



LEASE

Excellent Flex Warehouse Space

7519 PENNSYLVANIA AVENUE

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	61,500 SF
AVAILABLE SF:	16,500 SF
LOT SIZE:	5.88 Acres
YEAR BUILT:	2009
ZONING:	PDI/WR
MARKET:	Sarasota
SUBMARKET:	Bradenton
TRAFFIC COUNT:	10,500
APN:	6651000369

PROPERTY OVERVIEW

Great location between Sarasota and Bradenton and close proximity to Sarasota/Bradenton International Airport.

Excellent space for Manufacturing, Distribution, Flex Space, Office, Showroom or combination thereof.

PROPERTY HIGHLIGHTS

- Great Location close to SRQ/Bradenton Airport, just off Tallevast & HWY 41
- Ample parking
- 20' Ceiling Height
- Air Conditioned Unit
- Contemporary Facade

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PROPERTY DETAILS

LEASE RATE	\$13.00 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	61,500 SF
TENANCY	Multiple
NUMBER OF CRANES	0
CEILING HEIGHT	20 ft
MINIMUM CEILING HEIGHT	18 ft
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	61,500 SF
YEAR BUILT	2009
GROSS LEASABLE AREA	61,500 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	3
WALLS	Drywall
CEILINGS	Open and drop
FLOOR COVERINGS	Concrete
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A
OFFICE BUILDOUT	yes

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PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	PDI/WR
LOT SIZE	5.88 Acres
APN #	6651000369
LOT FRONTAGE	335 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	10500
TRAFFIC COUNT STREET	Tallevast
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	3.9
NUMBER OF PARKING SPACES	180

UTILITIES & AMENITIES

ELEVATORS	0
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes
RESTROOMS	5

PROPERTY DETAILS

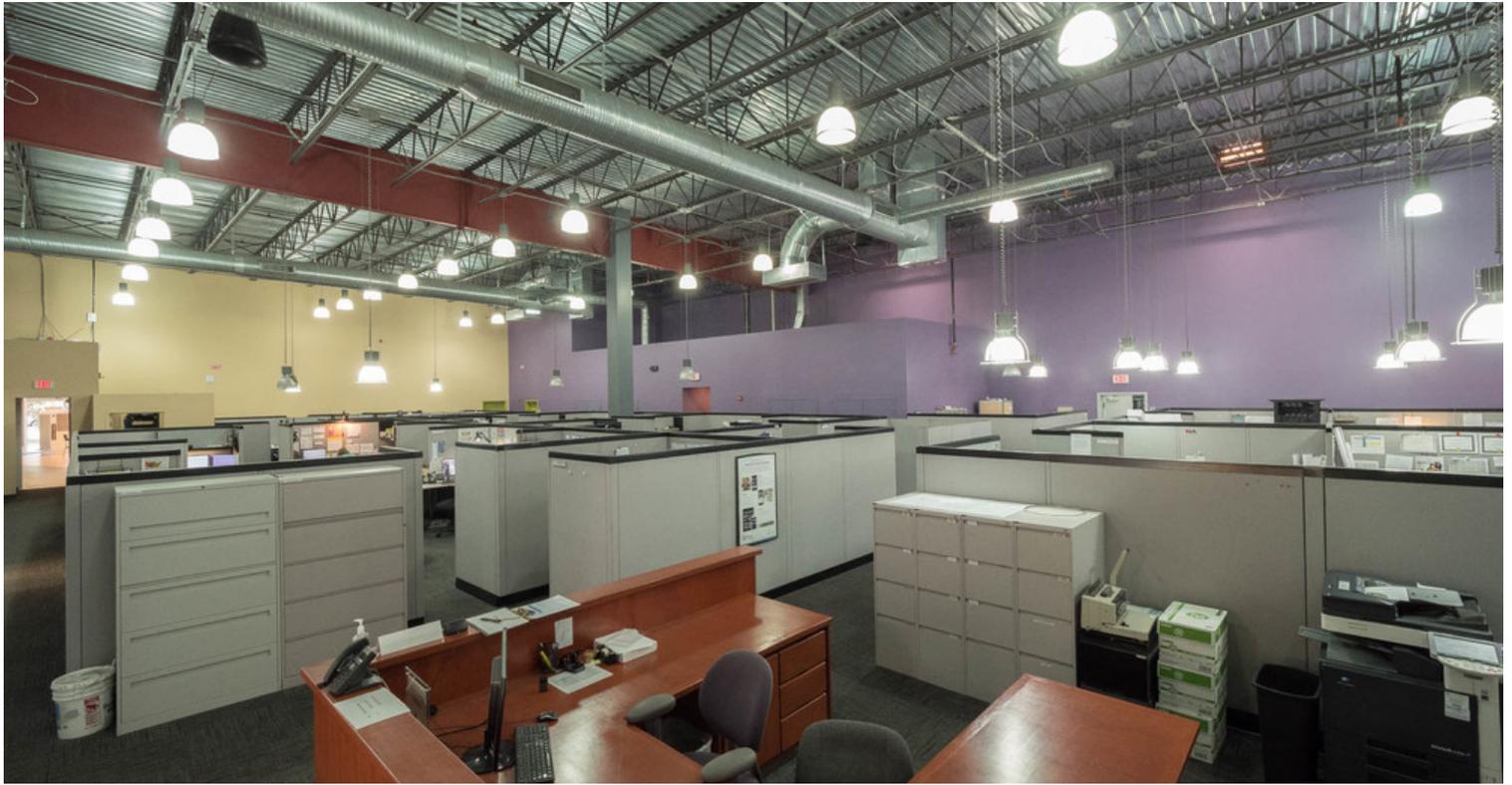
LEASE RATE	\$13.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Excellent Flex Warehouse Space
STREET ADDRESS	7519 Pennsylvania Avenue
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Pennsylvania Ave (9th St E) & Tallavast Rd.
TOWNSHIP	35s
RANGE	17e
SECTION	25
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 41 - 0.9 miles
NEAREST AIRPORT	Sarasota Bradenton International Airport - 2.8 miles

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LEASE SPACES



LEASE INFORMATION

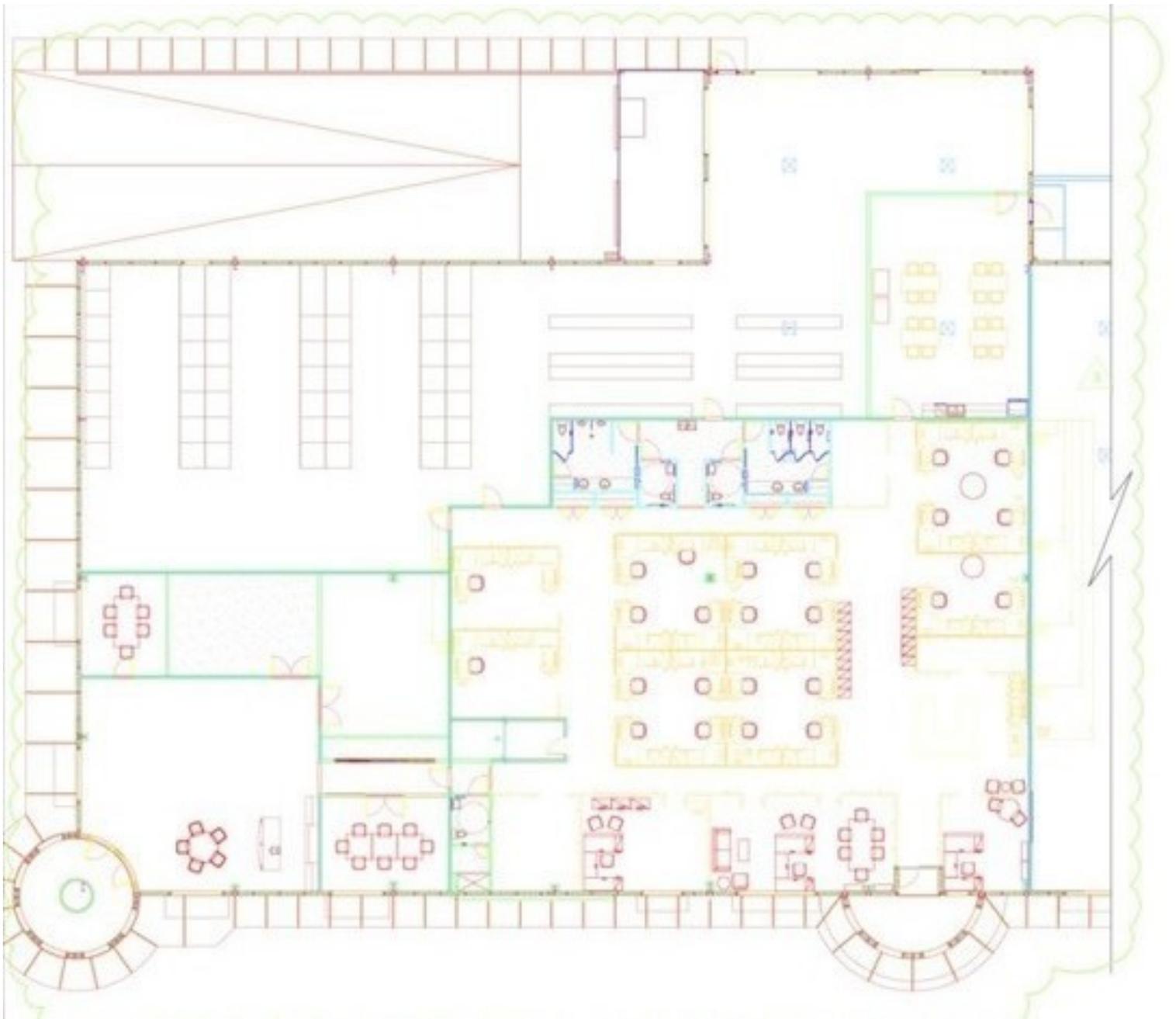
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	16,500 SF	LEASE RATE:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7509 Pennsylvania	Available	16,500 SF	NNN	\$13.00 SF/yr

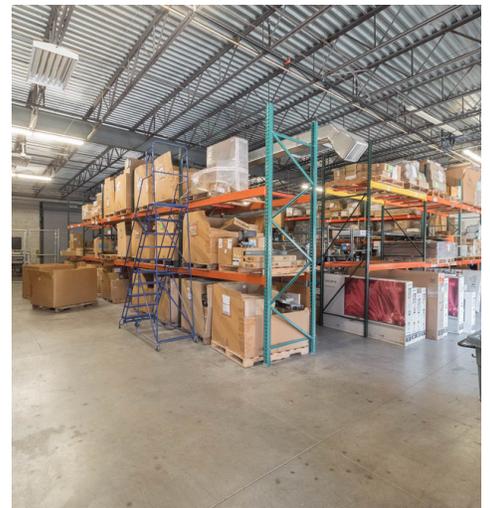
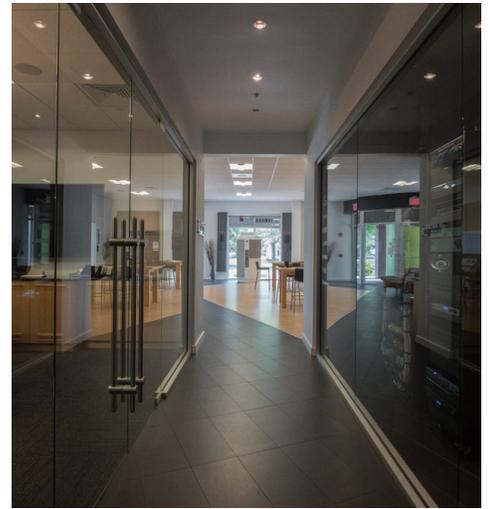
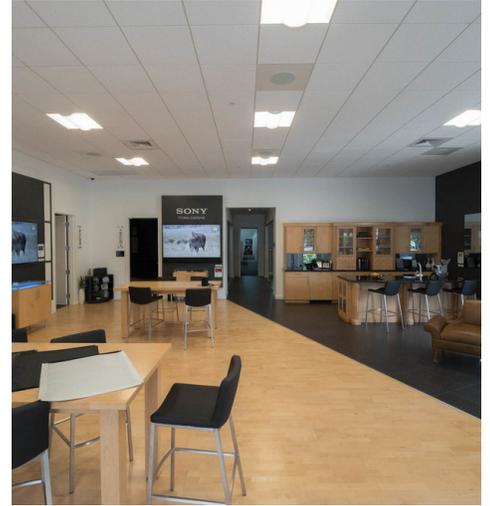
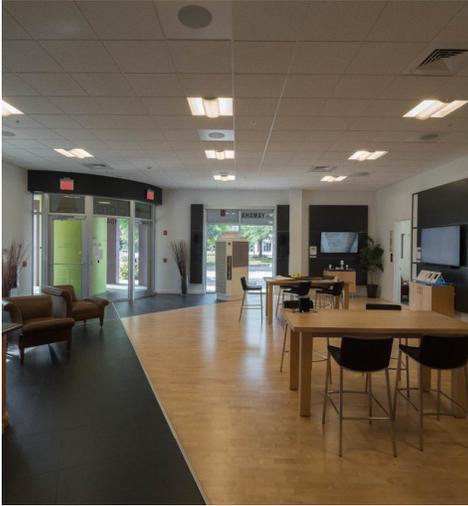
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FLOOR PLANS



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ADDITIONAL PHOTOS



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AERIAL MAP



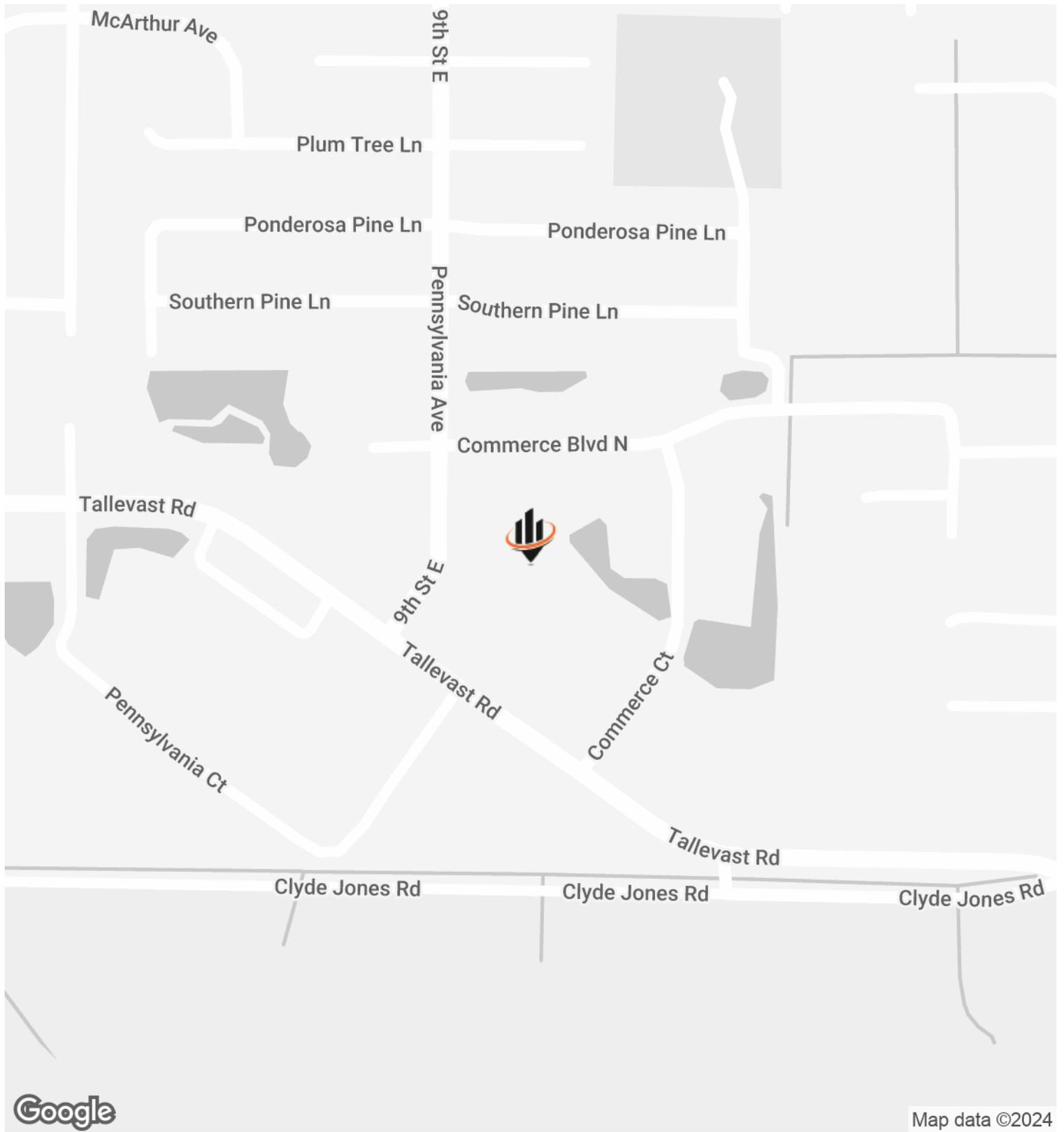
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AERIAL MAP



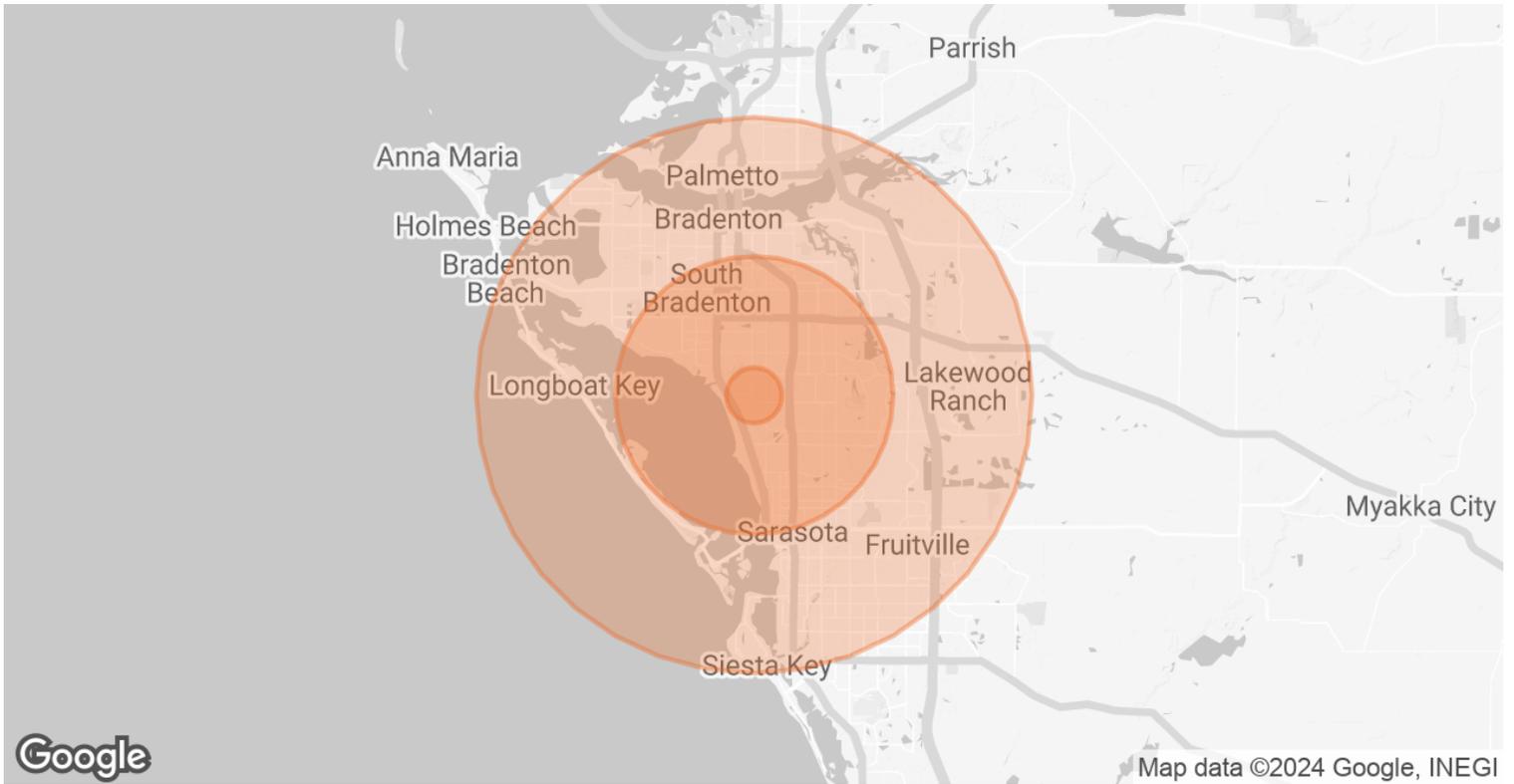
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,779	151,512	441,784
AVERAGE AGE	41.1	42.2	45.1
AVERAGE AGE (MALE)	43.8	41.3	43.9
AVERAGE AGE (FEMALE)	39.9	43.3	46.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,138	63,153	187,085
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$52,158	\$55,322	\$66,341
AVERAGE HOUSE VALUE	\$214,237	\$249,379	\$305,581

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona Area) | Medical Office Building | 2,229 sq | 10 Year Lease
- LEASE | Venice, FL | Medical Office Building | 5,554 sq | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq | 5 Year Lease

SVN | Commercial Advisory Group

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