OFFERING MEMORANDUM

100% Air Conditioned Warehouse - Airport Area

885 TALLEVAST ROAD

Sarasota, FL 34243

PRESENTED BY:

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FL #BK399768

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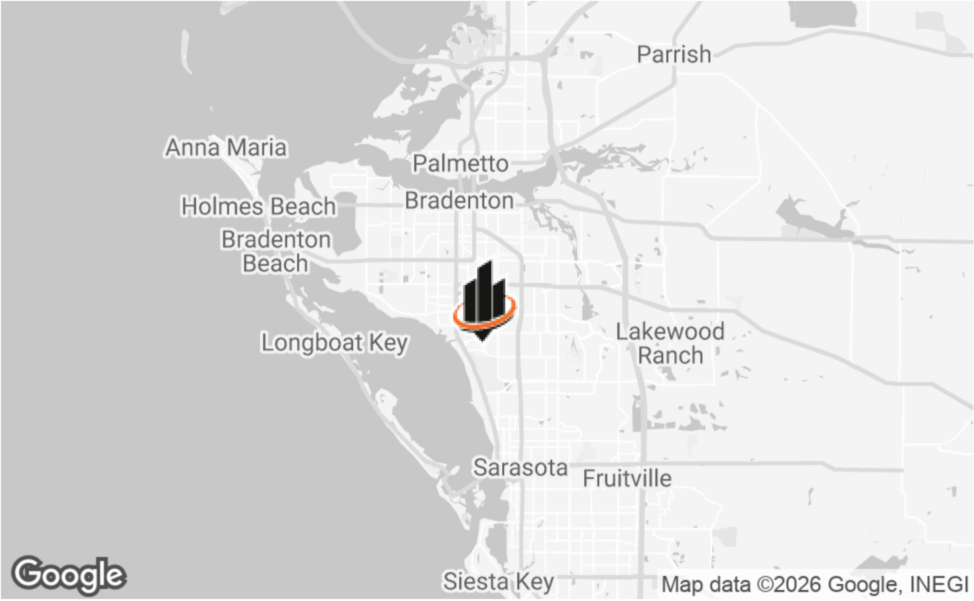
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$13.50 SF/yr (NNN)
EXPENSES	$4.90 SF/yr
BUILDING SIZE:	26,698 SF
AVAILABLE SF:	6,169 - 12,351 SF
YEAR BUILT:	1999
RENOVATED:	2026
ZONING:	PDI/WR - Industrial
MARKET:	Sarasota Bradenton
VIDEO:	View Here

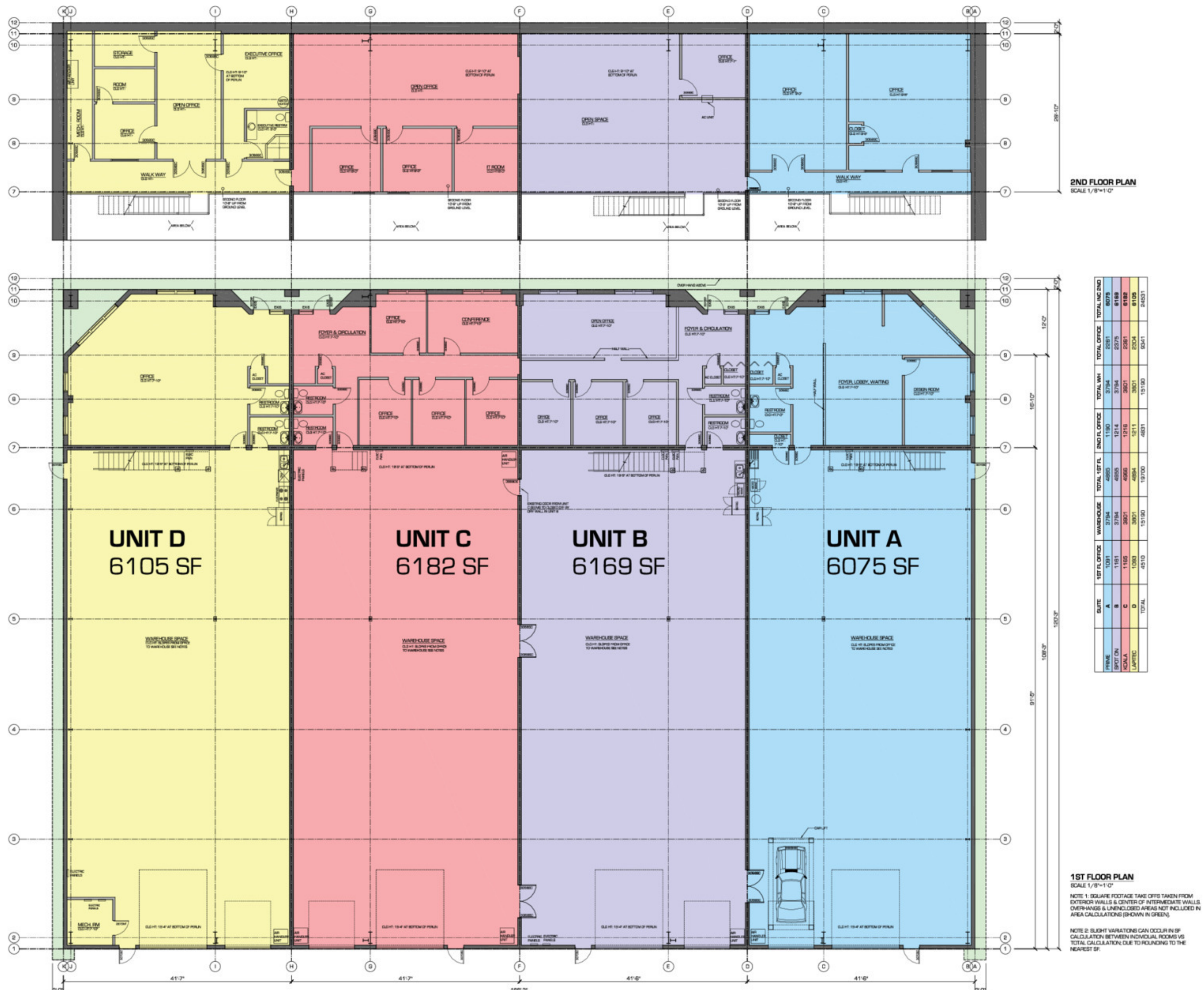
PROPERTY OVERVIEW

Direct frontage on busy Tallevast Road. Class A interior office and warehouse space. 100% air conditioned building, 3 Phase Power, Completely Sprinkled with High Volume 20+ foot ceilings. Two grade level 14 and 10 foot high overhead doors, plus a separate loading dock that services the building.

PROPERTY HIGHLIGHTS

- - 100% Air Conditioned for year-round comfort
- - Up to 12,351 SF of Contiguous Space Available
- - 3 Phase Power with 300 AMPS
- - Up to 12,351 SF Available
- - Modern Office Space for administrative functions
- - High Ceilings for vertical storage and operation

BUILDING FLOOR PLAN

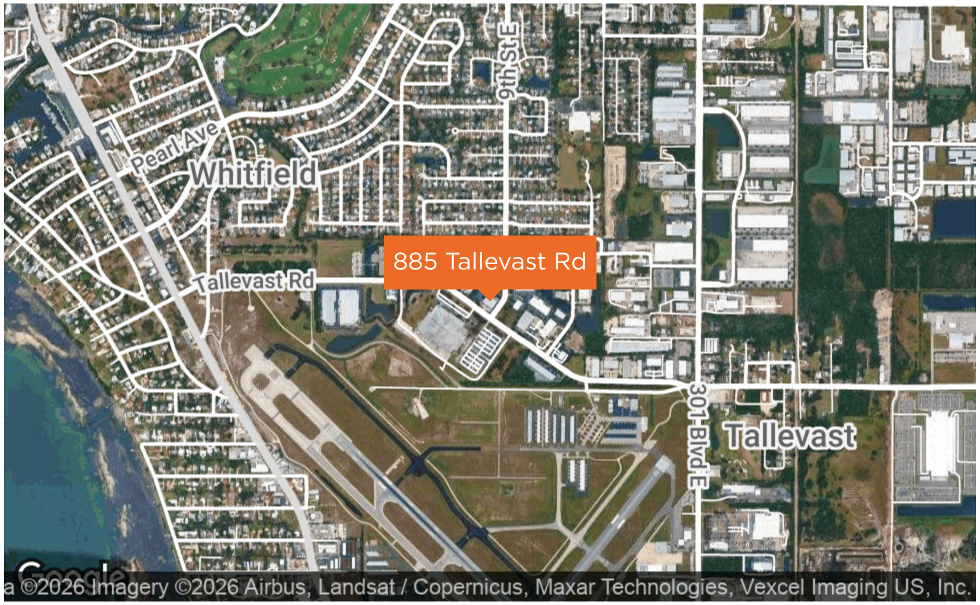


FIRST FLOOR OFFICE

WAREHOUSE

WAREHOUSE

LOOKING TOWARDS AIRPORT



LOCATION DESCRIPTION

Located in Sarasota/Bradenton's industrial hub, 885 Tallevast Rd is adjacent to the Sarasota Bradenton International Airport between Sarasota and Bradenton's downtown districts. This strategic location provides the property with convenient access to major transportation routes, situated between US-41 and US-301, and less than 8 miles to I-75.

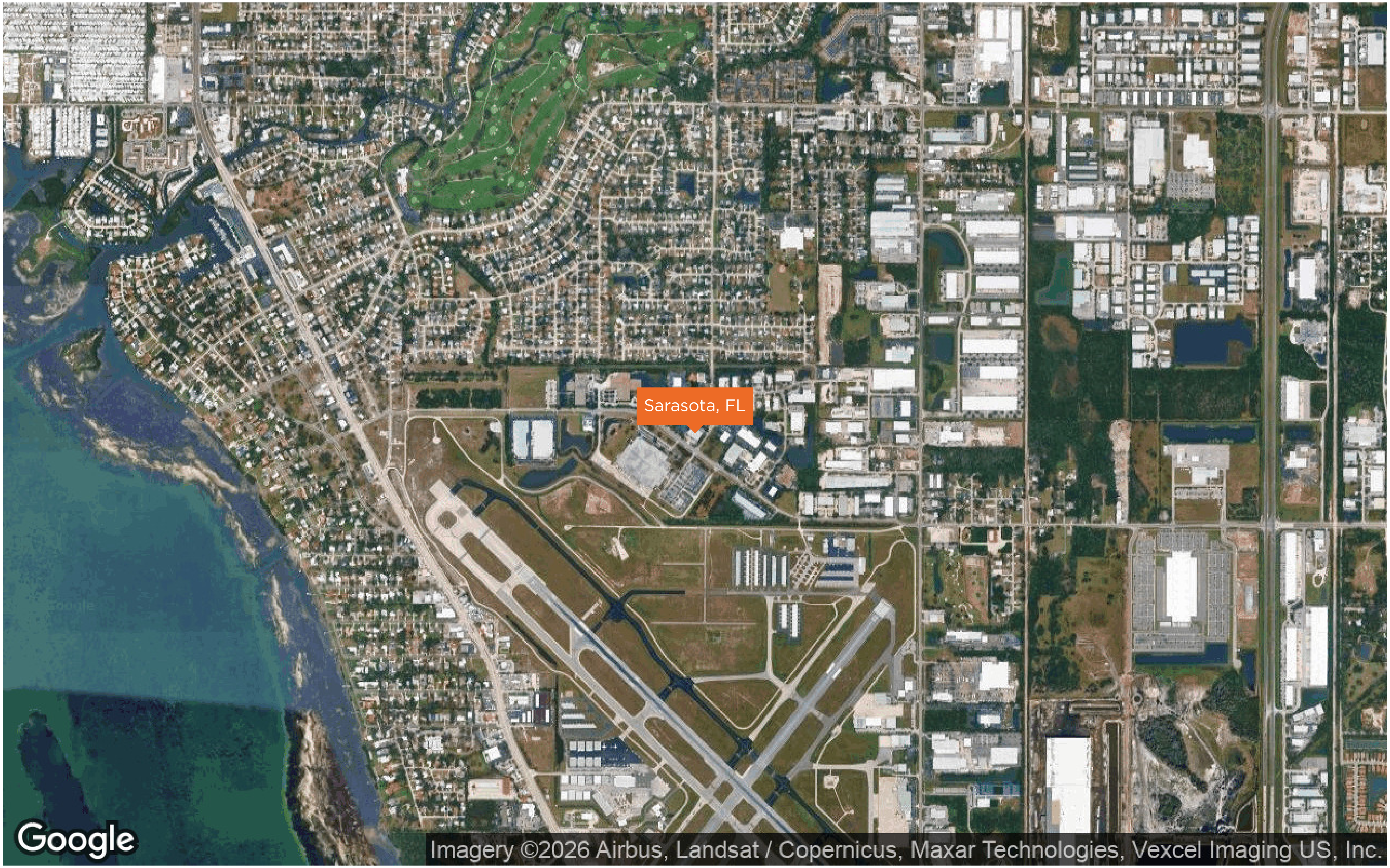
The Sarasota-Bradenton metropolitan area has continuously been recognized among America's 20 fastest-growing urban areas, with both cities nearing the top of the list for most popular places to move in the U.S. This growth shows in the developing communities, prospering businesses, bustling downtown districts, and rapidly growing industrial market.

Centrally located between both Downtown Sarasota and Bradenton, this property enjoys close proximity to the lively retail focused downtown districts offering access to a number of economic opportunities, services, and resources on both ends.

LOCATION DETAILS

MARKET	Sarasota Bradenton
SUB MARKET	SW Florida
COUNTY	Manatee
CROSS STREETS	Tamiami Trail
MARKET TYPE	Medium
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota Bradenton International

AERIAL LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,901	150,423	440,446
AVERAGE AGE	40.9	42.3	45.1
AVERAGE AGE (MALE)	43.8	41.3	44.0
AVERAGE AGE (FEMALE)	39.5	43.4	46.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,182	62,843	186,487
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	$52,017	$55,417	$66,138
AVERAGE HOUSE VALUE	$214,583	$250,410	$307,382

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Mike Migone is a Senior Investment Advisor with SVN | Commercial Advisory Group and a seasoned professional in the commercial real estate industry. Having grown up immersed in real estate—his father was a successful broker in Miami for decades—Mike brings lifelong insight, deep market knowledge, and a passion for the business to every transaction.

Recognized for his professionalism, integrity, and results-driven approach, Mike has consistently ranked among SVN's top performers. In 2024, he was the #1 advisor in sales for SVN in Florida and ranked #11 nationally. Previous accolades include #1 in Florida and #9 nationally in 2019, and #10 in Florida and #33 nationally in 2021.

Mike's expertise spans a wide array of commercial asset classes, with a strong emphasis on multi-family acquisition and medical office, retail, and land for all types of development. He specializes in site identification, deal structuring, and cost analysis and holds the Certified Land Specialist designation from SVN, backed by over $150 million in land sales volume.

As a CCIM designee, Mike leverages advanced financial and market analysis to guide clients through high-value investment strategies. His ability to translate complex data into actionable decisions has earned him a loyal and long-standing client base.

Mike relocated from Miami to Sarasota in 1991. He and his wife, Cindy, are active in the local arts scene and support several nonprofit organizations. In their free time, they enjoy exploring area parks with their dogs and spending quality time with their family—moments they consider genuinely priceless.

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