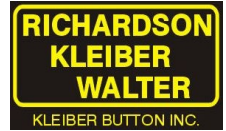


# 6,686 SF Industrial Building with Air-Conditioned Warehouse



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)  
 Unit Price: \$10.28 PSF (Annual)  
 Base Monthly Rent: \$5,730  
 Lease Type: Modified Gross  
 Drive-In Bays: 2 Bays



## 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.mfcree.com//listing/30359440>

## QR Code

Scan this image with your mobile device:



## General Information

Taxing Authority: Sarasota County Tax ID/APN: 0026060012	Industrial Type: Free-Standing, Industrial-Business Park, Manufacturing, Light Industrial, Warehouse/Distribution Zoning: ILW - INDUSTRIAL LIGHT & WAREHOUSING
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## Available Space

Suite/Unit Number: 4431 Space Available: 6,686 SF Minimum Divisible: 6,686 SF Maximum Contiguous: 6,686 SF Space Type: Relet Date Available: 02/01/2019	Lease Rate: \$5,730 (Monthly) Lease Type: Modified Gross Offices: 1,016 Parking Spaces: 0 Drive In Bays: 2 Eave Height: 16
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## Building Related

Tenancy: Single Tenant Year Built: 1988 Parking Description: Front concrete paved parking area Passenger Elevators: 0	Freight Elevators: 0 Amps: 400 X-Phase: 3
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## Land Related

Zoning Description: ILW - INDUSTRIAL LIGHT & WAREHOUSING  
Water Service: Municipal  
Legal Description: LOT 11 NORTHGATE CENTER UNIT 4

## Location

Address: 4431 Independence Ct, Sarasota, FL 34234  
County: Sarasota  
MSA: North Port-Sarasota-Bradenton



## Property Images





0124191233b



0124191233d



0124191233a



0124191234



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## Property Contacts

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