

# BUILD-TO-SUIT

## 7010 15TH STREET-INDUSTRIAL

7010 15th Street E Sarasota, FL 34243



### PROPERTY DESCRIPTION

Pre-leasing build-to-suit opportunity up to 19880 SQFT that can be delivered in around 12 months. Lease terms are negotiable.

### PROPERTY HIGHLIGHTS

- BLOCK CONSTRUCTION; 20' CLEAR CEILING HEIGHTS
- THREE PHASE 480V POWER
- ENERGY EFFICIENT LED LIGHTING
- ACCOMMODATING CAR PARKING AND TRUCK STAGING AREAS
- ROLL UP DOORS
- BUILD TO SUIT

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	2.52 Acres
Building Size:	19,880 SF
Zoning:	LM/LIGHT MANUFACTURING
APN:	6627700054

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,201	65,075	188,466
Total Population	2,995	159,414	446,122

**Mousa Wakileh**  
941 960 9336

**David Neff**  
941 448 1500



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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## 7010 15TH STREET-INDUSTRIAL

7010 15th Street E Sarasota, FL 34243

LEASE RATE **NEGOTIABLE**

### LOCATION INFORMATION

Building Name	7010 15th Street-Industrial
Street Address	7010 15th Street E
City, State, Zip	Sarasota, FL 34243
County	Manatee
Market	Tampa Bay- Sarasota Manatee
Sub-market	Sarasota-Bradenton
Nearest Highway	I75
Nearest Airport	SRQ Airport

### BUILDING INFORMATION

Building Size	19,880 SF
Ceiling Height	20 ft
Year Built	2023

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	LM/LIGHT MANUFACTURING
Lot Size	2.52 Acres
APN #	6627700054

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

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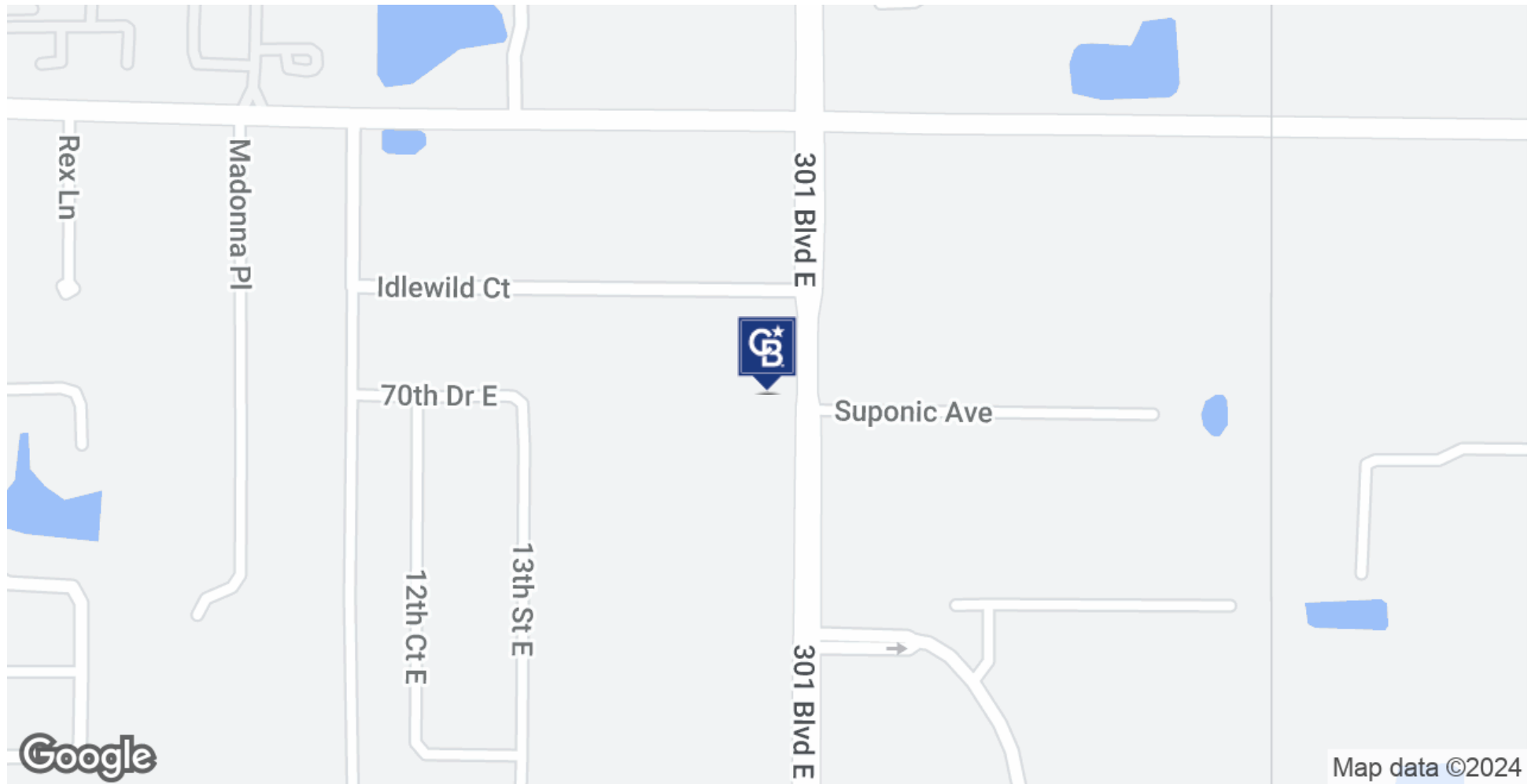


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### MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

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Direct: 941.960.9336 | Cell:

### PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council Chair, and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

### EDUCATION

#### Coldwell Banker Commercial Realty

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