



6012 31ST STREET EAST

BRADENTON, FL 34203

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY DESCRIPTION

Two options to lease part of a 23,040+/- SF industrial building, perfect for warehouse or manufacturing uses.

Option #1: 8,000 sq. ft. of warehouse area with 16'x12' overhead door; 1-ton and 5-ton cranes; 3-phase power; and air lines throughout. Space is non-A/C'ed, but has a large fan too keep air circulating. Ceiling is 12'10 at eave and 18'10" at peak. Space currently has no office, and shared restroom.

Option #2: 14,000 sq. ft. warehouse space with 8,000 sq. ft. of non-A/C'ed warehouse and 6,000 sq. ft. of A/C'ed warehouse space. 16'x12' overhead door; 1-ton and 5-ton cranes; 3-phase power; and air lines throughout; plus 2 large fans to keep air circulating throughout the space. Ceiling is 12'10 at eave and 18'10" at peak. No office. Private restrooms.

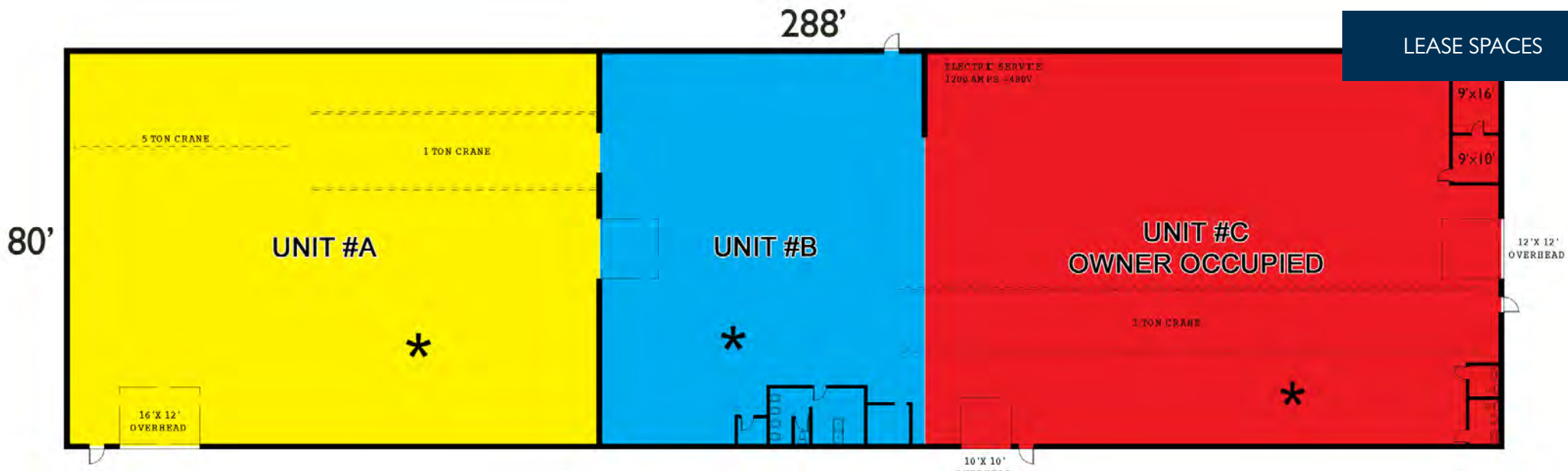
NOTE: Potential for office/warehouse combination with the 10,000+/- sf office available for lease across the street.

OFFERING SUMMARY

Lease Rate:	\$9.00 - 10.00 SF/yr (NNN)
Building Size:	65,226 SF
Available SF:	8,000 - 14,000 SF
Parking:	16 Spaces
Zoning:	LM

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,411	31,568	81,839
Total Population	5,968	74,567	192,043
Average HH Income	\$83,888	\$82,912	\$81,593



LEASE INFORMATION

Lease Type:	NNN, Estimated at \$3/sq. ft.	Lease Term:	Negotiable
Total Space:	8,000 - 14,000 SF	Lease Rate:	\$9.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6012 31st Street E, Unit A	8,000 SF	NNN	\$10.00 SF/yr	Option #1 (Unit A) 8,000 sq. ft. of warehouse area with 16'x12' overhead door; 1-ton and 5-ton cranes; 3-phase power; and air lines throughout. Space is non-A/C'ed, but has a large fan too keep air circulating. Ceiling is 12'10" at eave and 18'10" at peak. Space currently has no office, and shared restroom. NOTE: Potential for office/warehouse combination with the 10,000+/- sf office available for lease across the street.
6012 31st Street E, Unit A&B	14,000 SF	NNN	\$9.00 SF/yr	Option #2 (Unit A & B) 14,000 sq. ft. warehouse space with 8,000 sq. ft. of non-A/C'ed warehouse and 6,000 sq. ft. of A/C'ed warehouse space. 16'x12' overhead door; 1-ton and 5-ton cranes; 3-phase power; and air lines throughout; plus 2 large fans to keep air circulating throughout the space. Ceiling is 12'10" at eave and 18'10" at peak. No office. Private restrooms. NOTE: Potential for office/warehouse combination with the 10,000+/- sf office available for lease across the street.



Unit A



ADDITIONAL PHOTOS

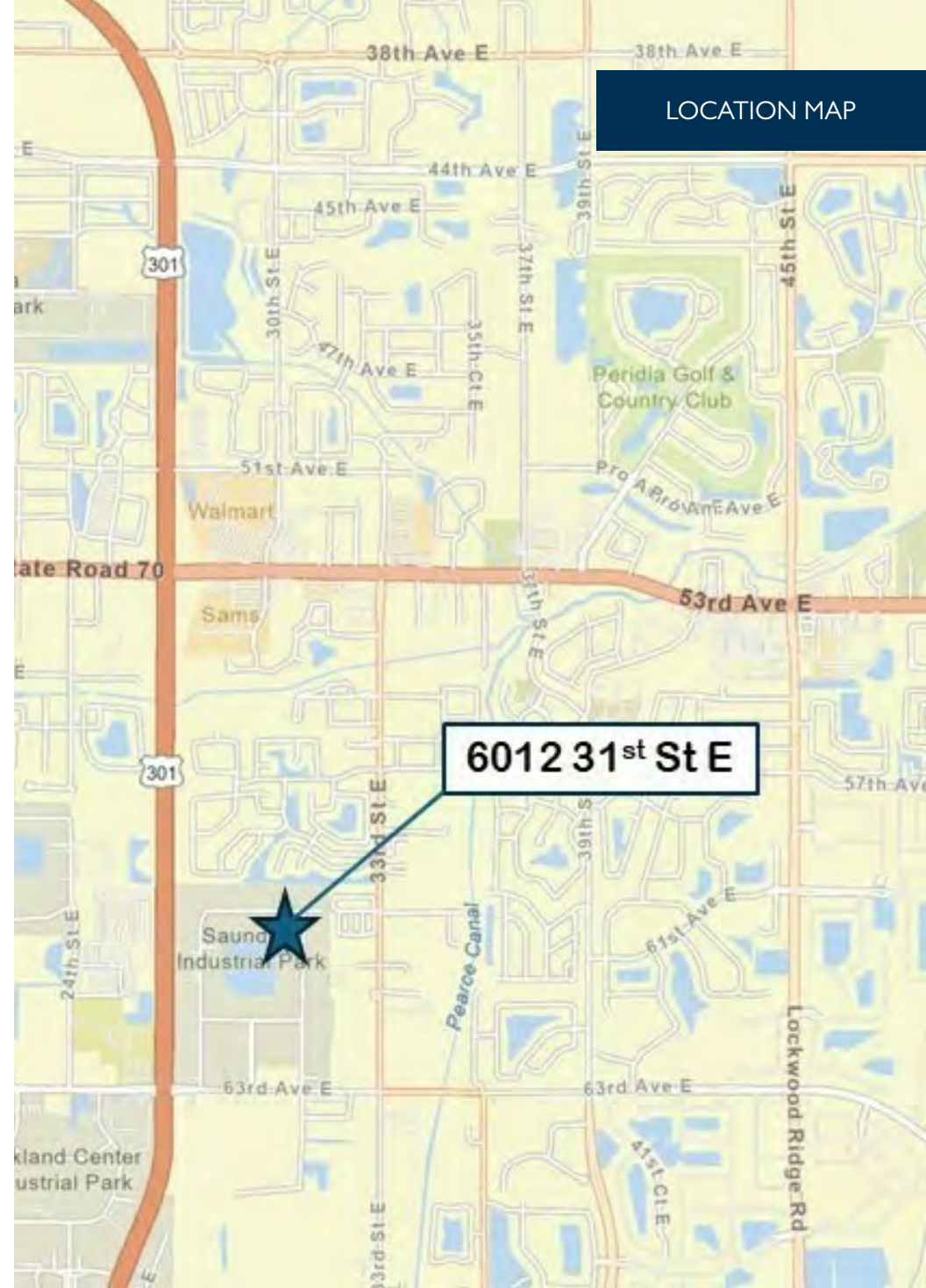
5-ton Crane in Unit A



Unit B - Private Restrooms



Heavy 3-phase Power

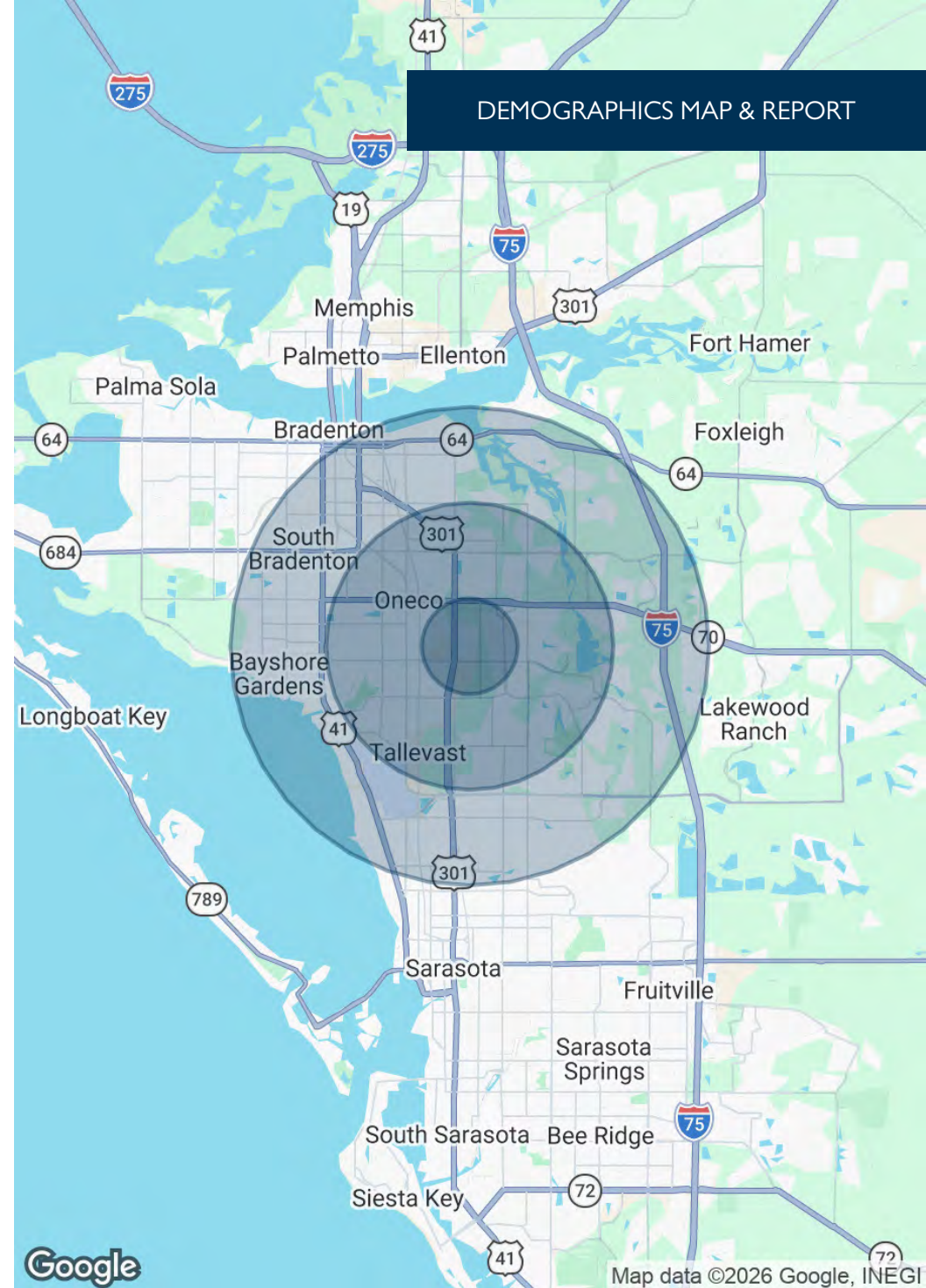


LOCATION MAP

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,968	74,567	192,043
Average Age	47	47	46
Average Age (Male)	46	46	45
Average Age (Female)	48	48	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,411	31,568	81,839
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$83,888	\$82,912	\$81,593
Average House Value	\$352,894	\$295,004	\$316,959

Demographics data derived from AlphaMap





Susan H. Goldstein LLC, CCIM, MBA

Senior Commercial Advisor

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation

MBA, Columbia University Business School

BA, Duke University

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota & Manatee,
2019 President, Board Member

Lakewood Ranch Business Alliance Governmental Affairs Committee,
Chair and Executive Committee

Columbia University Alumni Club,

Past President

Realtor Association of Sarasota & Manatee,

Past Public Policy Chair, Attorney/Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation,

Real Estate Office Oversight Committee

Commercial Offering Memorandum/Brochures Disclosure
MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.

**ROBERTA KOLTON CERA**

Senior Commercial Advisor

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PROFESSIONAL BACKGROUND

In 2002, Roberta graduated from Barry University in Miami Shores, Florida with a Bachelor of Arts Degree in Photography, and returned to Sarasota to be closer to her family and the community in which she grew up.

Coming from a real estate family, it was only natural that she follow in her parents' footsteps, so in 2004 Roberta began working with her father, Bob Kolton, in Michael Saunders & Company's Commercial Division. She was excited to be part of the Kolton Team and took the time to learn all she could from her father's 35+ years of experience in the Industrial/Commercial Real Estate market.

Even now, after Bob's retirement, Roberta carries on her father's legacy of specialization in Industrial and commercial intensive properties. Her product knowledge, attention to detail, and problem solving skills, help Roberta to provide the best possible service and experience to her clients.

In 2014, Roberta was voted as CID's Realtor of the Year.

EDUCATION

Barry University - Miami Shores, Florida
Bachelor of Arts Degree in Photography

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