, a well-maintained, attractive business park. Excellent access to I-75.

#### Zoning Description

PID-Planned Industrial Development - Sarasota County



- I-75 / Fruitville Rd Interchange area
- 3 Phase Power
- Excellent Access to I-75
- 23 Foot Eave Height
- Very Clean & Well-Maintained Facility

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