



**FULLY A/C OFFICE
WAREHOUSE NEAR
US-301**

7614 MATOAKA RD
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- ±2,500 SF fully air-conditioned space
- ±750 SF office build-out with reception area and private office
- Warehouse with ±16 ft ceilings
- 12' x 14' overhead door
- Mezzanine for additional storage



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 66 | 210 | 1,565 |
| Total Population | 161 | 480 | 3,360 |
| Average HH Income | \$72,498 | \$87,801 | \$100,862 |

For More Information
ADAM DOAK
 Commercial Realtor
 941 923 0535 x304
 adoak@americanpropertygroup.com

A/C WAREHOUSE W/ APPROX. 2,500 SF



OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$17.28 SF/yr (MG) |
| Building Size: | 2,675 SF |
| Available SF: | 2,500 SF |
| Lot Size: | 51,394 SF |
| Number of Units: | 1 |
| Year Built: | 2001 |
| Zoning: | LM LIGHT M |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7614 Matoaka Rd, Sarasota, FL

Property Type: Office / Warehouse for Lease
Property Size: ±2,500 SF

Located in the well-established Tallevast Industrial Park, this clean and well-maintained office/warehouse space offers approximately 2,500 SF of fully air-conditioned space suitable for a variety of commercial uses. The layout includes approximately 750 SF of office space featuring a reception area, private office, open work area, and two restrooms. The warehouse area offers strong functionality with high ceilings and additional mezzanine storage.

Positioned just east of US 301 off Tallevast Road, the property provides convenient access to major transportation routes serving Sarasota and Manatee counties.

Lease Rate: \$17.28 PSF
CAM: \$4.52 PSF
Estimated Monthly Rent: \$4,375

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com



A/C WAREHOUSE W/ APPOX. 2,500 SF

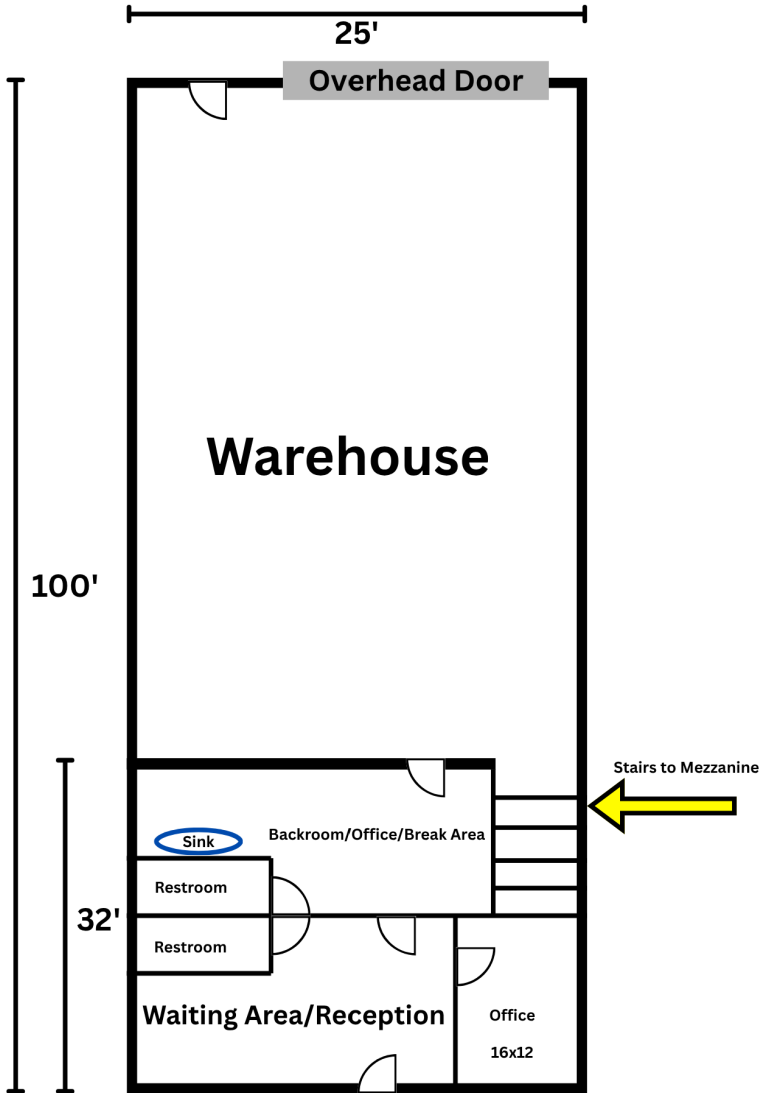


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

A/C WAREHOUSE W/ APPROX. 2,500 SF



7614 MATOAKA RD

Calculations are Approx.



AMERICAN PROPERTY GROUP OF SARASOTA, INC.



AMERICAN PROPERTY GROUP OF SARASOTA, INC.



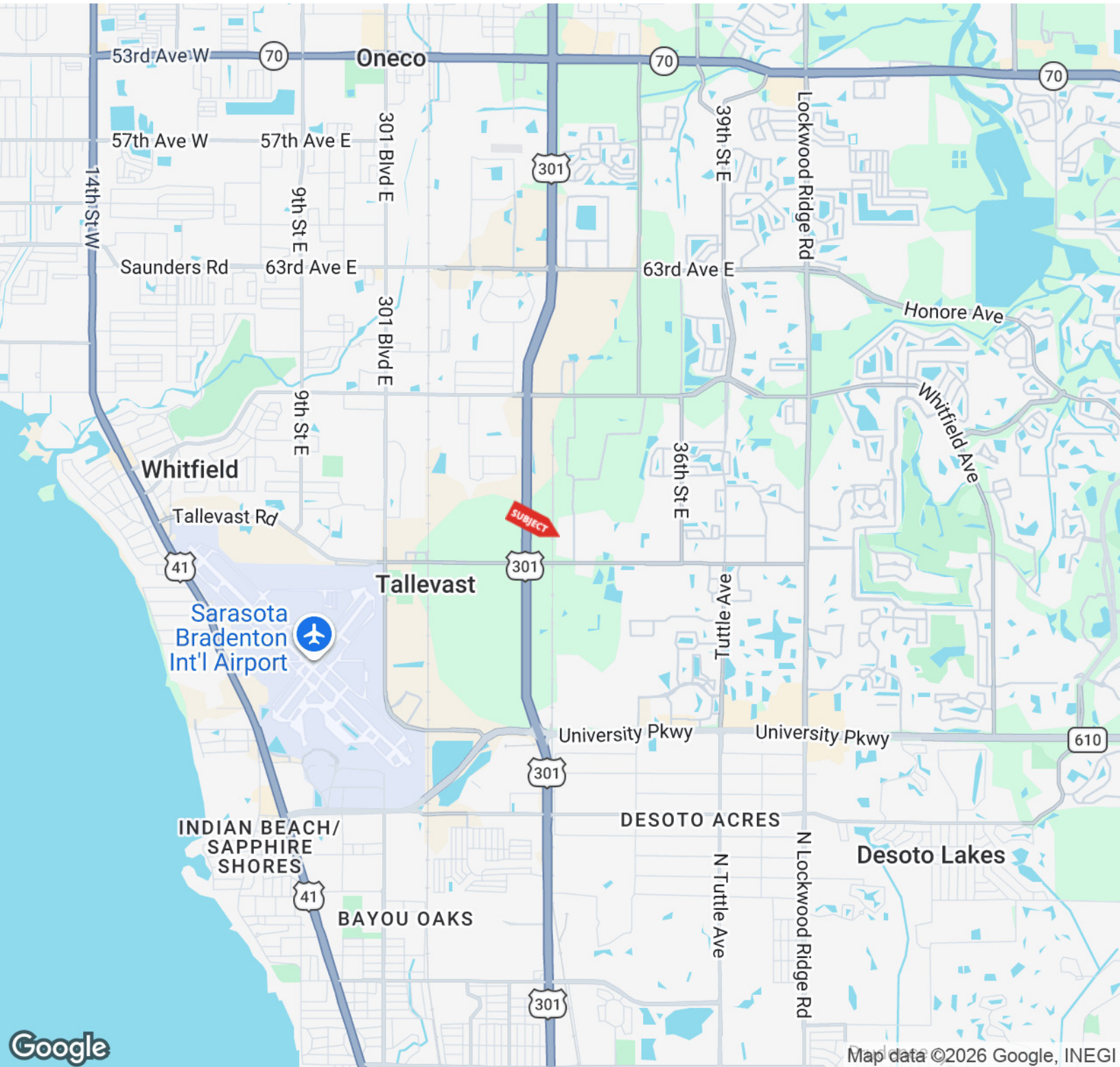
AMERICAN PROPERTY GROUP OF SARASOTA, INC.

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

A/C WAREHOUSE W/ APPROX. 2,500 SF



ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.