



**+/- 9,750 SF
ZONED HEAVY
MANUFACTURING**

1825 60TH PL E
BRADENTON, FLORIDA 34203

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,997	93,448	243,824
Total Population	7,794	193,261	475,817
Average HH Income	\$98,574	\$54,219	\$67,406



Map data ©2024 Google

For More Information

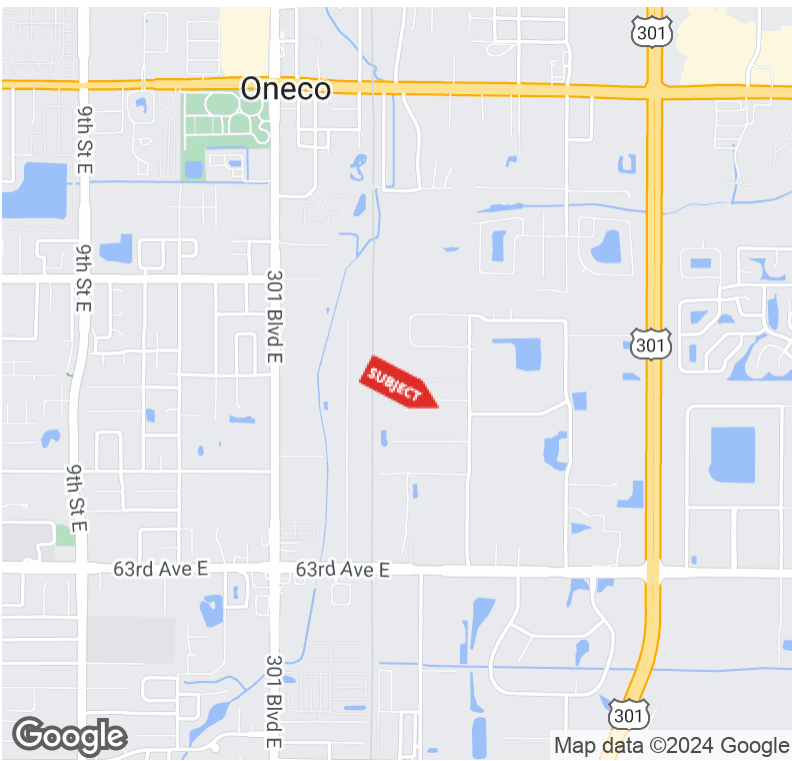
ADAM DOAK

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	9,750 SF
Available SF:	9,750 SF
Lot Size:	17,051 SF
Number of Units:	1
Year Built:	2004
Zoning:	HM

PROPERTY OVERVIEW

This building is being offered on a Sublease with the master lease expiring on July 31, 2025. Landlord is open to negotiating a new long term lease if needed.

Current rental rate: \$10.00 psf NNN

Warehouse includes approx. 9,750 sf of space with around a 1,200 sf office and an additional 1,200 sf mezzanine area. Ceiling height is approx. 20' to 22' high. Building has two restrooms. Warehouse includes 4 roll up doors with 2 overhead doors including paved entrances. This industrial park includes a common loading dock area just a few doors down.

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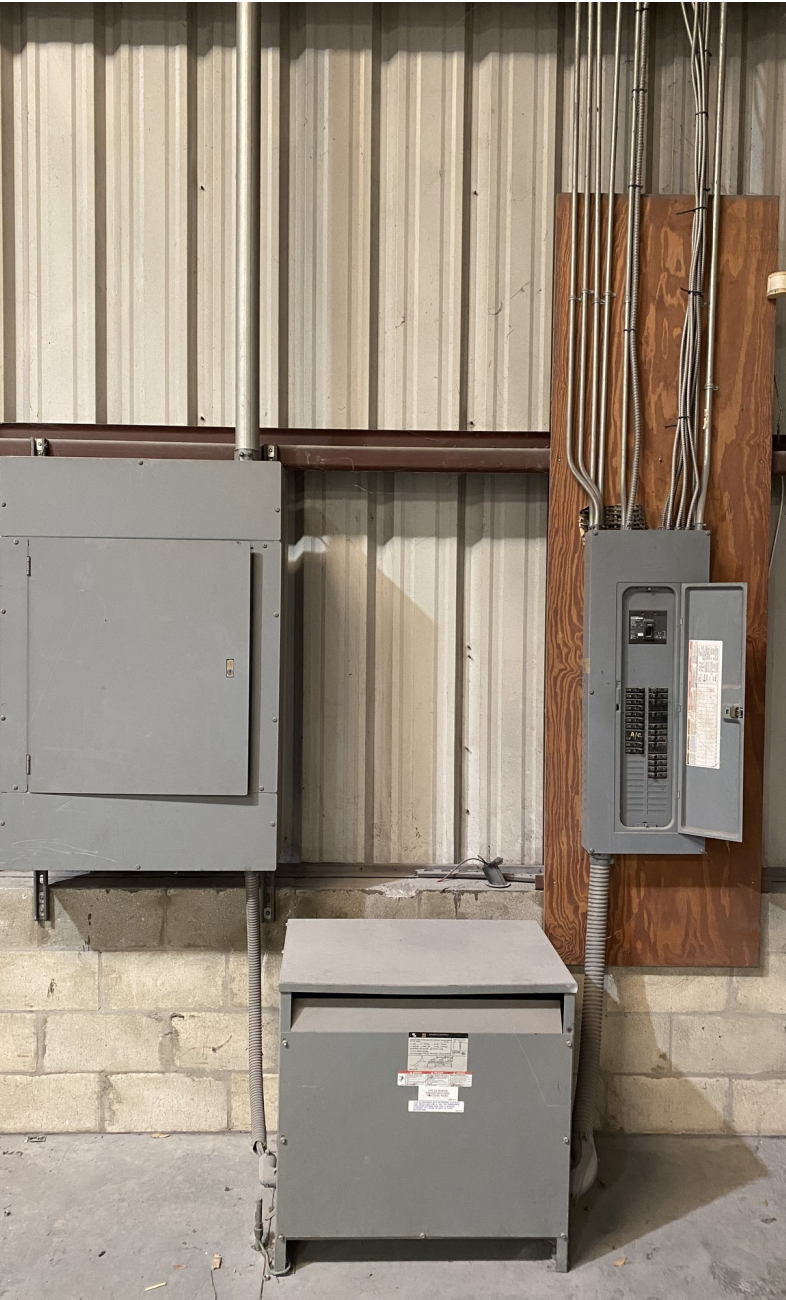
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**AMERICAN
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OF SARASOTA, INC.

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