



# 6222 TOWER LN

SARASOTA, FLORIDA 34240

## LOCATION DESCRIPTION

Located right near the Fruitville/I-75 (Exit 210) interchange on Tower Lane.

## OFFERING SUMMARY

Sale Price:	\$8,500,000
Lot Size:	167,263 SF
Building Size:	40,460 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,375	51,672	134,337
Total Population	3,552	122,804	308,494
Average HH Income	\$83,668	\$70,522	\$77,190



For More Information

## BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com



# BAY WEST BUSINESS CENTER



### OFFERING SUMMARY

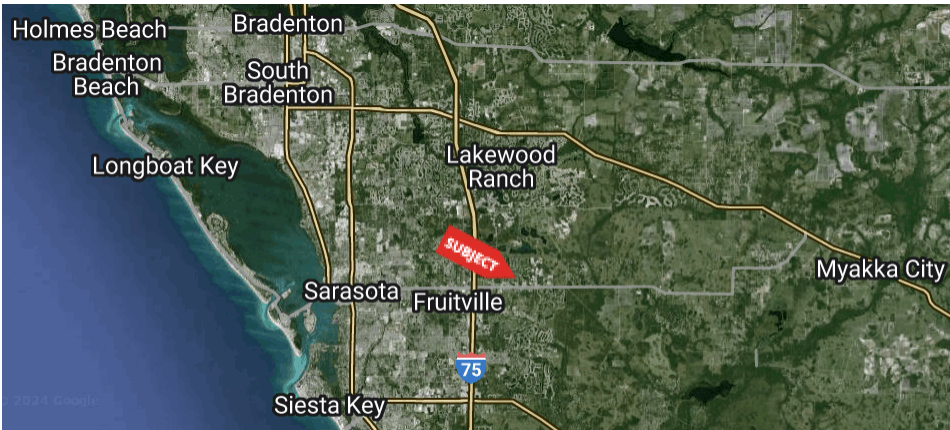
Sale Price:	\$8,500,000
Building Size:	40,460 SF
Available SF:	
Lot Size:	167,263 SF
Price / SF:	\$210.08
Year Built:	2001
Zoning:	PID

### PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present Bay West Business Center. Built in 2001, this fully leased 24 unit industrial park spans 40,460SF and is situated on 3.8AC of PID zoned land. Located right near the Fruitville/I-75 (Exit 210) interchange on Tower Lane.

### LOCATION OVERVIEW

Located right near the Fruitville/I-75 (Exit 210) interchange on Tower Lane.



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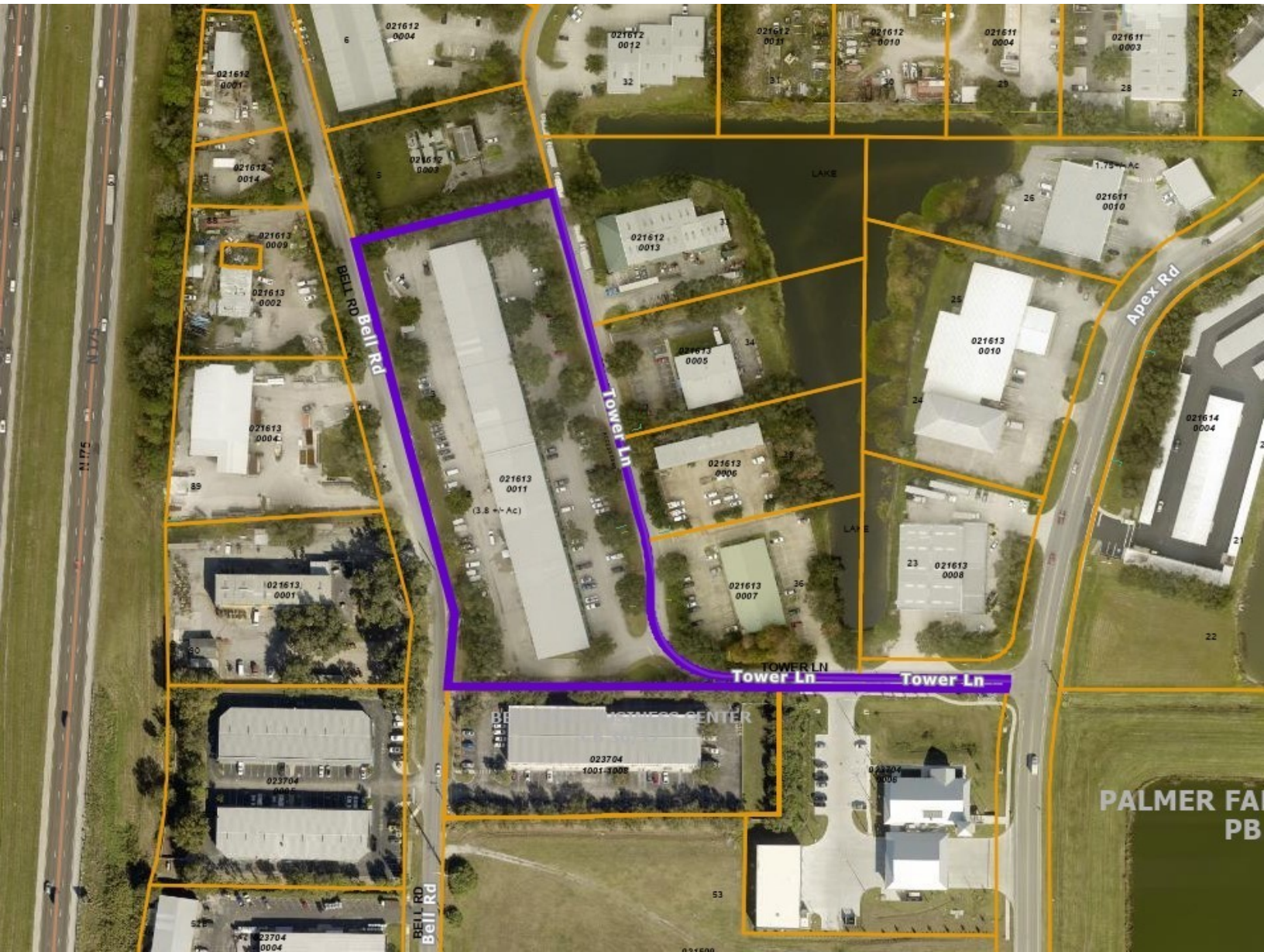
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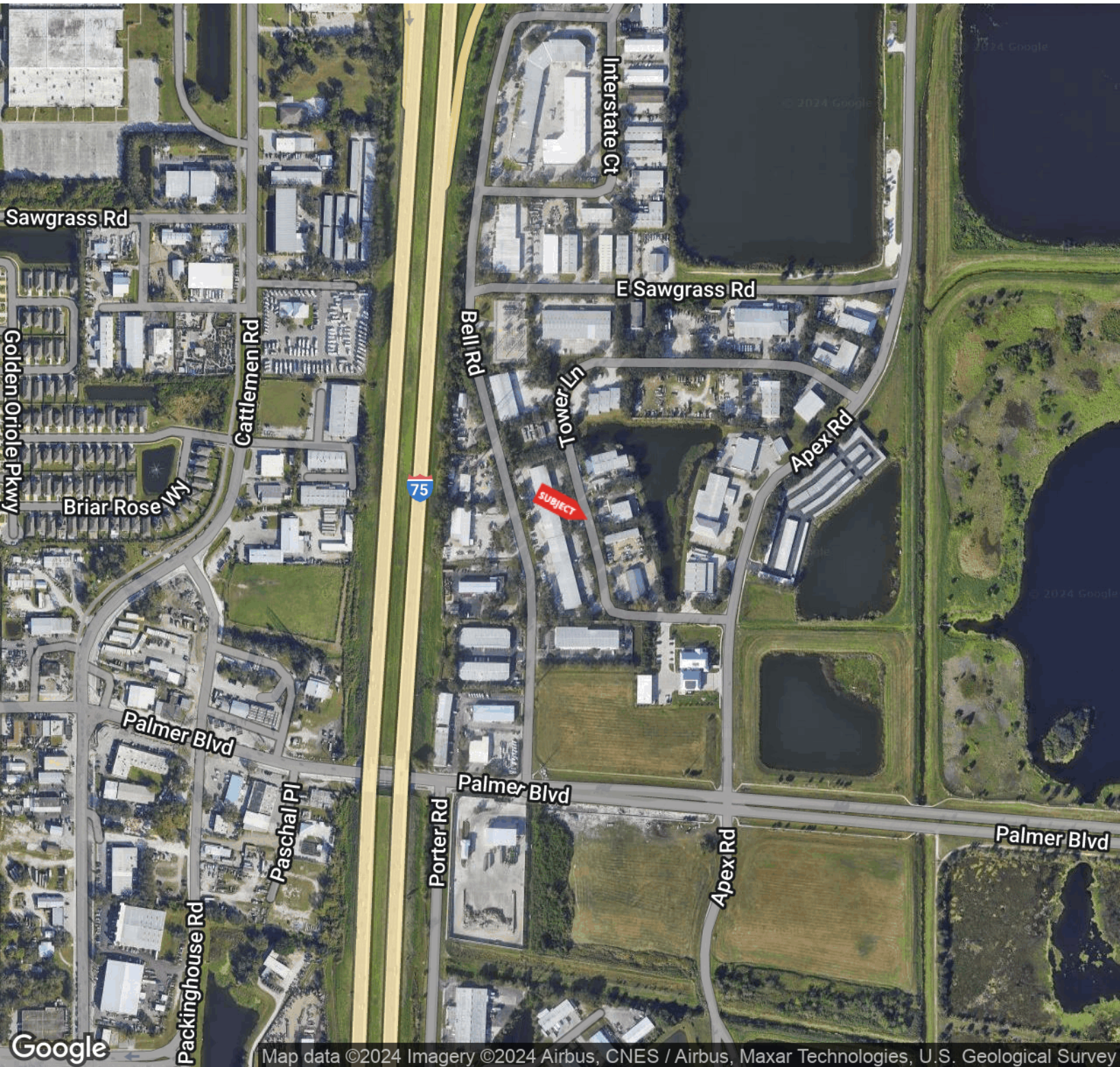
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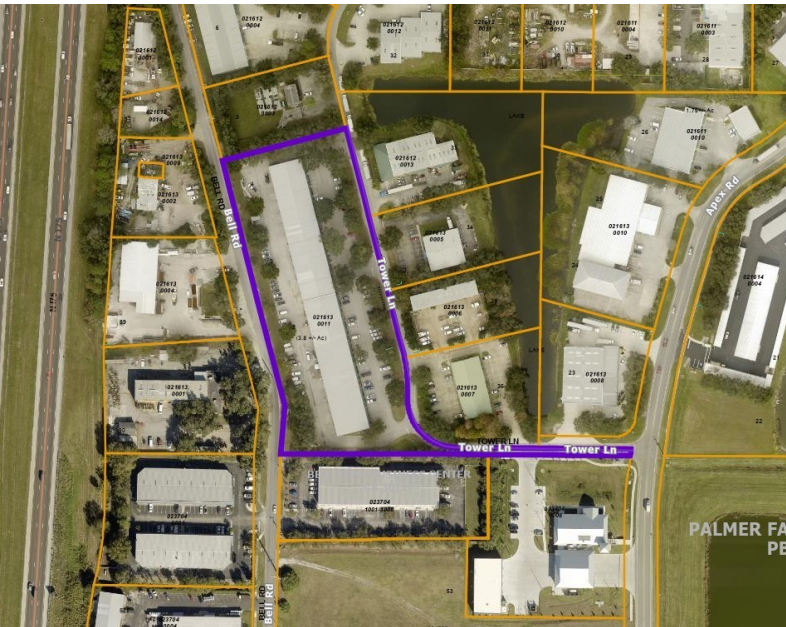
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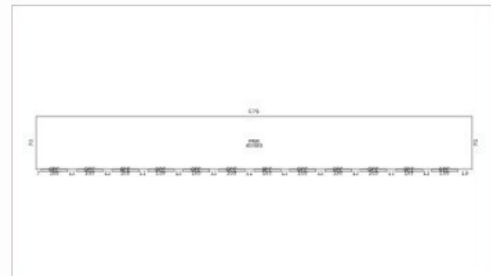
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# BAY WEST BUSINESS CENTER



- Building Type: Industrial Flexspace
- Property Address: 6222 TOWER LN SARASOTA, FL, 34240
- Finished Area S.F.: 40,460
- Total Building Area S.F.: 41,720
- Year Built: 2001
- Exterior Walls: 20% Metal Siding  
80% Stucco
- Roof Material: Built-up tar & gravel
- Heat-Air: 60% No Air Cond or Heat  
40% Heat & Air Cond, ducted
- Frame: Masonry or poured concrete load-bearing walls
- Roof Structure: Low pitch shed roof
- Number of Stories: 1



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# BAY WEST BUSINESS CENTER

## TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR YEAR TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT YEAR TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Sarasota County	2,194,787	3.2149	7,056.02	2,414,266	3.0592	7,385.72	3.3232	8,023.09
County Debt	2,194,787	0.1253	275.01	2,414,266	0.1253	302.51	0.1170	282.47
Legacy Trail Debt	2,194,787	0.0688	151.00	2,414,266	0.0688	166.10	0.0649	156.69
County Mosquito	2,194,787	0.0510	111.93	2,414,266	0.0485	117.09	0.0510	123.13
County Hospital Bd	2,194,787	1.0420	2,286.97	2,414,266	0.9908	2,392.05	1.0420	2,515.67
SWFWMD	2,194,787	0.2669	585.79	2,414,266	0.2535	612.02	0.2535	612.02
WCIND	2,194,787	0.0394	86.47	2,414,266	0.0376	90.78	0.0394	95.12
Public Schools:								
SB State Law	2,660,000	3.7270	9,913.82	2,979,700	3.5283	10,513.28	3.4610	10,312.74
SB Local Board	2,660,000	3.2480	8,639.68	2,979,700	3.0749	9,162.28	3.2480	9,678.07
Sarasota EMS	2,194,787	0.6600	1,448.56	2,414,266	0.6288	1,518.09	0.6600	1,593.42
<b>AD VALOREM TOTALS</b>		12.4433	30,555.25		11.8157	32,259.92	12.2600	33,392.42
<b>AD VALOREM AND NON-AD VALOREM TOTALS</b>			39,917.47			42,023.85		43,156.35

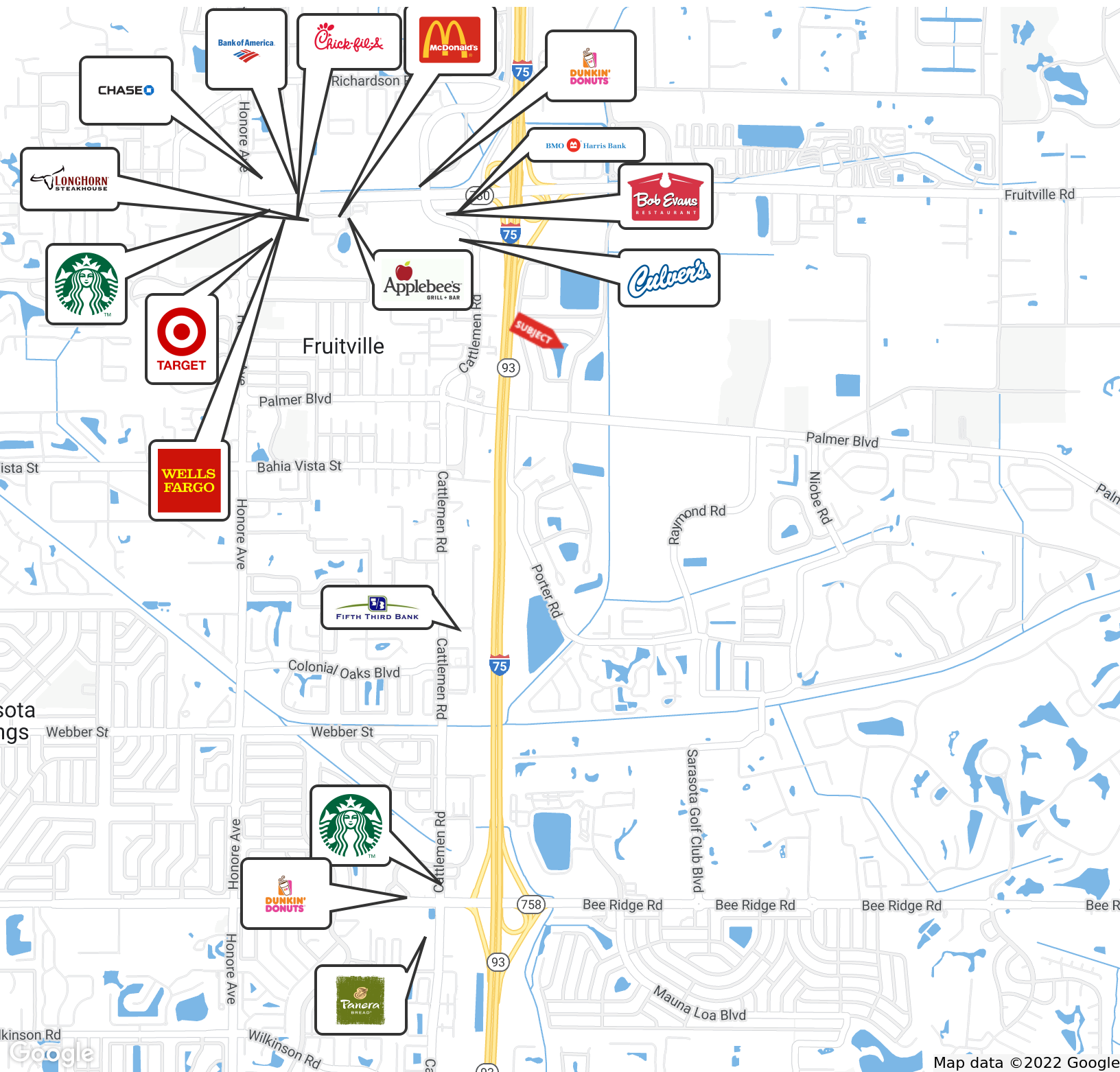
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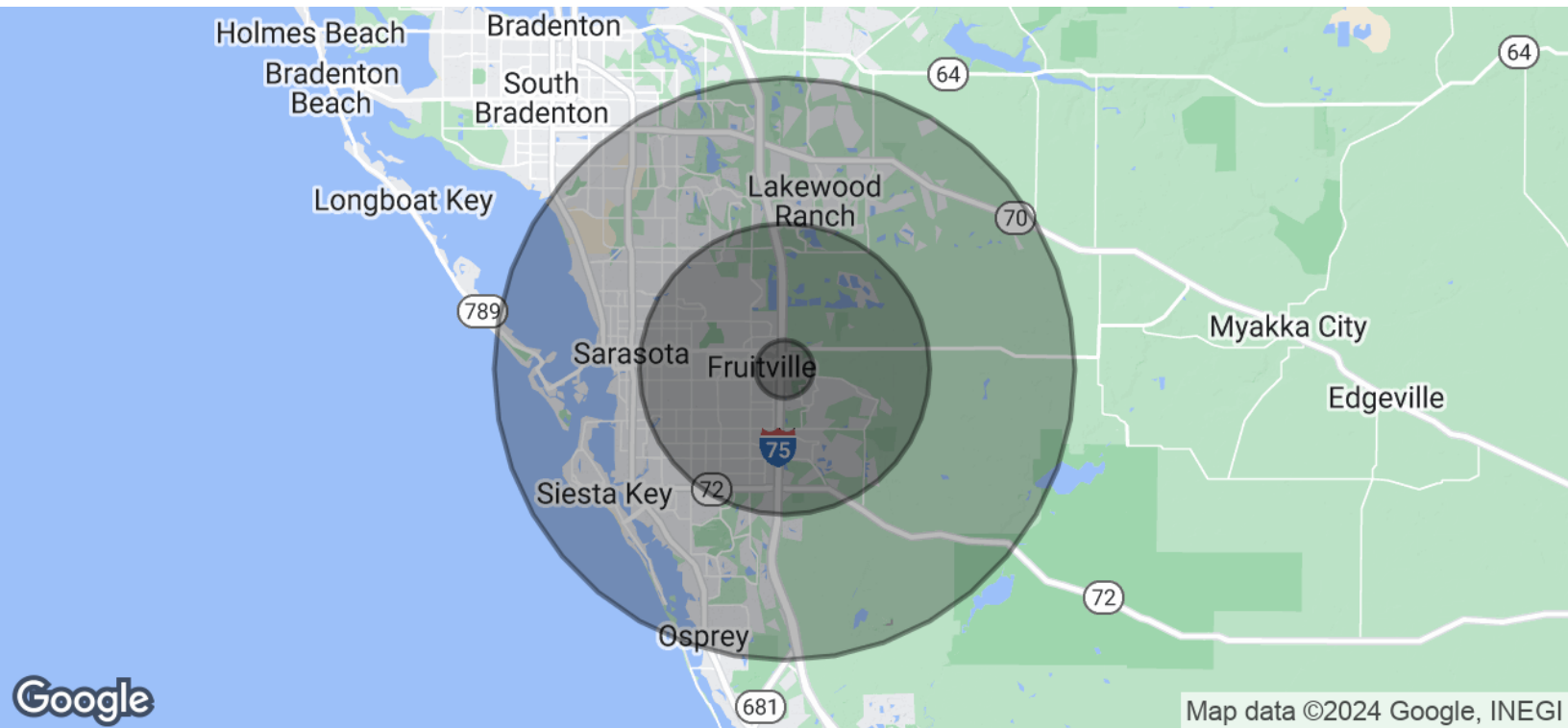
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,552	122,804	308,494
Average Age	41.4	46.7	48.1
Average Age (Male)	38.6	45.1	47.1
Average Age (Female)	43.1	48.3	49.1

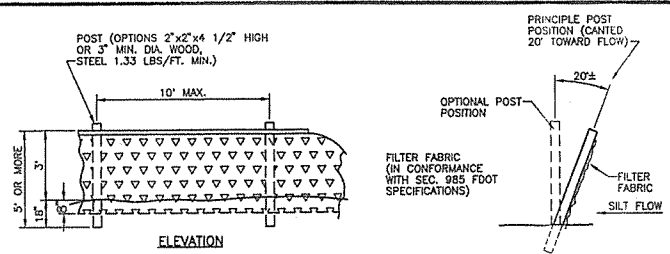
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,375	51,672	134,337
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$83,668	\$70,522	\$77,190
Average House Value	\$304,493	\$282,786	\$339,708

\* Demographic data derived from 2020 ACS - US Census

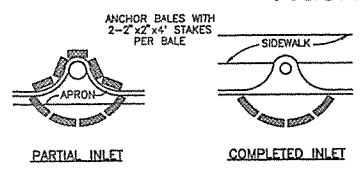
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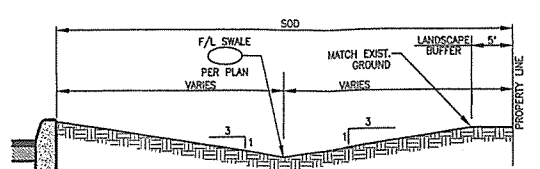


**FIGURE 2**  
TYPICAL SILT FENCE  
N.T.S.

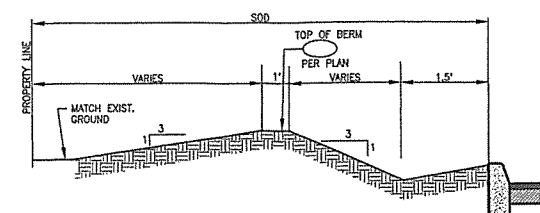


**FIGURE 7**  
PROTECTION AROUND INLETS  
N.T.S.

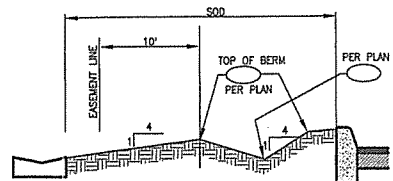
NOTE:  
FIGURE 2 TO BE PLACED PRIOR TO CONSTRUCTION ALONG THE ENTIRE PROPERTY BOUNDARY AND MAINTAINED THROUGHOUT CONSTRUCTION.  
FIGURE 7 TO BE INSTALLED AROUND EXISTING INLETS ADJACENT TO PROPERTY ALONG TOWER LANE



**SECTION A - A**  
N.T.S.



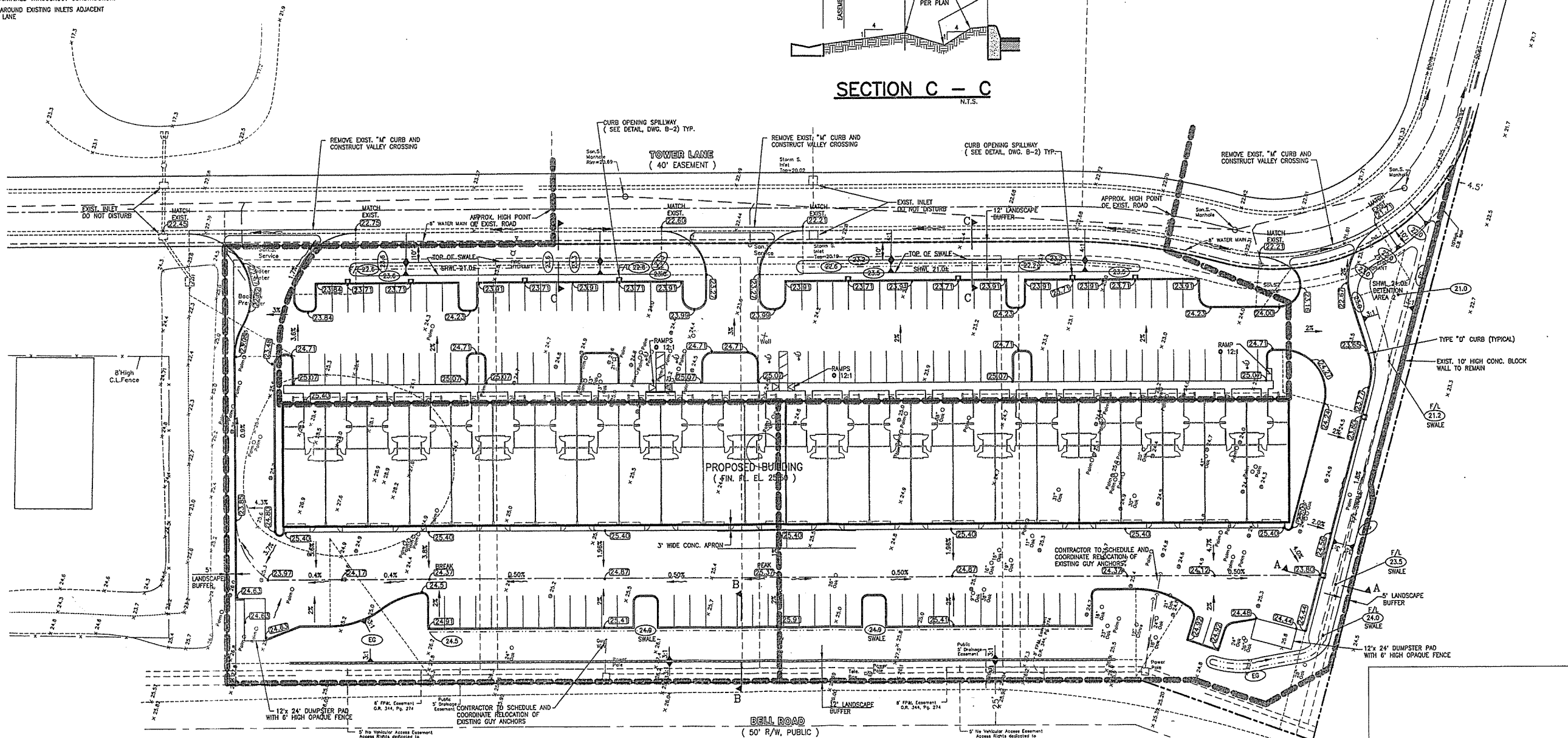
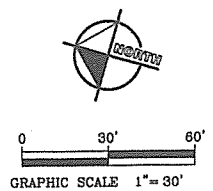
**SECTION B - B**  
N.T.S.



**SECTION C - C**  
N.T.S.

**LEGEND**

- PROPOSED PAVEMENT
- PROPOSED SWALE FLOW LINE (F/L)
- N.G. - NATURAL GROUND
- PROPOSED EDGE OF PAVEMENT ELEVATION
- PROPOSED GROUND ELEVATION
- MAJOR BASIN RIDGE LINE
- EXISTING GROUND ELEVATION



NOTE: SARASOTA COUNTY, AS THE MAINTENANCE ENTITY FOR PUBLIC EASEMENTS, IS NOT RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN PUBLIC EASEMENTS WHICH MAY BE DAMAGED OR DESTROYED DURING THE ACCESSING, MAINTAINING, REPAIR, REPLACING, ENLARGING OR REMOVAL OF FACILITIES AND EQUIPMENT LYING WITHIN THE EASEMENT.

**FOR:** BAY WEST AT TOWER PARK, INC.

**TITLE:** SITE AND DEVELOPMENT/CONSTRUCTION PLANS

**PROJECT:** BAY WEST AT TOWER PARK

**DESC:** PAVING, GRADING AND DRAINAGE PLAN

**DATE:** 4/10/00

**BY:** [Signature]

**REVISION:**

NO.	DATE	BY	REVISION
1	4/10/00	WKL	REVISED PER COUNTY COMMENTS: 3/13/00
2	4/10/00	WKL	REVISED PER COUNTY COMMENTS: 3/13/00
3	4/10/00	WKL	REVISED PER COUNTY COMMENTS: 3/13/00
4	4/10/00	WKL	REVISED PER COUNTY COMMENTS: 3/13/00
5	4/10/00	WKL	REVISED PER COUNTY COMMENTS: 3/13/00
6	4/10/00	WKL	REVISED PER COUNTY COMMENTS: 3/13/00

**DESIGNER:** KIMLEY-HORN AND ASSOCIATES, INC.

**PROJECT NO.:** 041160.00

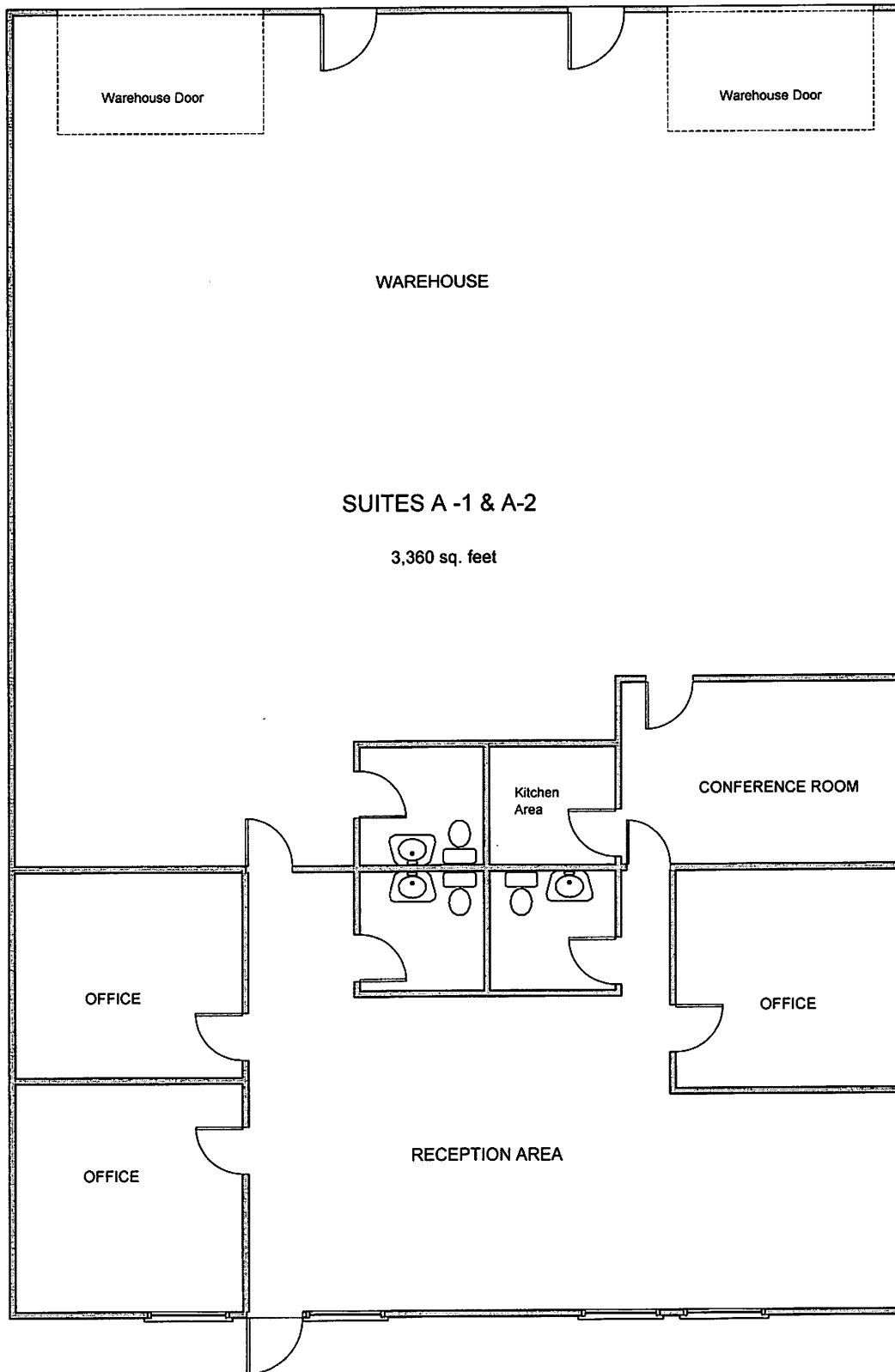
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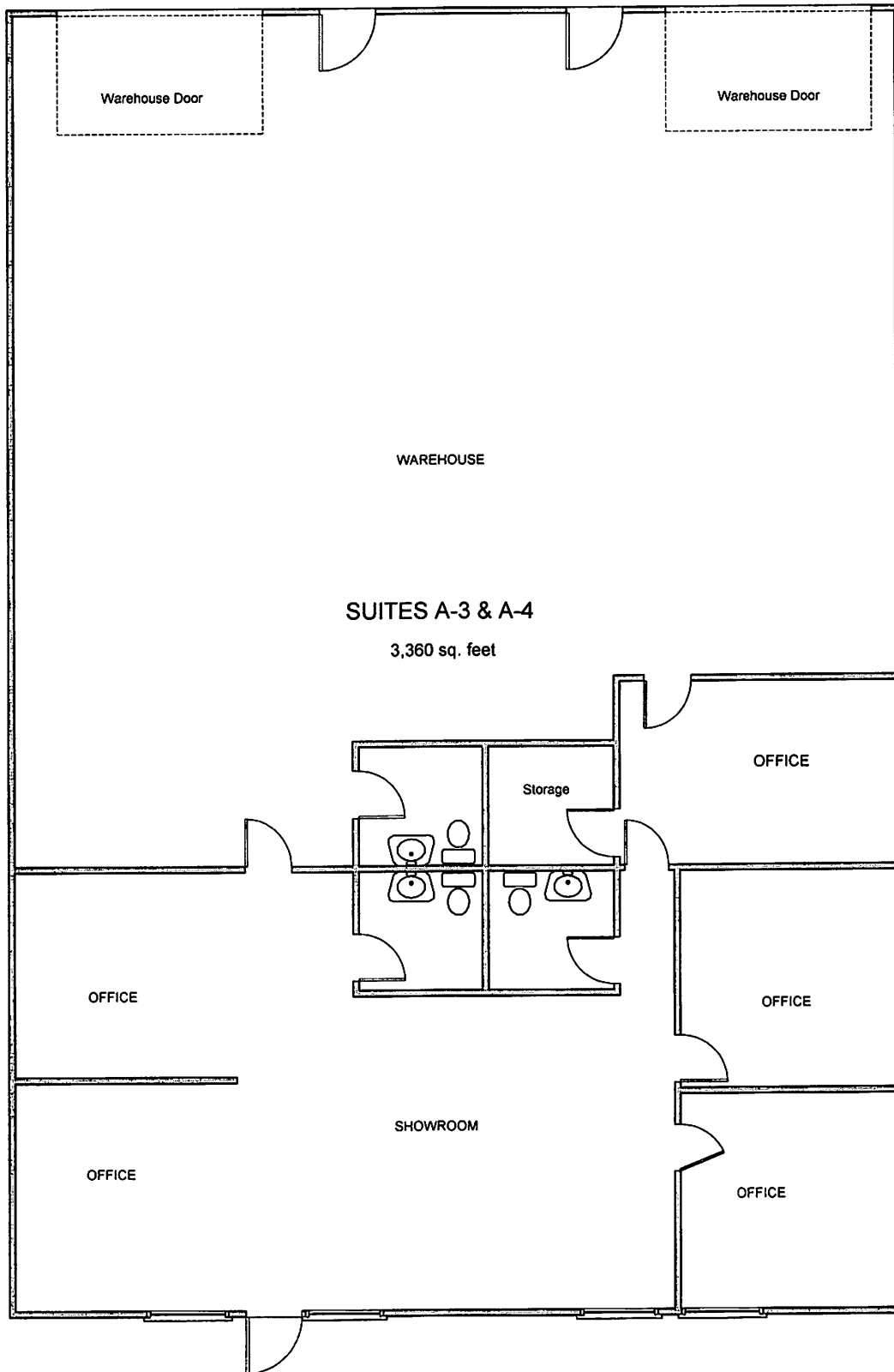
**DATE:** 12/09

**SCALE:** 1" = 30'

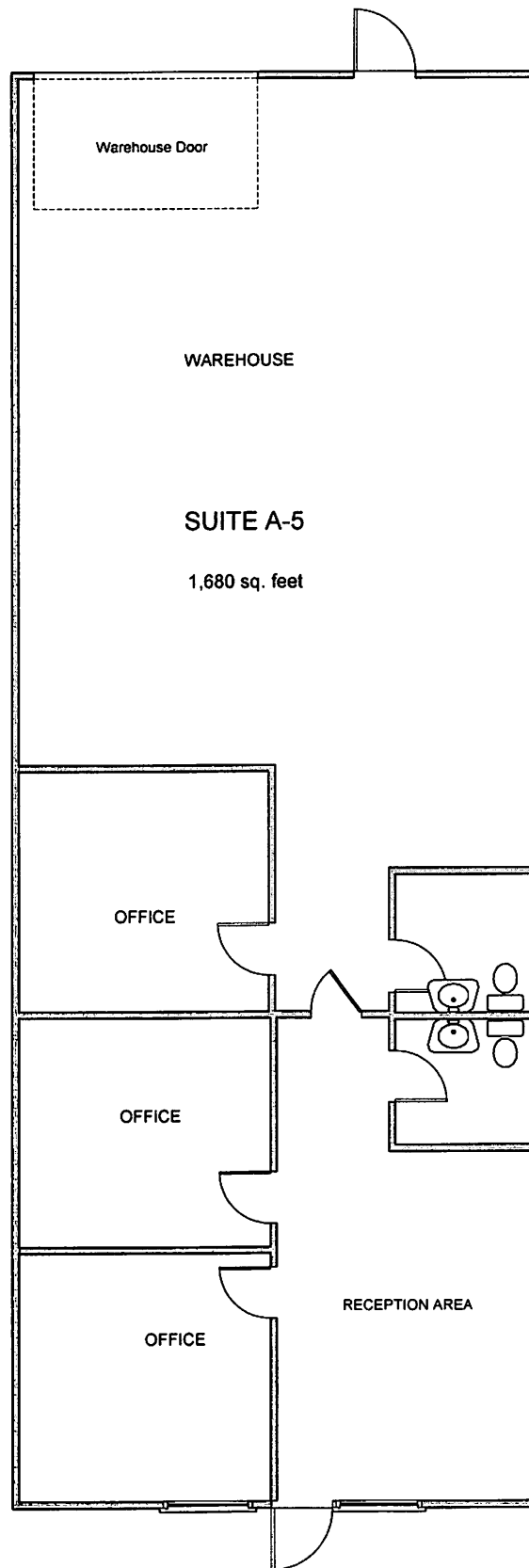




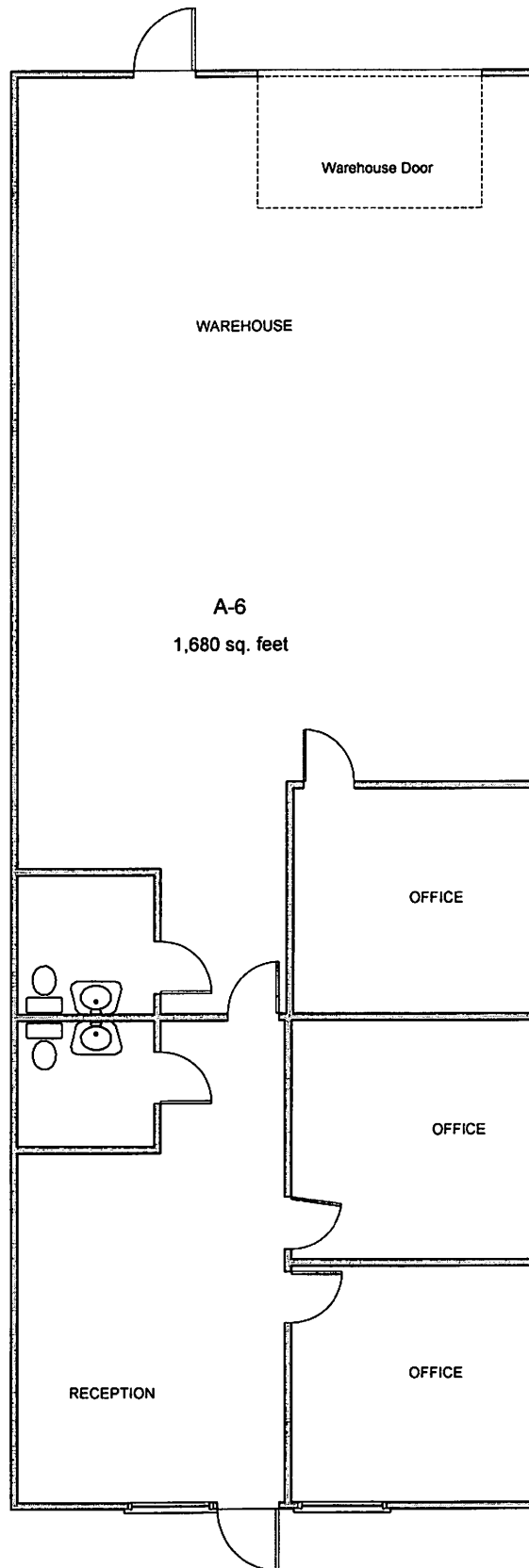


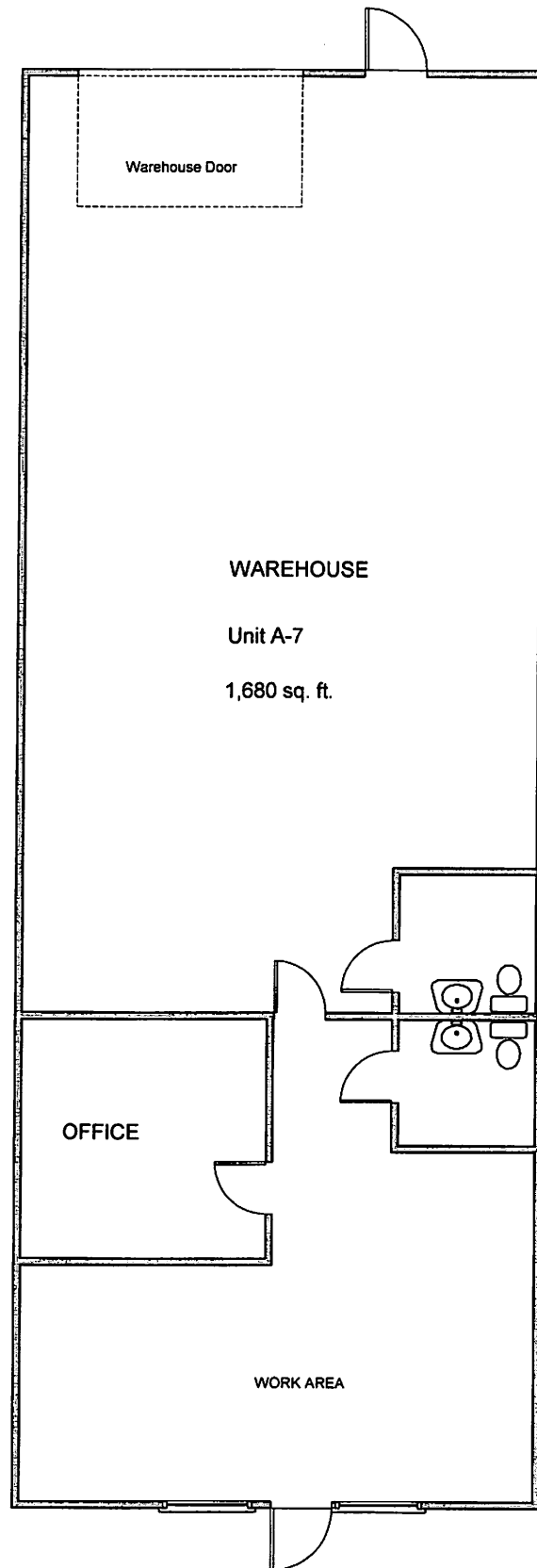




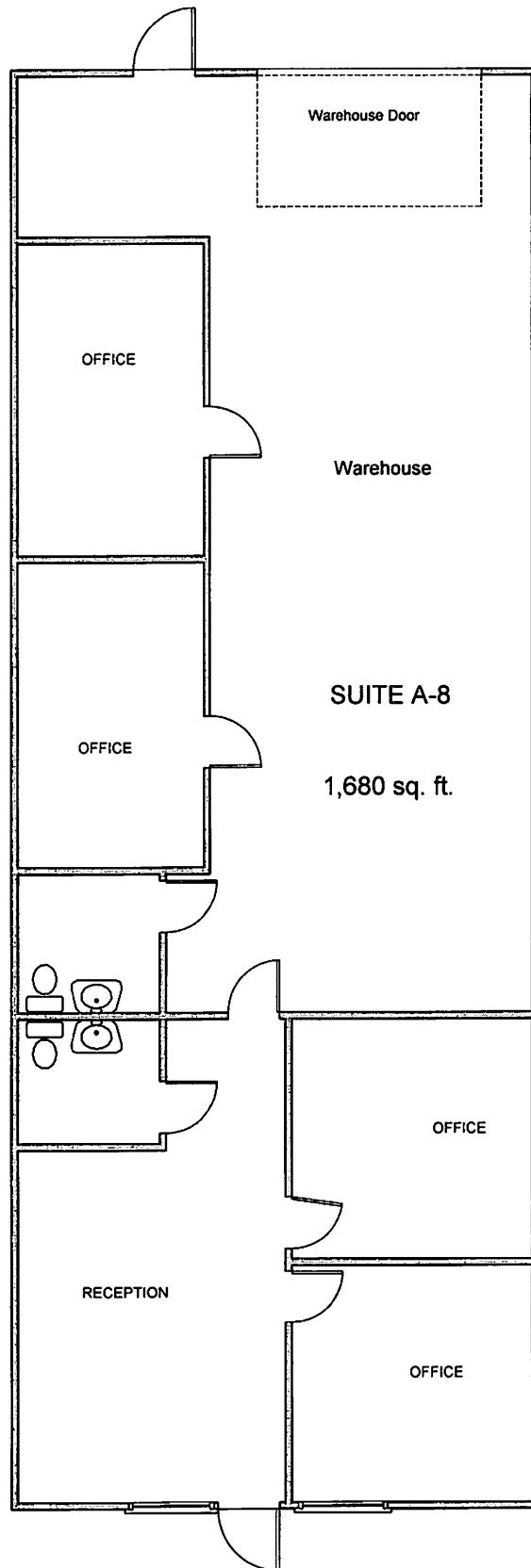


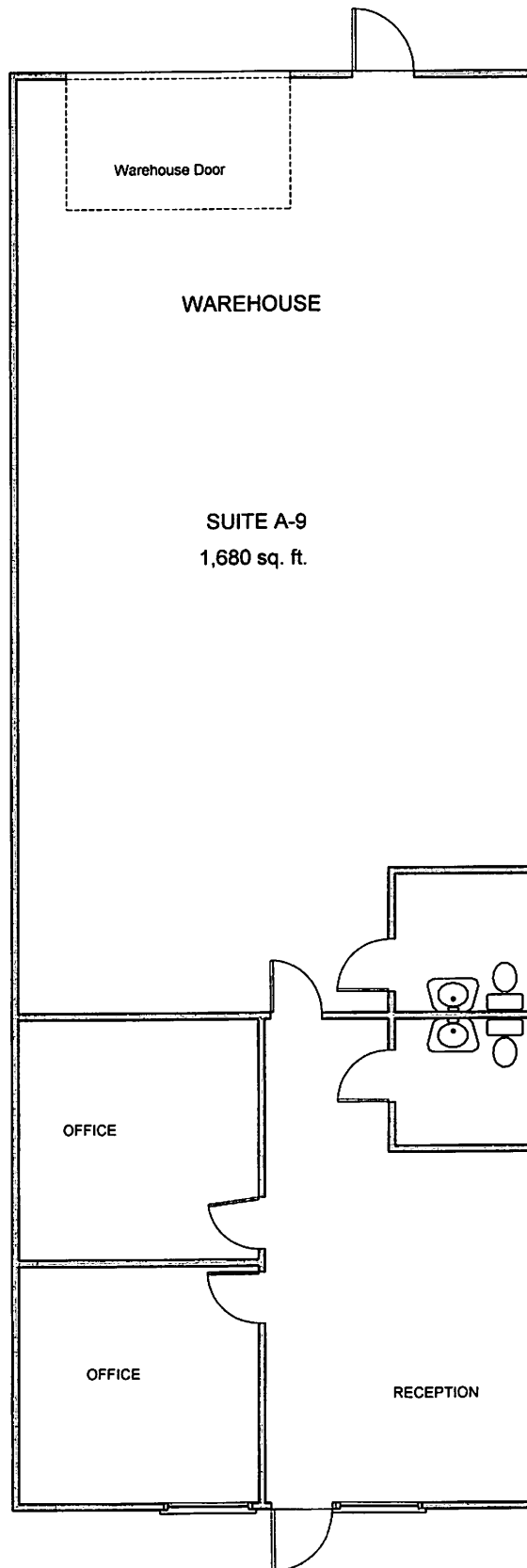




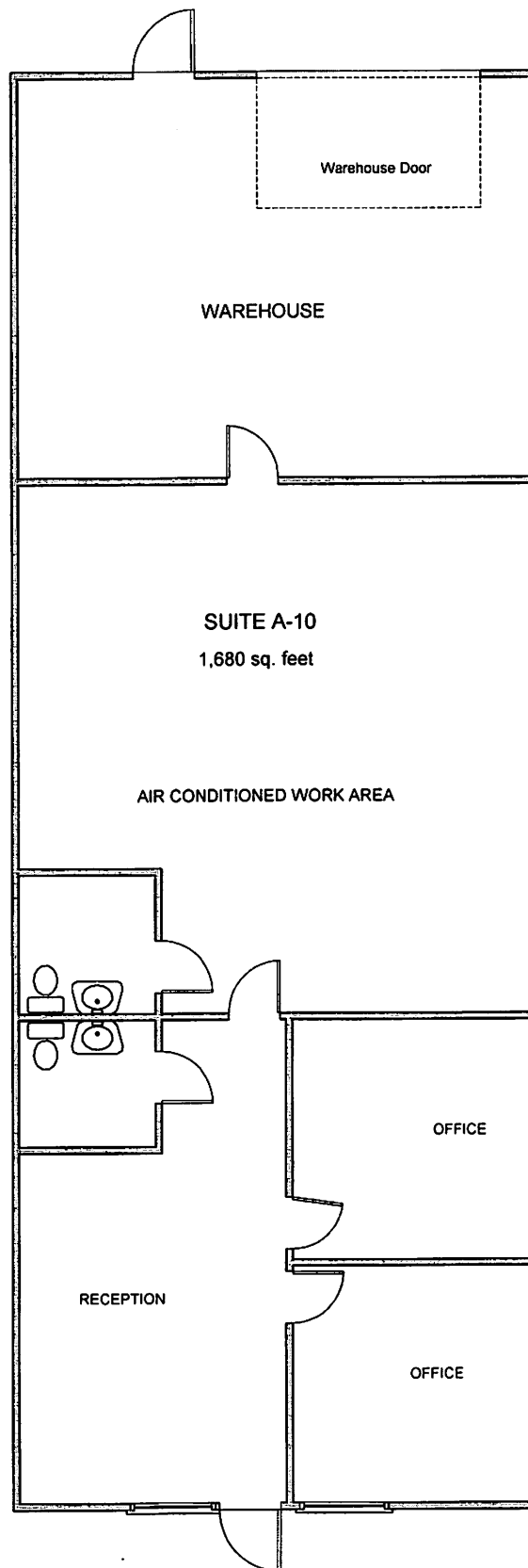


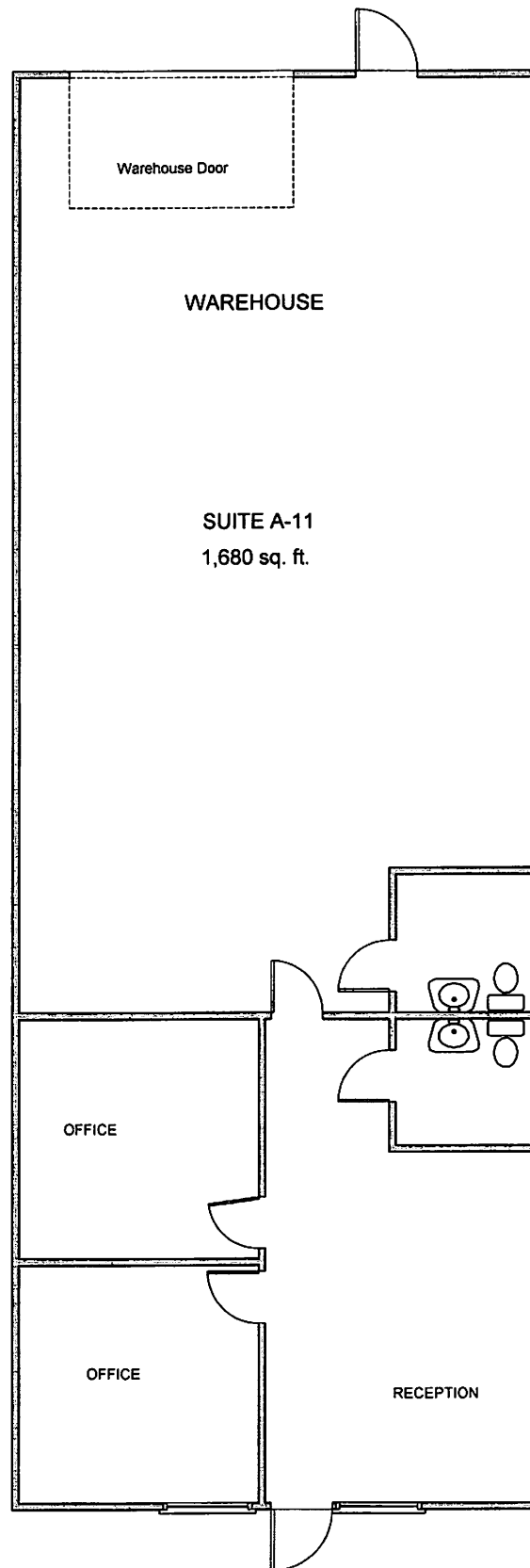




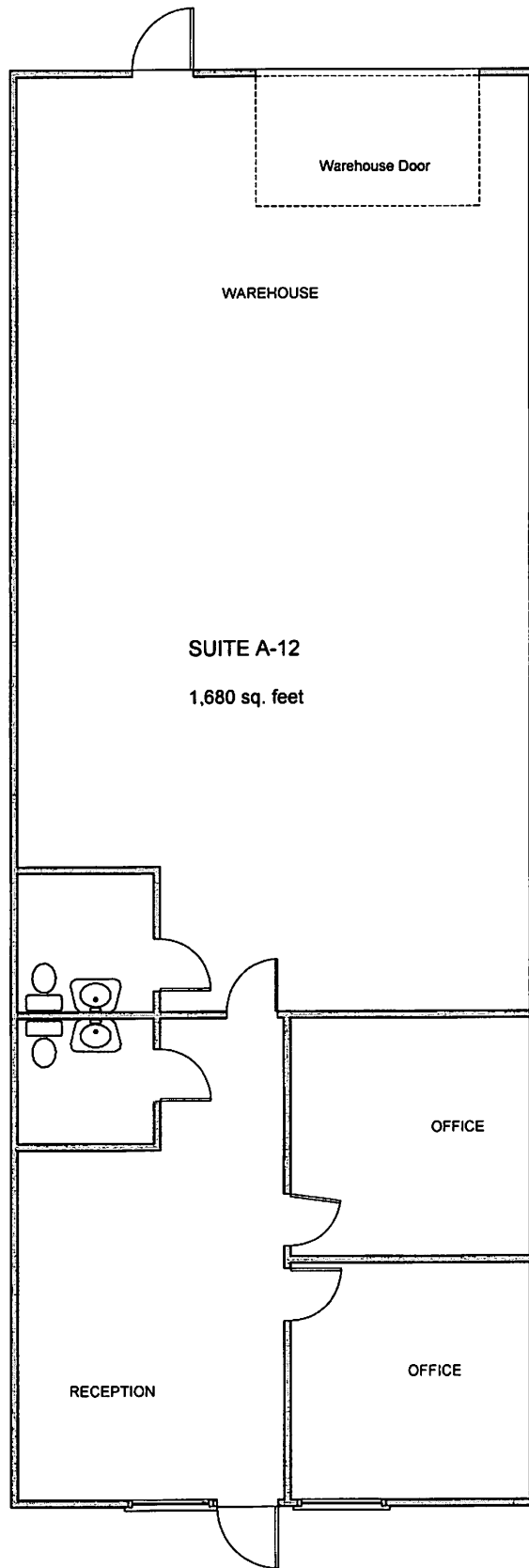


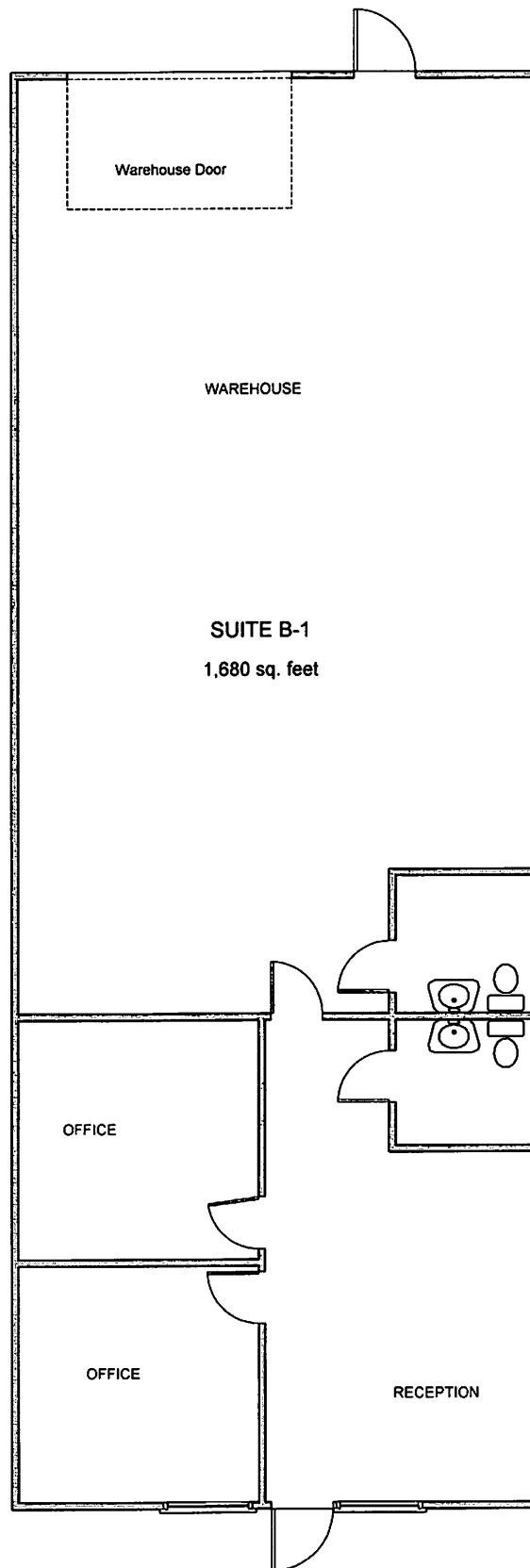




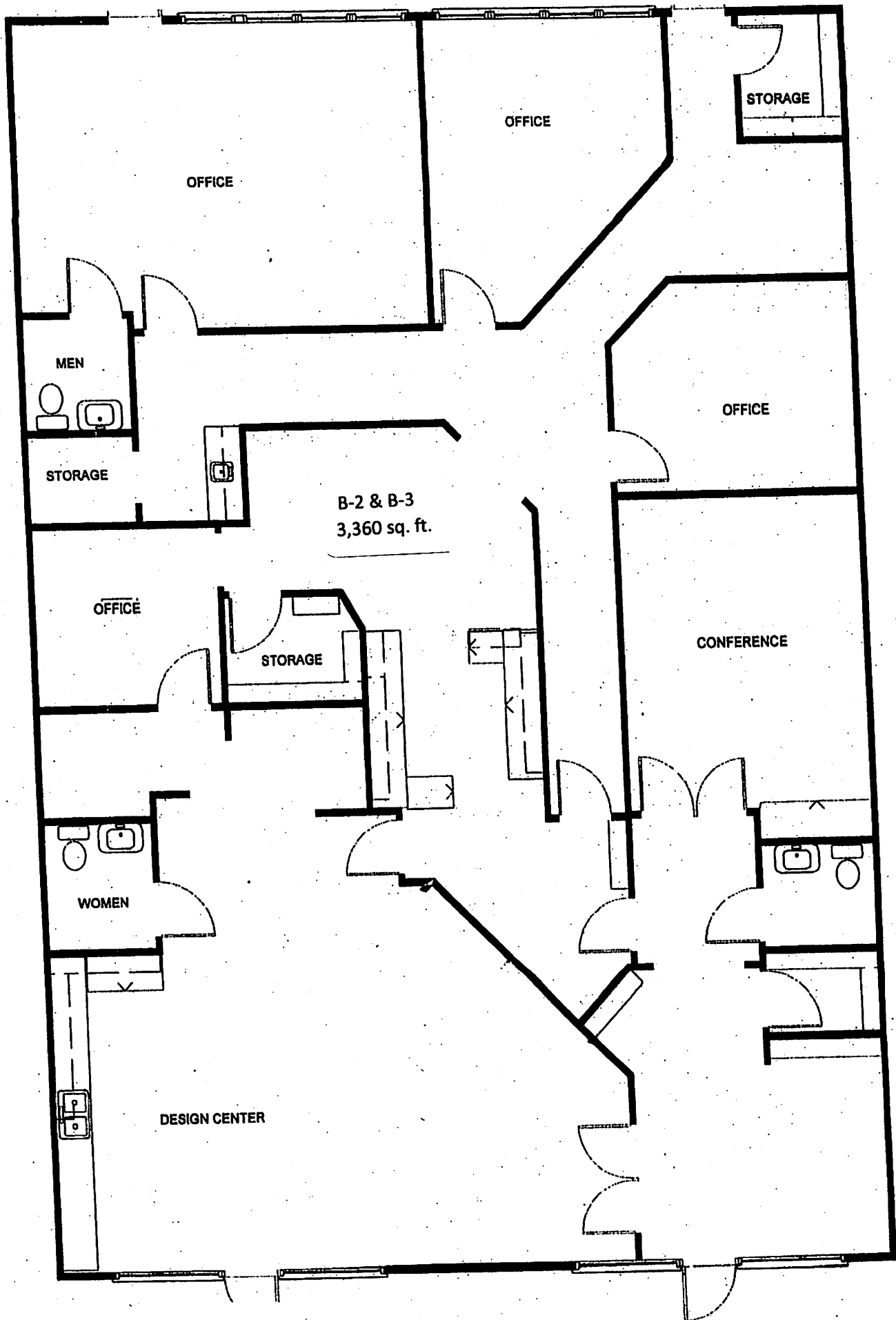


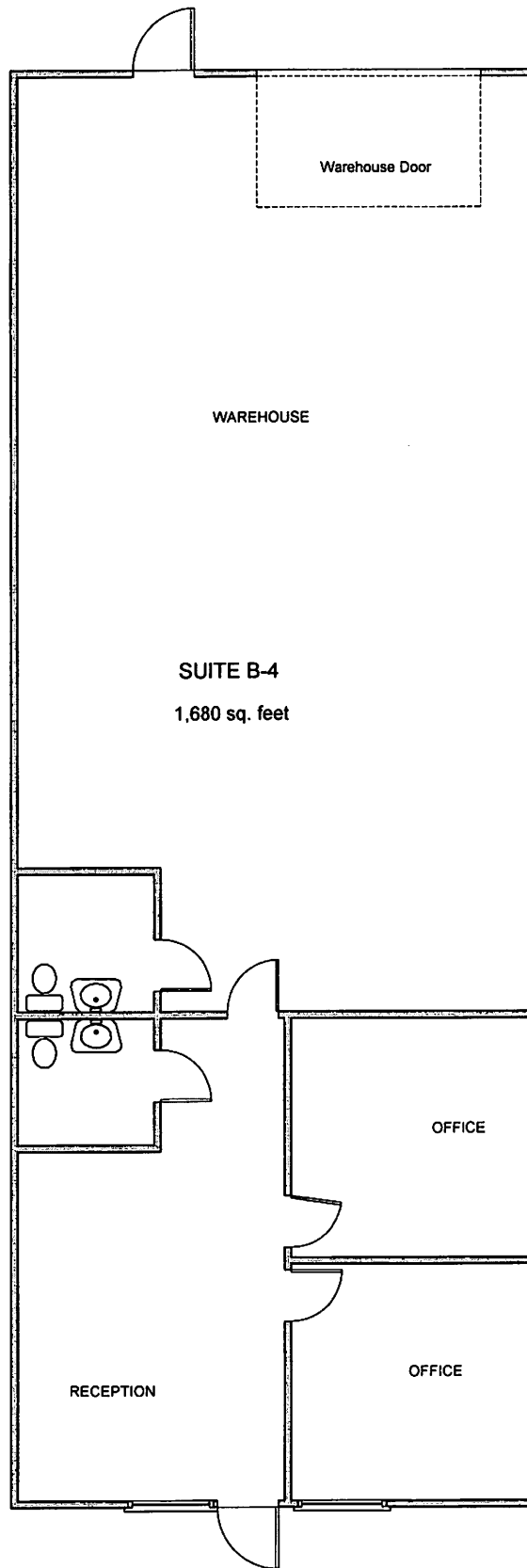


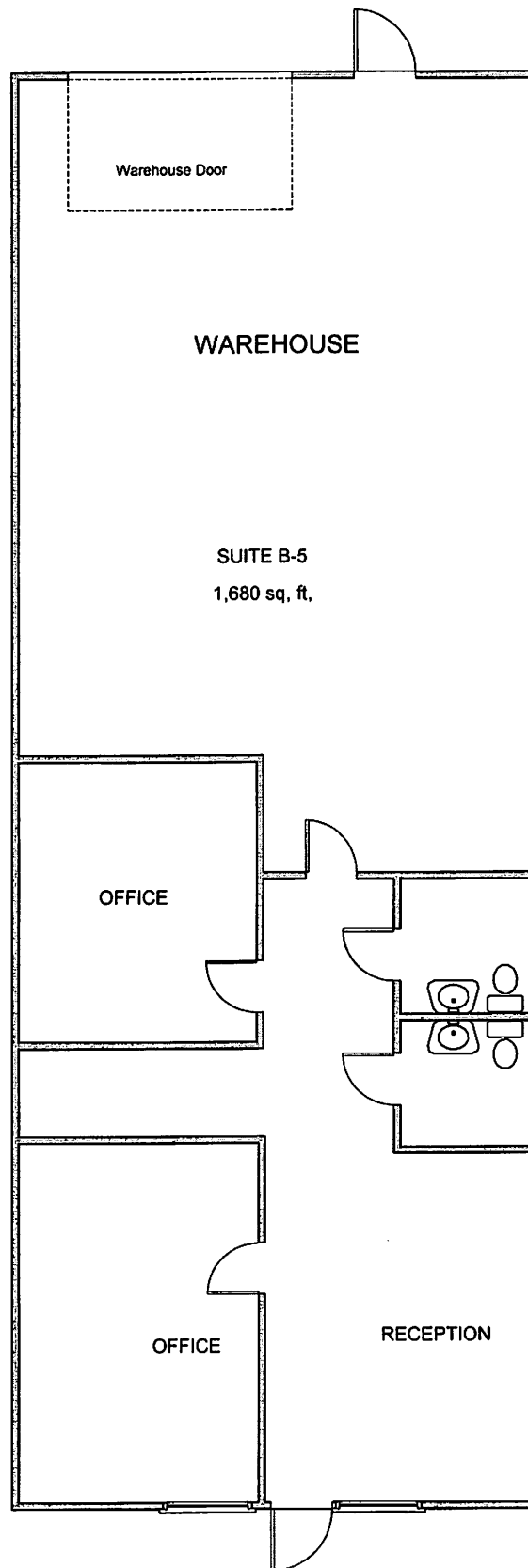




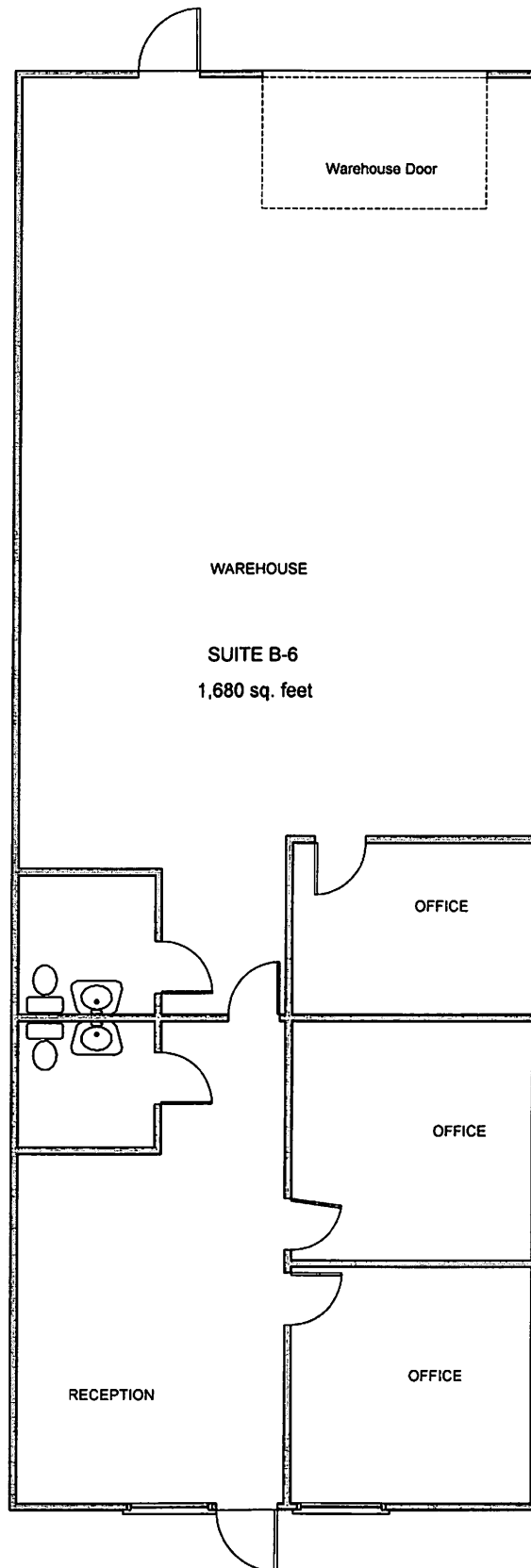


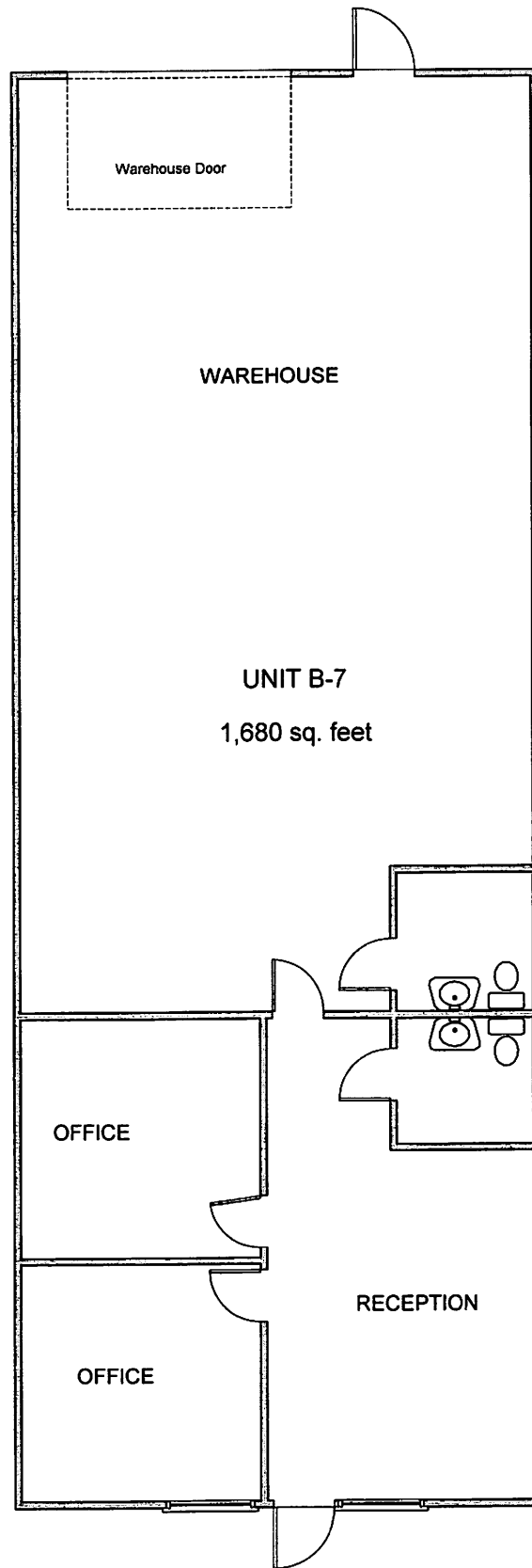


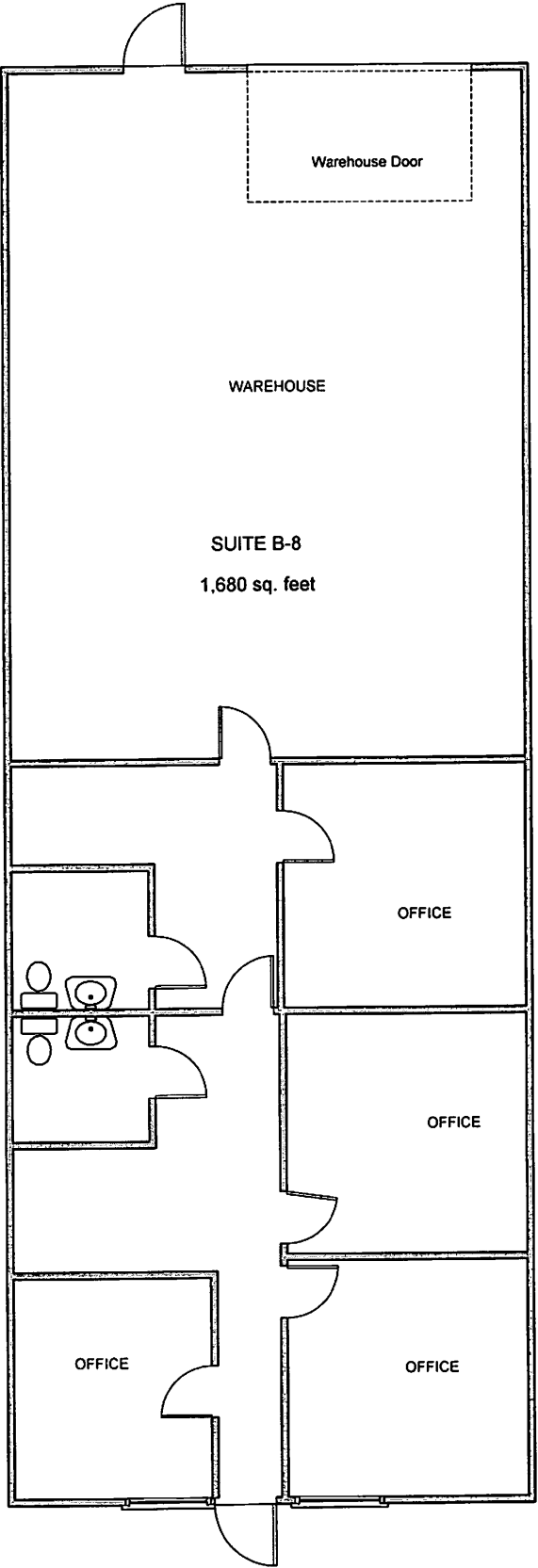




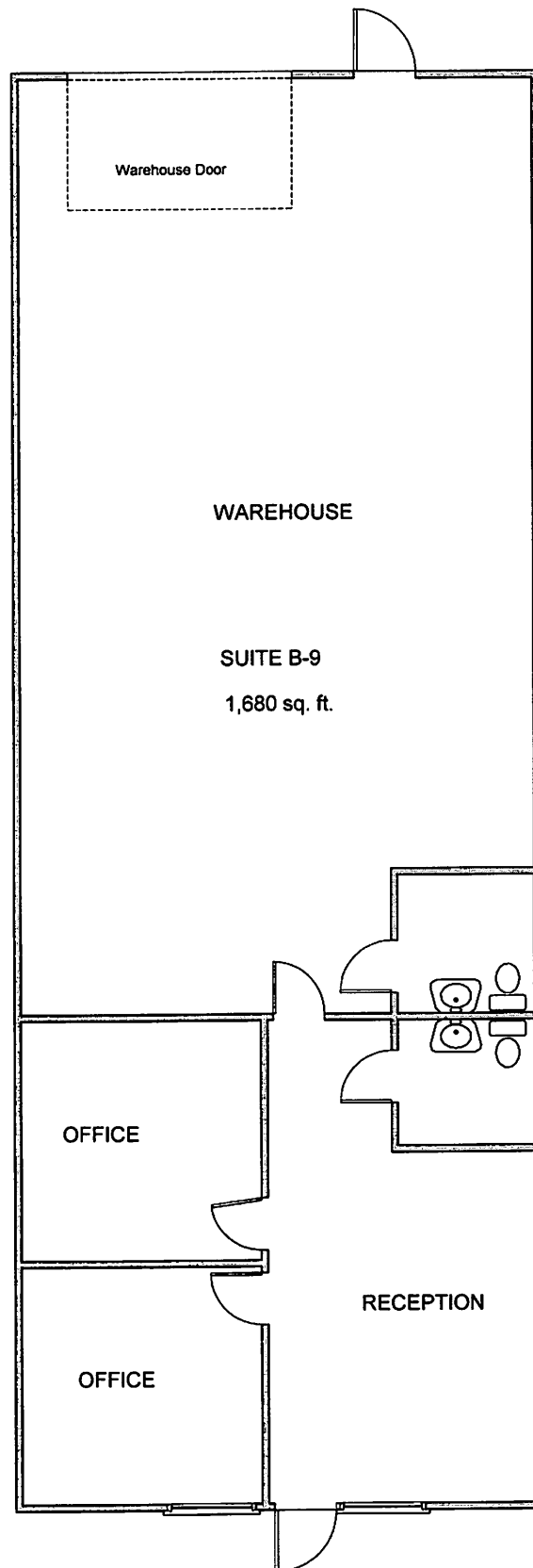


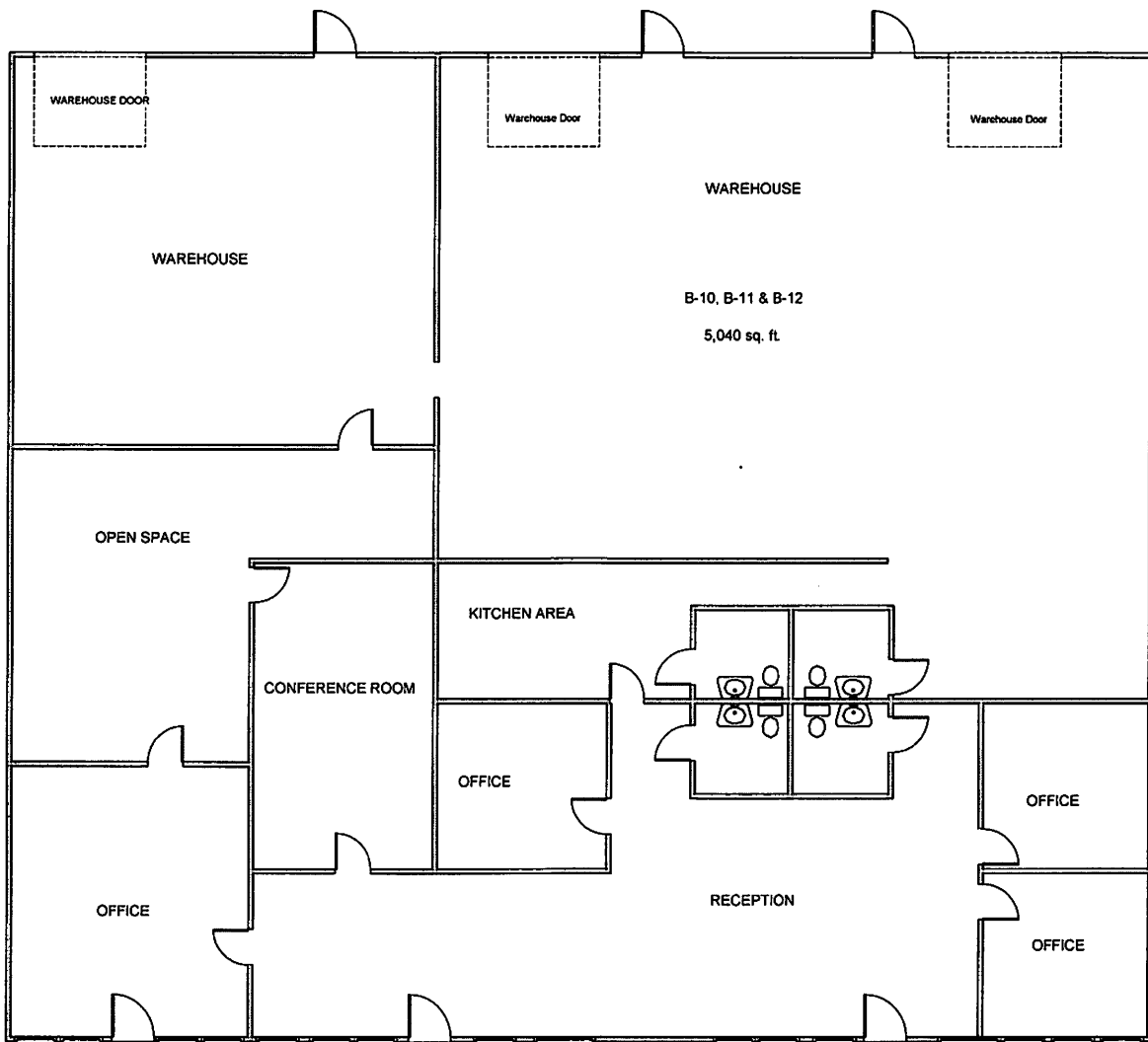












# BAY WEST BUSINESS CENTER



## BRIAN SEIDEL

CCIM - Broker Associate

brian@americanpropertygroup.com

**Direct:** 941.544.2970

## PROFESSIONAL BACKGROUND

Brian Seidel, CCIM is a Broker-Associate at American Property Group of Sarasota, Inc., who obtained his real estate license at the age of 19 and began working at APG full time in 2008. Brian handles everything from Retail, Industrial, Office Sales and Leasing to Business Opportunity Sales and Property Management. Brian earned the very prestigious CCIM (Certified Commercial Investment Member) designation in 2011 and wants to put his local knowledge and expertise to work for you and your business! Brian's goal is to streamline and simplify the entire Commercial real estate process for his clients and customers. Call or email Brian anytime!

The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience. The curriculum addresses: financial analysis, market analysis, user decision analysis and investment analysis – the cornerstones of commercial investment real estate. CCIM's are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis.

Brian focus is to continue American Property Group's stellar record of Sales and Leasing coupled with the highest level dependable service in the Sarasota area through fair dealing and hard work. In his spare time Brian enjoys golfing, reading, automobile racing, and live music.

## MEMBERSHIPS

CCIM Designation in the Commercial Real Estate Industry (Certified Commercial Investment Member)

National Association of Realtors

### American Property Group of Sarasota Inc

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941.923.0535

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