



IANBLACK
REALESTATE
THE PLACE FOR SPACE

8240 & 8250 VICELA DRIVE

8240 & 8250 Vicela Drive, Sarasota, FL 34240



PROPERTY OVERVIEW

New Warehouse / Office / Flex space. Close proximity to I-75 in Paleo Park. Extremely easy access to Lakewood Ranch. Just East of I-75 in a newer Industrial Park called Paleo.

Unit 8240: 1,600 SF warehouse space.

Unit 8250: 360 SF of office space and 2,040 warehouse.

- Newer Industrial Park
- Easy access to Lakewood Ranch
- Close proximity to I-75
- Easy ingress/egress

PROPERTY SUMMARY

Lease Rate:	N/A
Estimated Operating Expenses:	\$3.68/SF/yr
Available SF:	1,600 - 2,400 SF
Lot Size:	2.18 Acres
Year Built:	2020
Building Size:	14,400
Zoning:	PID



Presented By:

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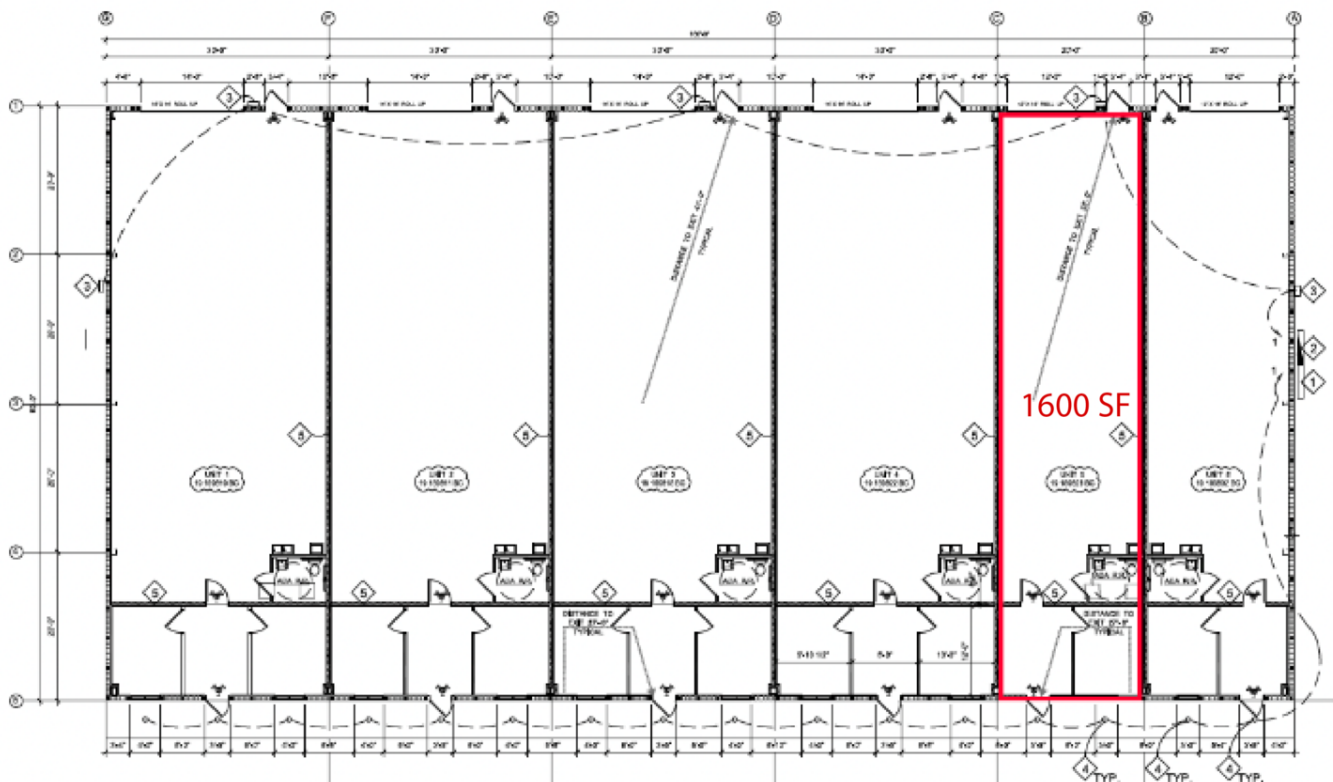
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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EXHIBIT B

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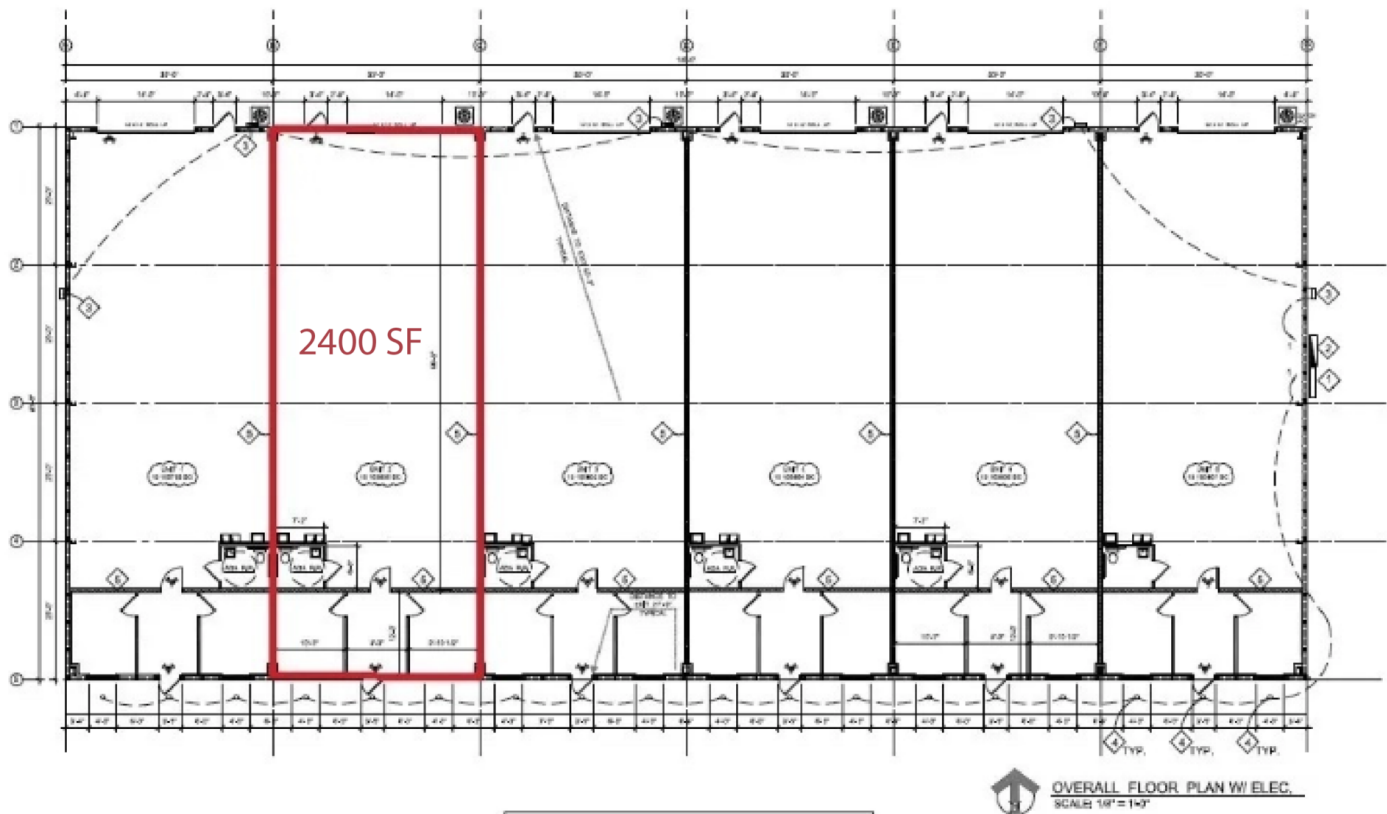
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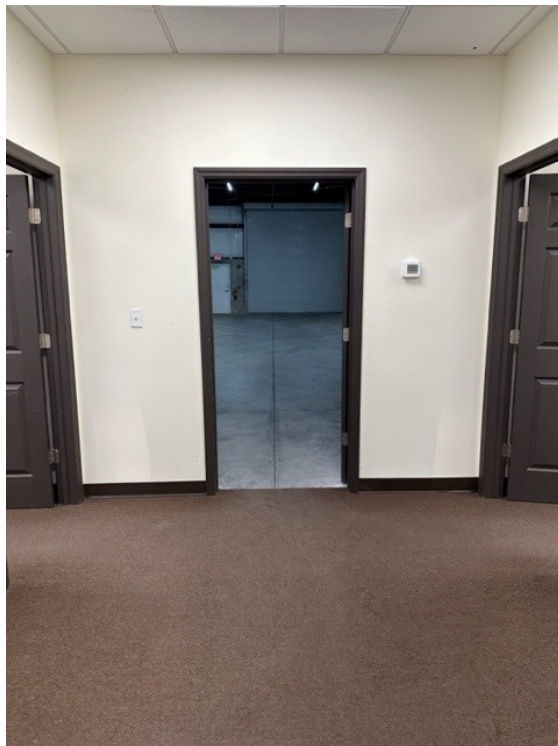
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