



**WAGNER REALTY**  
COMMERCIAL/INVESTMENT DIVISION



# INDUSTRIAL WAREHOUSE FOR LEASE

**21,800 Sq Ft +/-**

**4500 Carmichael Ave, Sarasota FL 34234**



David Fletcher - Wagner Realty 941-727-2800  
davidfletchercommercial@gmail.com  
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210



# Property Summary

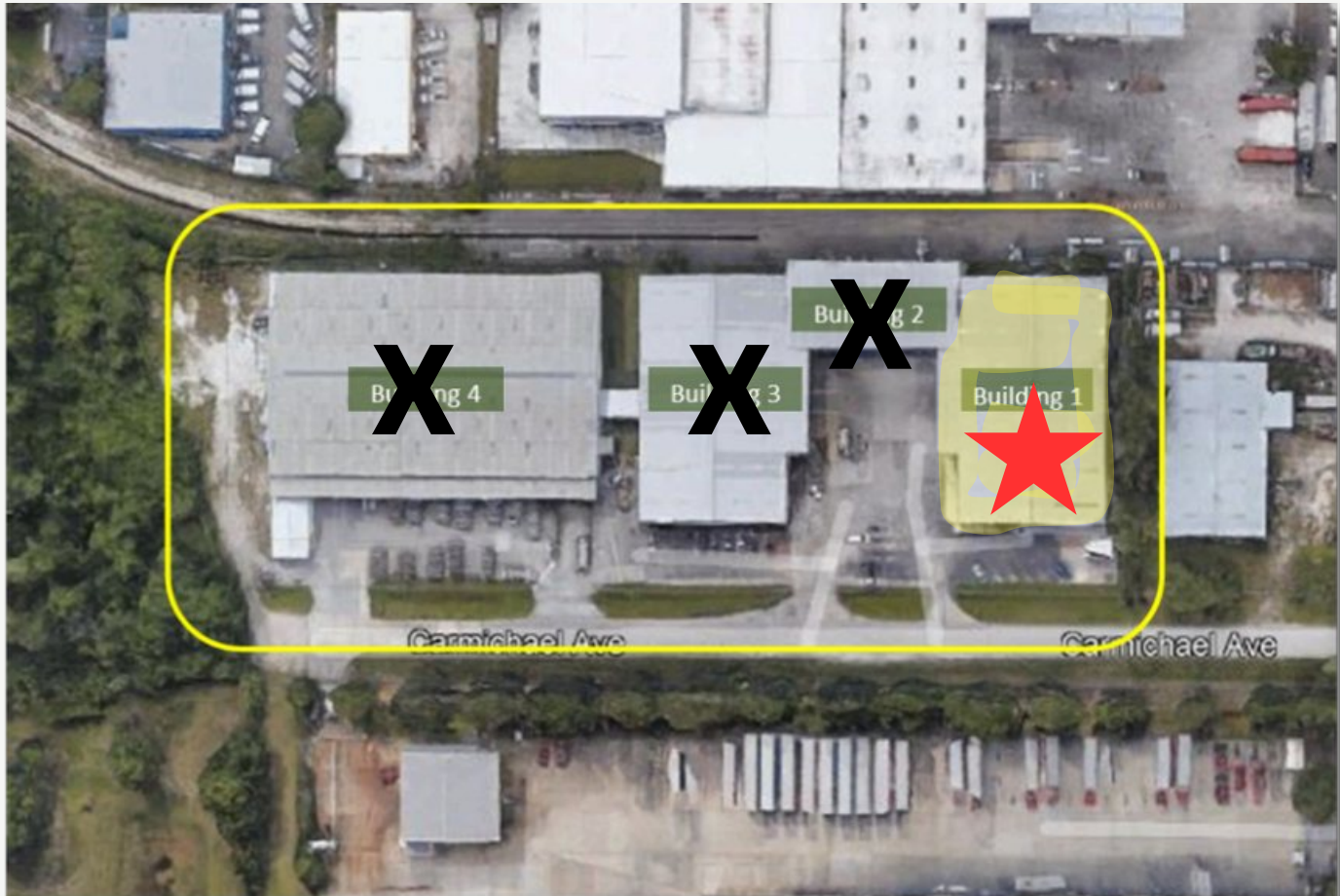
## Building 1

- Square footage: 21,800 SF
- Rental Rate \$12.00 psf NNN
- NNN cost \$3.23
- Office and showroom approximately 9,600 SF under air, two story, restroom on the second floor.
- Ceiling heights:
  - Peak – 21
  - Eaves – 16’3”
- Dock Type - Ramp/Grade
- One deck “1’ off ground” door
- Restrooms: 2
- Zoning ILW-Industrial Light & Warehousing
- Ample Parking and Outdoor Storage
- Location: Sarasota County
- Easy Access to I-75
- Virtual Tour Link: <https://youtu.be/bQiWVfZ0G3Q>

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

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# Aerial

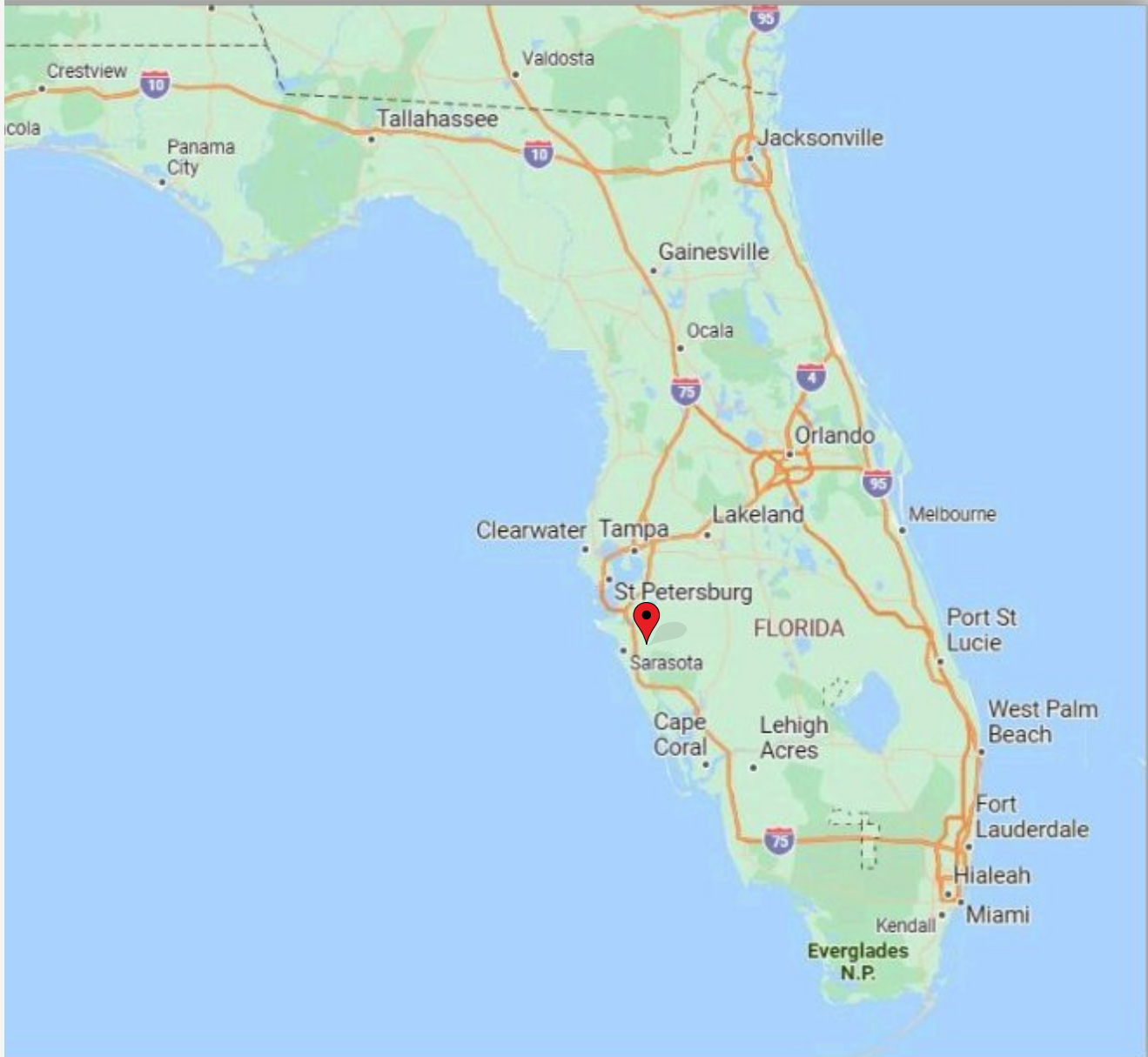


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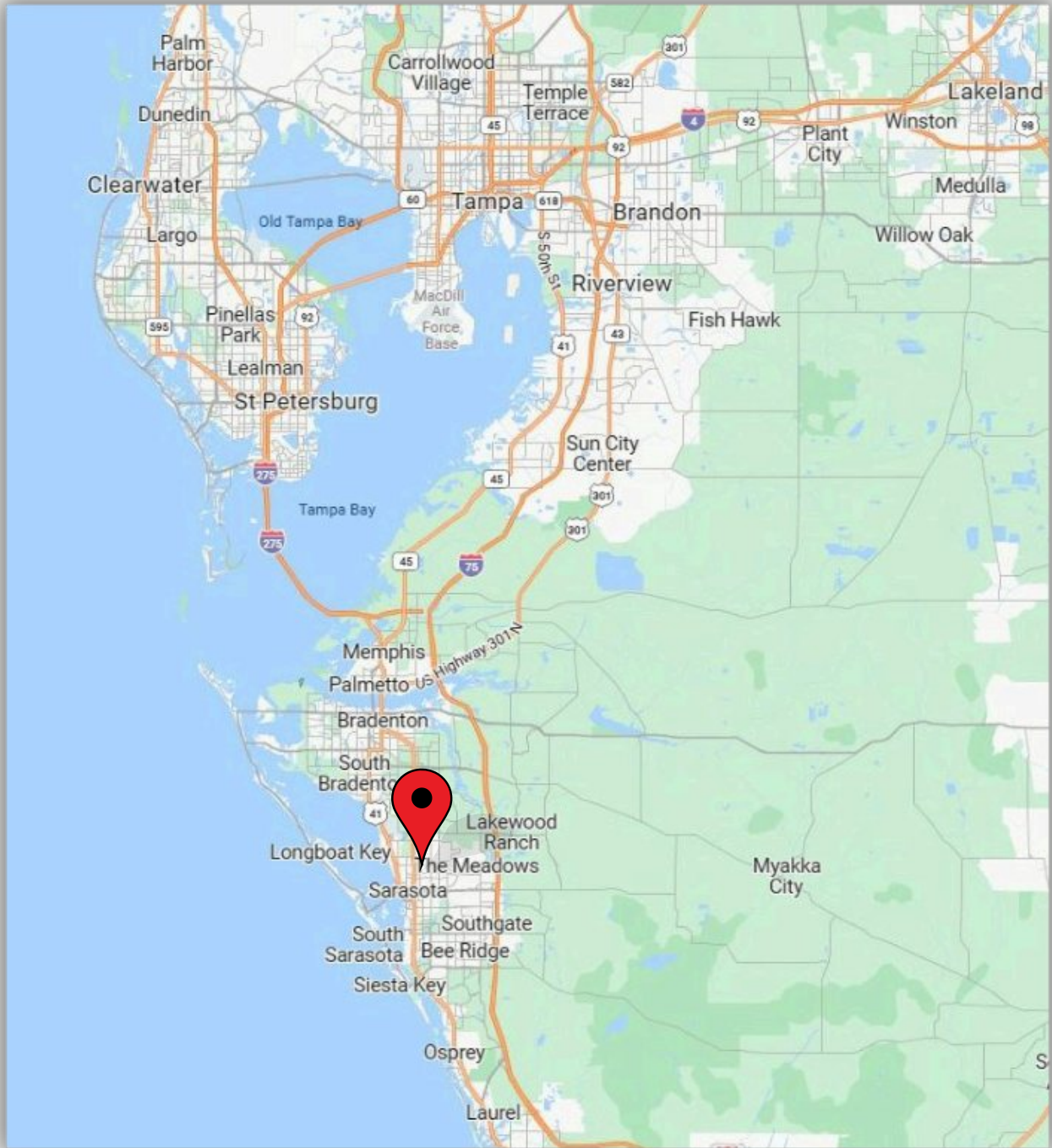
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# Location Map



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# Property Photos Bldg 1

Showroom/Office/Warehouse 21,800 Sq Ft



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