



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION



INDUSTRIAL WAREHOUSE FOR LEASE

32,850Sq Ft +/-

4500 Carmichael Ave, Sarasota FL 34234



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



Property Summary

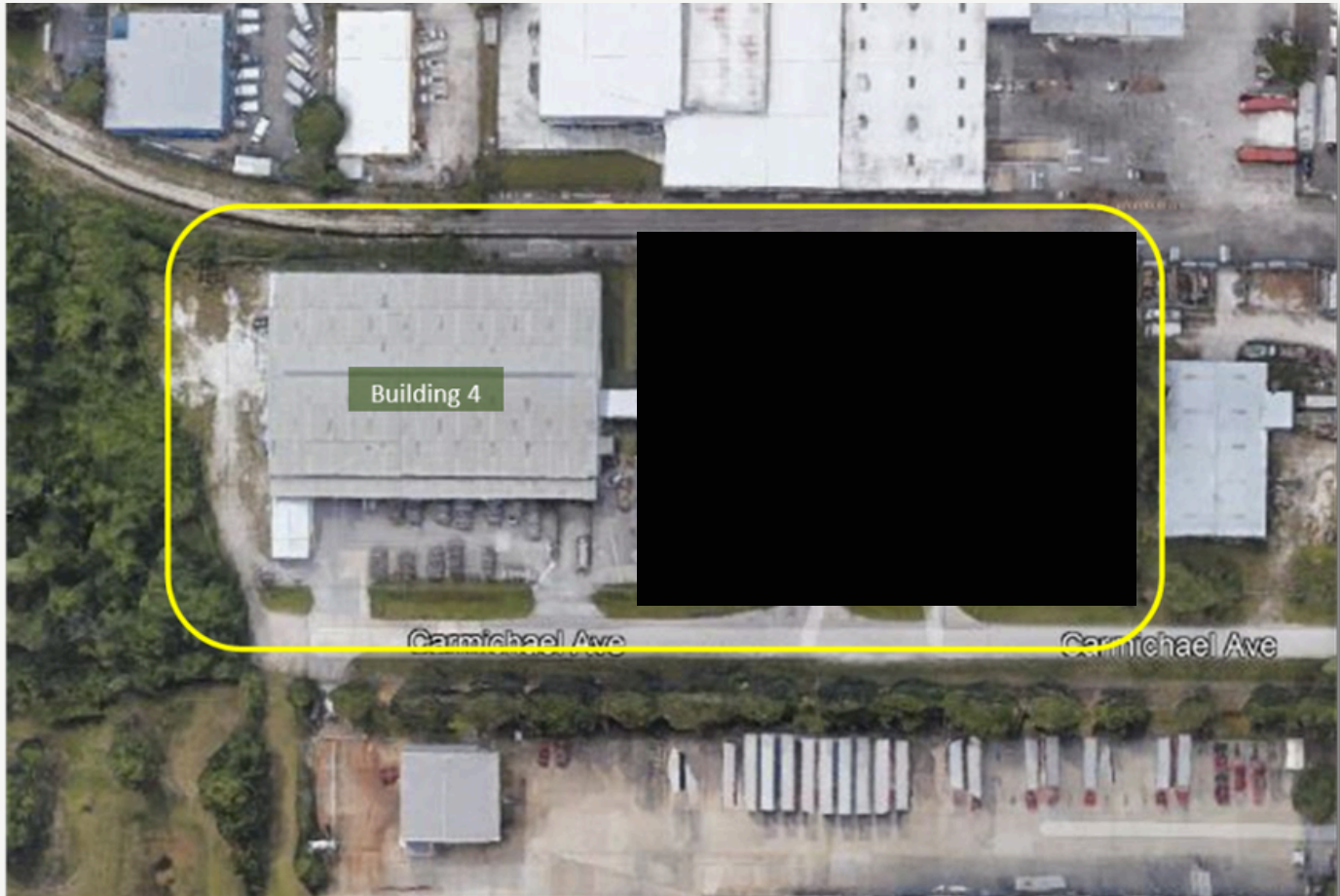
Building 4

- Square footage: 32,850 SF
- Rental Rate \$11.00 Sq Ft NNN
- NNN Cost \$3.23
- Ceiling heights:
 - Peak – 26.3"
 - Eaves – 20'3"
- One grade and one truck well
- Dock Type - Truck Well / Deck/Grade
- 200 Sq Ft office w/wall A/C
- Power - 3 Phase/800 Amps
- 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

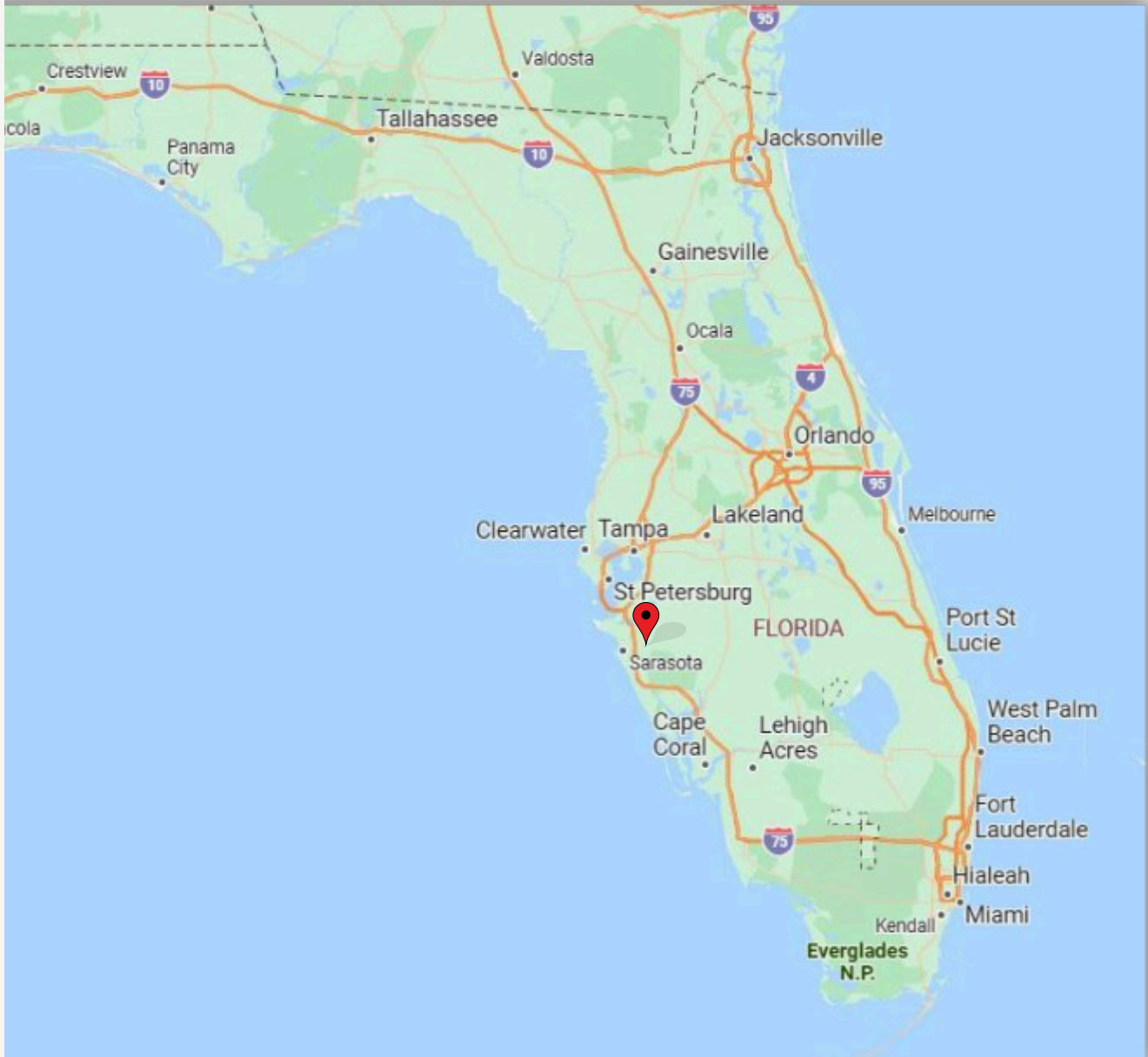


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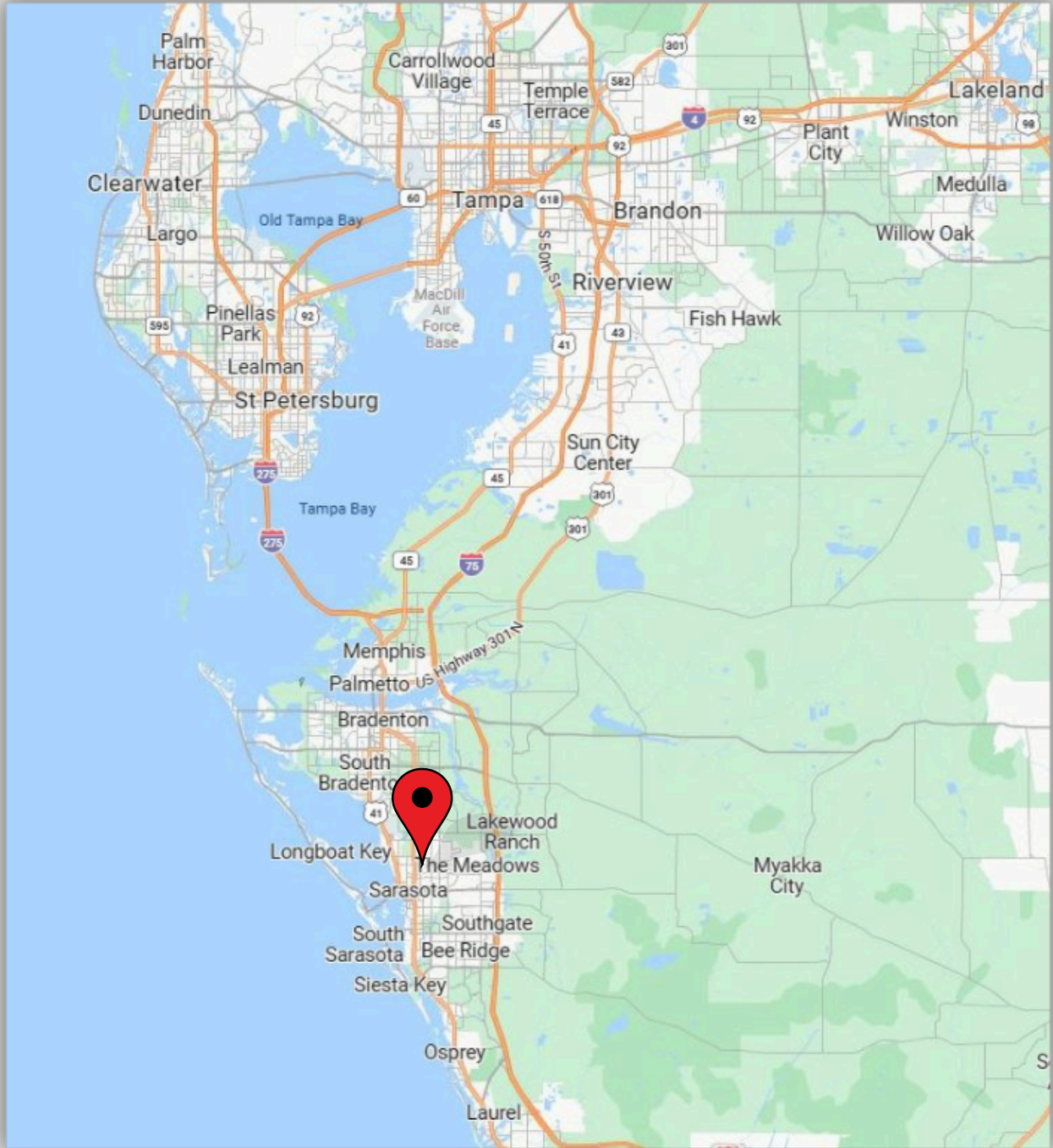
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Location Map



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Property Photos Bldg 4

Warehouse 32,850 Sq Ft



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