

# HM ZONED!!! 12,000 SF Free-Standing Facility

Property ID: 16241530  
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**HM ZONED!!! 12,000 SF Free-Standing Facility**  
 6424 Parkland Dr  
 Sarasota, FL 34243  
 County: Manatee

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<b>For Lease</b>	<b>Active</b>
<b>Type:</b>	Industrial Warehouse
<b>Total Space Available:</b>	12,000 SF
<b>Building Size:</b>	12,000 SF
<b>Date Last Verified:</b>	6/4/2009
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**Available Spaces**

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	12,000 SF	N/A	N/A	\$6.50/SF/Year	Immediate	Warehouse	No

**Lease Type:** Industrial Gross      **Clear Ceiling Height:** 16 ft.

**Additional Information**

**Property Description:**

HM- HEAVY MANUFACTURING ZONING!!!

12,000 SF FREE-STANDING Warehouse/Manufacturing Facility located in Parkland Center. Office area includes open reception/work area, 2 private offices, kitchen/breakroom, storage/equipment room, restroom and storage mezzanine above office. Owner will update and/or enlarge office space (if necessary).

Warehouse/Manufacturing area includes multiple overhead doors, clearspan warehouse and warehouse restroom facilities.

This is a FREE-STANDING facility with PLENTY OF PARKING on OVER 1 ACRE!!

Building is 3 phase capable.

Natural Gas Available!

**Location Description:**

Conveniently located in Parkland Center within the US 301 Corridor. Minutes to I-75. Convenient access to US 301, University Parkway, SR 70 & I-75. Great location to serve Bradenton, Sarasota, the barrier islands and access I-75.

**Zoning Description:**

HM - Heavy Manufacturing

<b>Lot Size:</b>	46,916.00 Acres	<b>Property Types:</b>	Warehouse
<b>Power is available:</b>	Yes		Flex Space
			Manufacturing
			Distribution Warehouse

**Highlights**

- FREE-STANDING BUILDING WITH PLENTY OF PARKING!!!
- HEAVY MANUFACTURING ZONING!!!
- LOCATED ON OVER 1 ACRE
- MULTIPLE OVERHEAD DOORS
- CLEARSPAN WAREHOUSE AREA
- STORAGE MEZZANINE



5/18/2009

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