



3-UNIT BUILDING - ONE UNIT OF 4,000 SQ. FT. REMAINING

For Lease | Industrial Space

8107 - 8109 25th Court East

Sarasota, Florida 34243



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PROPERTY INFORMATION

TOTAL SQUARE FEET:	10,000 SF Building
UNIT SIZES AVAILABLE:	4,000
ZONING:	LM
YEAR BUILT:	2003
ELECTRIC:	Single Phase
APN#	2005510109
OCCUPANCY:	Upon Lease Execution.

PROPERTY DESCRIPTION

ONE UNIT REMAINING in this 3-unit industrial building, centrally located just north of University Parkway, off Highway 301. 4,000 sq. ft. space that features a small office area, and 2 restrooms. Building is single phase power, with 24' ceiling height, and 4-overhead doors. Large common parking area. Site is gated, and secured after hours and on weekends.

Quoted lease rates are NNN with pass throughs of \$2.25 per square foot which includes taxes, insurance, and landscaping.

LOCATION OVERVIEW

From University Parkway, go north of 301 and turn onto 25th Court East. Building is secondary location behind 8121 25th Court East, currently occupied by Eagle Stones.



AVAILABLE SPACES



8101

LEASED

ADDRESS	8101 25th Court East
AVAILABLE SF:	2,000 SF
LEASE RATE:	\$9.00 SF/yr, NNN
LEASE TIME:	36 months

- A/C'ed 2,000 sq. ft. unit with 1-restroom. No office build out. 12x14 automatic overhead door. Single phase power. 24' ceiling.



8105

LEASED

ADDRESS	8103 - 8105 25th Court East
AVAILABLE SF:	4,000 SF
LEASE RATE:	\$8.50 SF/yr, NNN
LEASE TIME:	36 months

- Middle unit in the building. A/C'ed 4,000 sq. ft. space with large open 240 sq. ft. office area and 2 restrooms. 2 - 12' x 14' overhead doors. Single phase power. 24' ceiling.



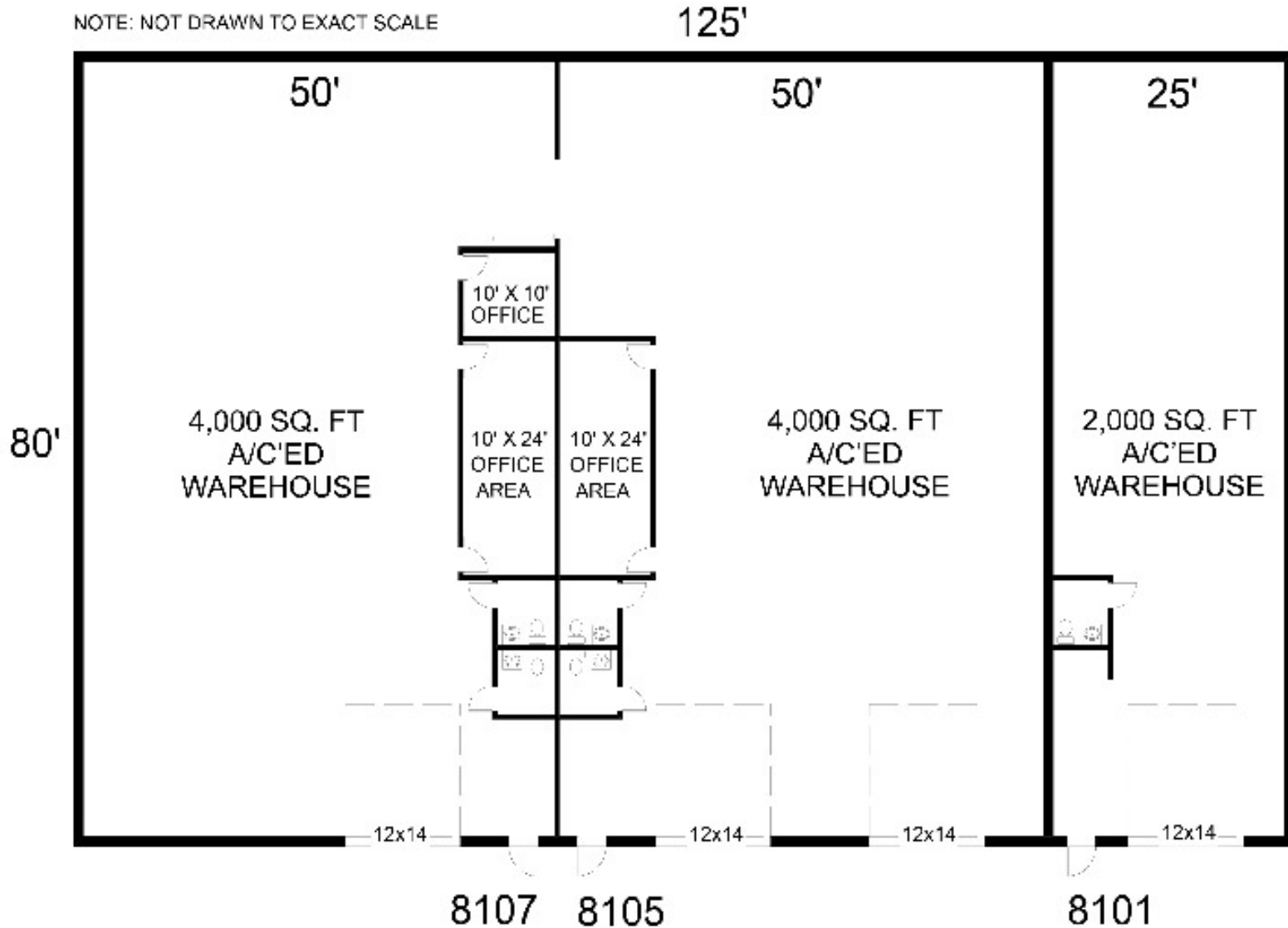
8107

AVAILABLE

ADDRESS	8107 - 8109 25th Court East
AVAILABLE SF:	4,000 SF
LEASE RATE:	\$8.25 SF/yr, NNN
LEASE TIME:	36 months

- End unit on north side of the building. A/C'ed 4,000 sq. ft. space with 340 sq. ft. office area and 2 restrooms. 1 - 12' x 14' overhead door. Single phase power. 24' ceiling.

NOTE: NOT DRAWN TO EXACT SCALE



LOCATION MAP

