

6,686 SF Industrial Building with Air-Conditioned Warehouse



4431 Independence Ct, Sarasota, FL 34234

Listing ID:	30359440
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Free-Standing, Industrial-Business Park
Contiguous Space:	6,686 SF
Total Available:	6,686 SF
Lease Rate:	\$5,730 (Monthly) \$10.28 PSF (Annual)
Base Monthly Rent:	\$5,730
Lease Type:	Modified Gross
Nearest MSA:	North Port-Sarasota-Bradenton
County:	Sarasota
Drive-In Bays:	2 Bays
Tax ID/APN:	0026060012
Zoning:	ILW - INDUSTRIAL LIGHT & WAREHOUSING
Tenancy:	Single Tenant
Year Built:	1988



Overview/Comments

Free-Standing Office/Warehouse with 400 Amp, 3 Phase Power and Air-Conditioned Warehouse/Production Area.

Glass Storefront Entry leads to an open reception/showroom area with a private office featuring built-in cabinetry and a restroom. Two additional offices and 2nd restroom are accessed through the air-conditioned warehouse.

The Fully Insulated, Air-Conditioned warehouse is Clearspan and includes 400 Amp 3 Phase Power, Fire Sprinklers and two 14' tall roll-up doors. Four ventilation fans and two additional roll-up doors along the north (rear) warehouse wall provide extra ventilation when the warehouse air-conditioning is not in use.

Very clean and move-in ready facility!

More Information Online

<http://www.mfcre.com//listing/30359440>

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Property Contacts

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