



LAST UNIT - 3,122 SQ. FT. AVAILABLE WITH A/C AND 3-PHASE POWER

For Lease | Industrial Space

1912 44th Avenue East

Bradenton, Florida 34203



100 S WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

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SUITE - B

Total Available:	3,122 Sq. Ft.
Office Sq. Ft.:	2,397 sq. ft.
Shop Sq. Ft.:	725 sq. ft.
Number of Floors:	2
Property Use Type:	Industrial, Manufacturing, Warehousing
Electrical:	3-phase
Overhead Doors:	(1) 12'x12'
Loading Dock:	No
Fire Sprinklers:	No
Availability:	Immediate

PROPERTY OVERVIEW

3,122 sq. ft. fully air conditioned unit built out as a 2-story office area and small warehouse/storage area. Unit features storefront entrance, small reception area, reception office with window, 1 private office, kitchen/break area, open work space, and 2 restrooms. Warehouse is approximately 725 sq. ft. and currently has dropped ceiling, and small 8x8 set of double doors which limits access to the 12' x 12' overhead door. 2nd floor is all office with 4 private offices, large conference room, and additional restroom with shower.

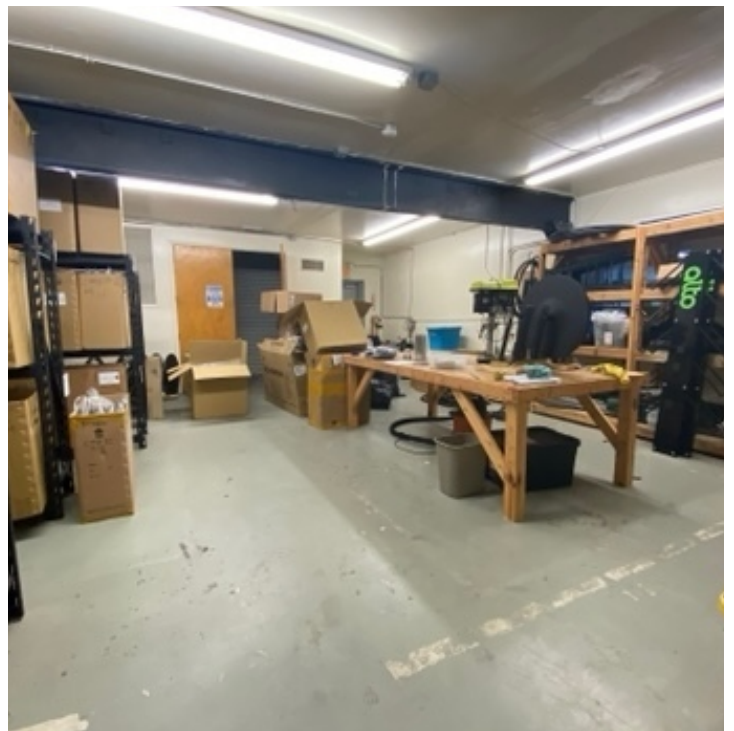
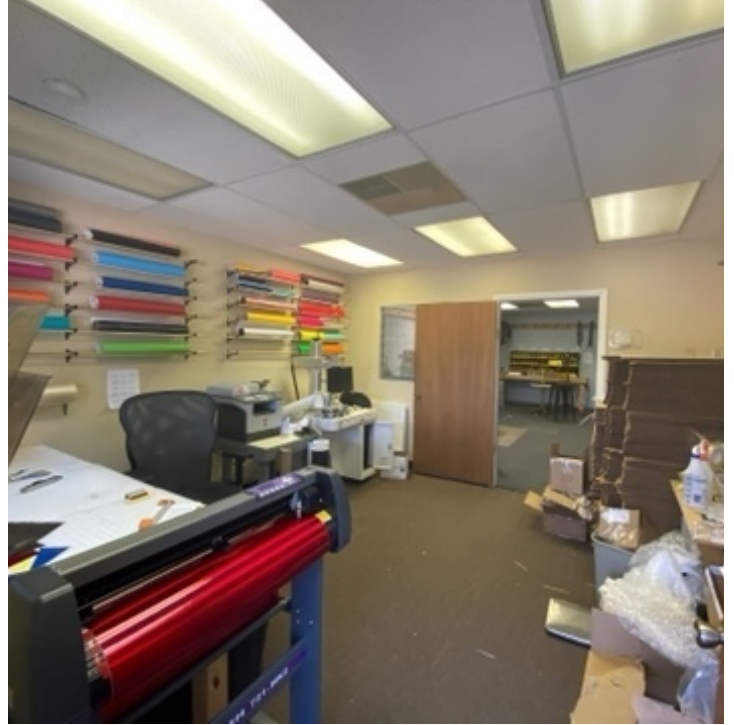
LEASE RATE

Rental Rate: \$9.00 per sq. ft. (\$2,342 per month + sales tax)

Lease Type: Modified Gross

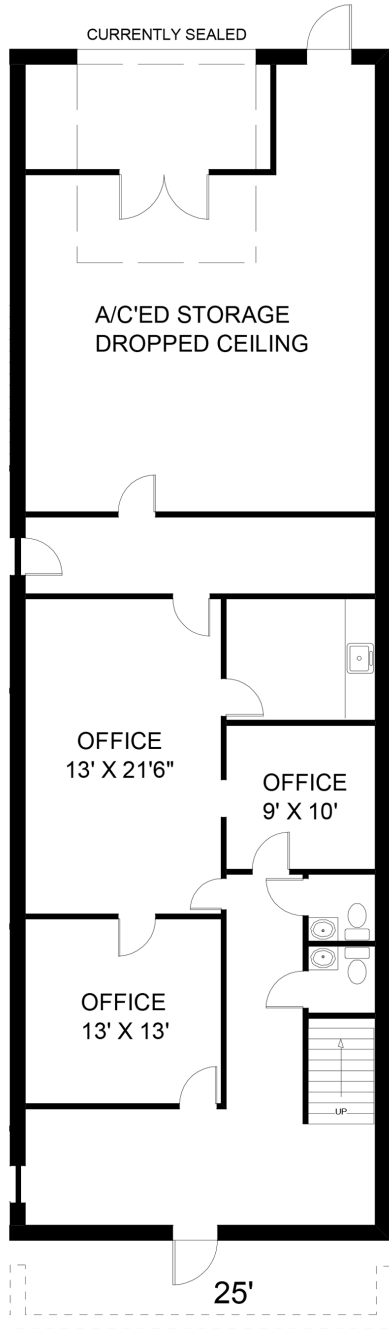
Water is included in the lease rate. Electric will be separately metered. All other utilities will be the responsibility of the Tenant.

Lease rate based on as-is condition. For a qualified Tenant and terms, Landlord is willing to negotiate free rent to help off set improvements a Tenant wishes to make for their occupancy.

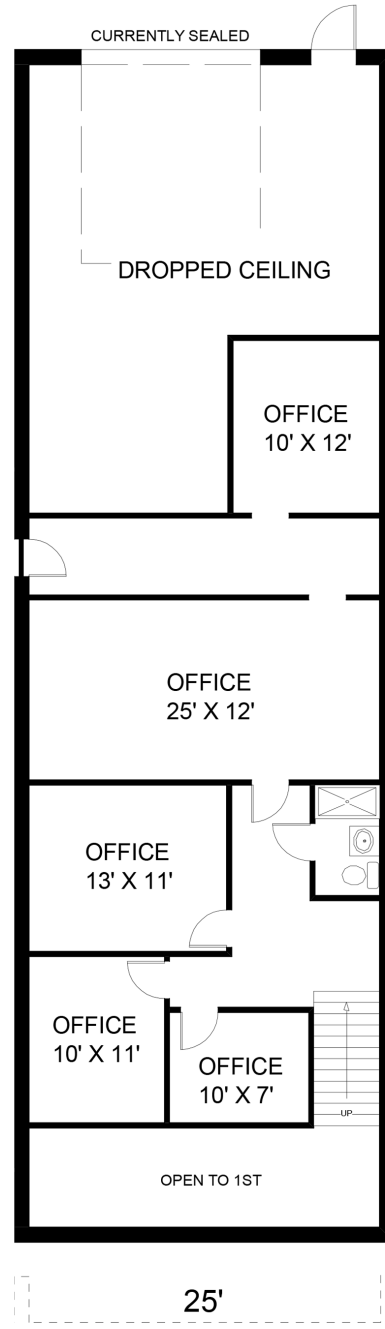


FLOOR PLANS

(Not to Scale)

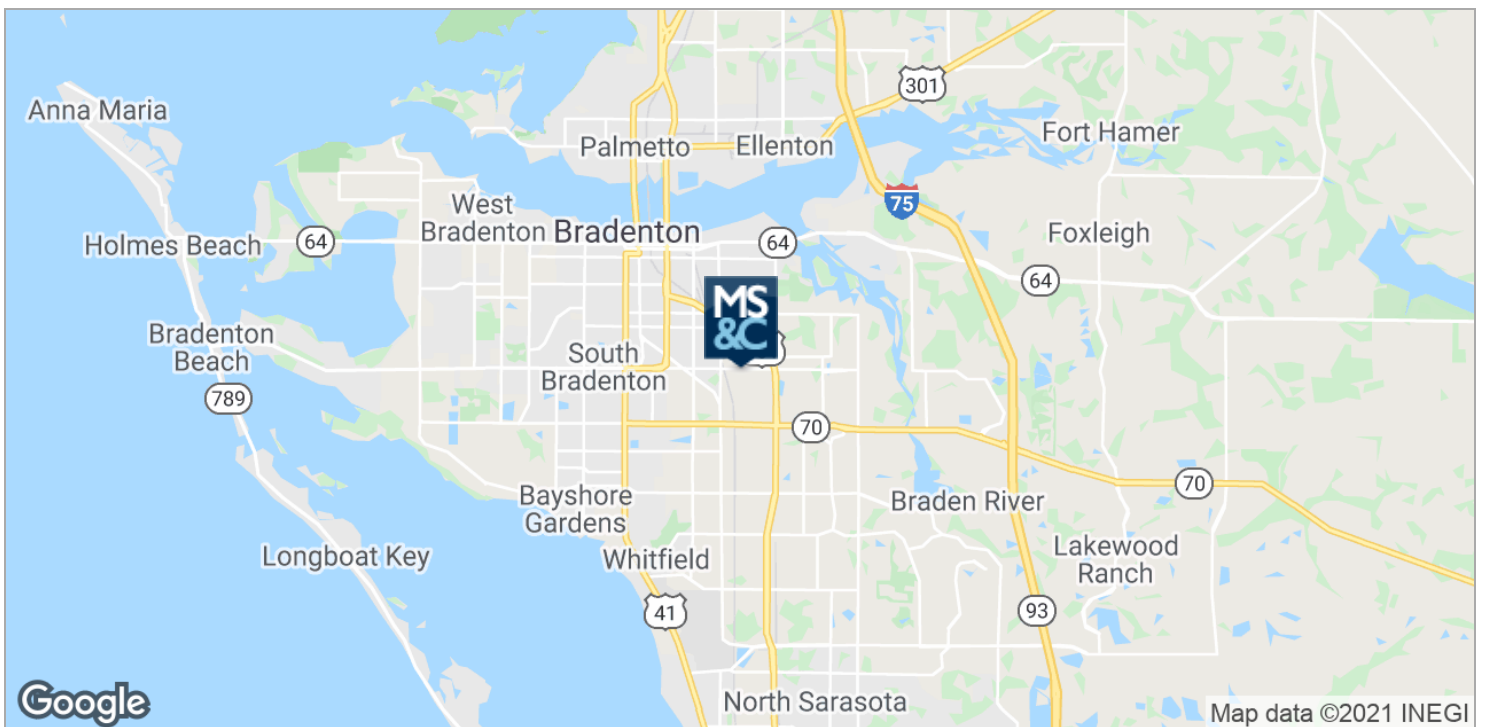
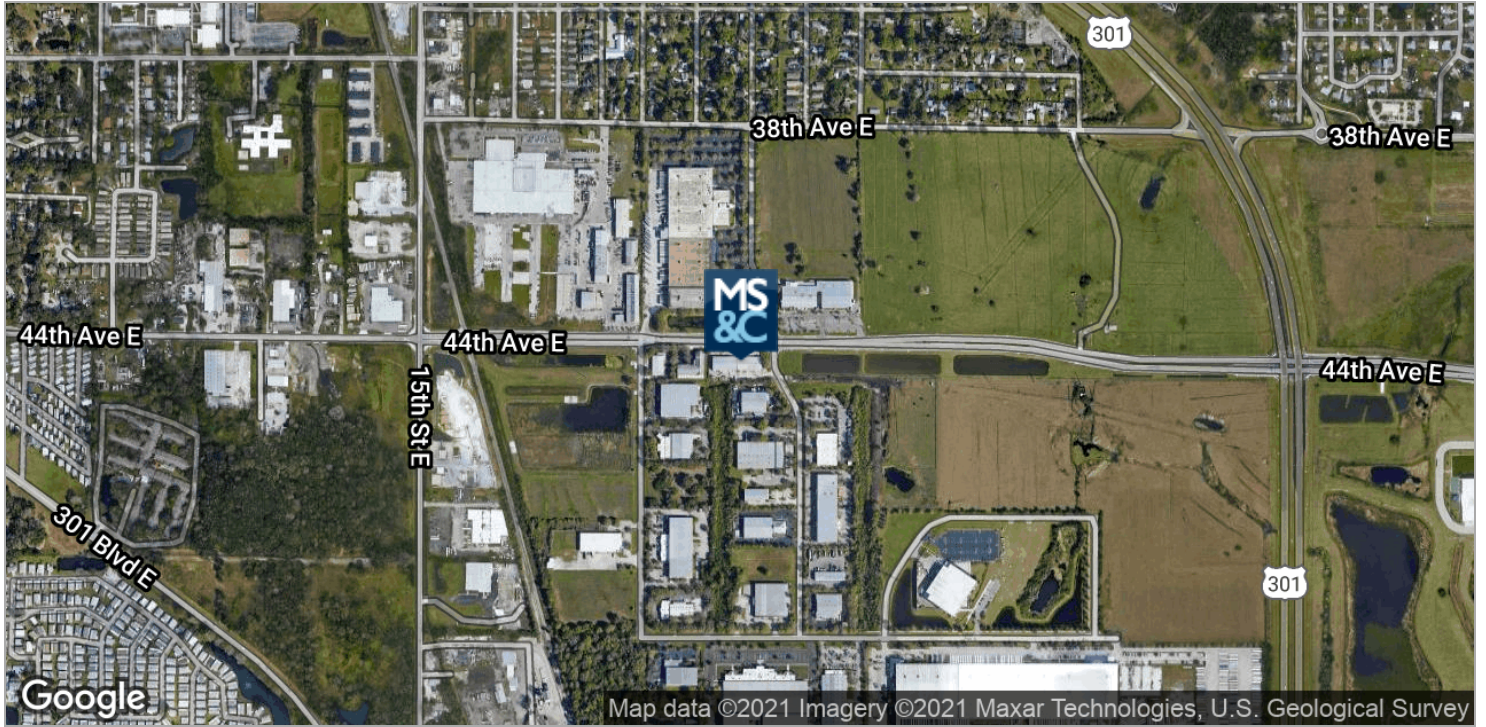


1ST FLOOR



2ND FLOOR

LOCATION MAPS



Michael Saunders & Company
 LICENSED REAL ESTATE BROKER

TCN
 WORLDWIDE REAL ESTATE SERVICES

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