

For Sale | Industrial

Warehouse Opportunity In LWR

10615 Technology Terrace, Bradenton, FL 34211



PROPERTY HIGHLIGHTS

- Excellent Location in Lake Wood Ranch
- Upscale corporate park setting
- Nearly new, quality building
- A/C Office + partial warehouse

10615 Technology Terrace, Bradenton, FL 34211

Heavy, 3-phase power

Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden

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QUALITY WAREHOUSE BLDG. IN LWR INDUSTRIAL PROPERTY

10615 TECHNOLOGY TERRACE, BRADENTON, FL

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SECTION I

Property Information



QUALITY WAREHOUSE BLDG. IN LWR INDUSTRIAL PROPERTY

10615 TECHNOLOGY TERRACE, BRADENTON, FL



OFFERING SUMMARY

Sale Price:	\$2,400,000
Price / SF:	\$130.26
Cap Rate:	6.76%
NOI:	\$162,312
Lot Size:	1.53 Acres
Year Built:	2010
Building Size:	18424 SF
Renovated:	2010
Zoning:	PDI - Planned Development Industrial
Market:	Lakewood Ranch
Submarket:	Sarasota

Traffic Count: 17.114

PROPERTY OVERVIEW

Great opportunity for an investor or end user looking for WH/office space and an income opportunity. A unique warehouse building in upscale Lakewood Ranch Business Park. Deed restrictions will ensure a true corporate park setting as this park develops concurrently with the market. The park is situated in the primary growth area of Lakewood Ranch and surrounded by ongoing residential development.

This unique building contains 16,200 sq. ft. on the ground floor, plus 2,224 Sq. ft. of finished and load bearing mezzanine space. There is approx. 2,000 sq. ft. of office space, 8,700 sq. ft. of climate controlled warehouse area, and 5,500 sq. ft. of non-A/C warehouse. Heavy power, 23' ceilings, and multiple grade level doors add flexibility. Split block exterior walls to 10' add class and durability. All warehouse areas are fully insulated. A truly first class building in a great location for long-term value.

LOCATION OVERVIEW

Terrific location in developing Lakewood Ranch Business Park, W off of Lakewood Ranch Blvd. N of SR-70 in growing area of Lakewood Ranch.

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SECTION 2

Location Information





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SECTION 3

Financial Analysis





QUALITY WAREHOUSE BLDG. IN LWR INDUSTRIAL PROPERTY

10615 TECHNOLOGY TERRACE, BRADENTON, FL

INCOME SUMMARY	10615 TECHNOLOGY TERRACE	PER SF
GROSS INCOME	\$162,312	\$8.81
EXPENSE SUMMARY	10615 TECHNOLOGY TERRACE	PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$162,312	\$8.81



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Maximus Dogamus Inc. (blended 5 yr rate)	2	8,760	08/01/2015	07/31/2020	\$75,336	47.55	\$8.60
C&H Baseball (owner lease back 1 year)	1	9,664	TBD	TBD	\$86,976	52.45	\$9.00
Totals/Averages		18,424			\$162,312		\$8.81

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SECTION 4

Demographics





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	1 MILE	5 MILES	10 MILES
Total households	91	24,199	112,989
Total persons per hh	2.8	2.5	2.5
Average hh income	\$96,533	\$91,219	\$64,260
Average house value		\$390,146	\$303,135

	1 MILE	5 MILES	10 MILES
Total population	253	59,902	282,644
Median age	46.3	47.0	43.0
Median age (male)	44.4	47.3	42.5
Median age (female)	47.4	46.9	44.0

* Demographic data derived from 2020 ACS - US Census

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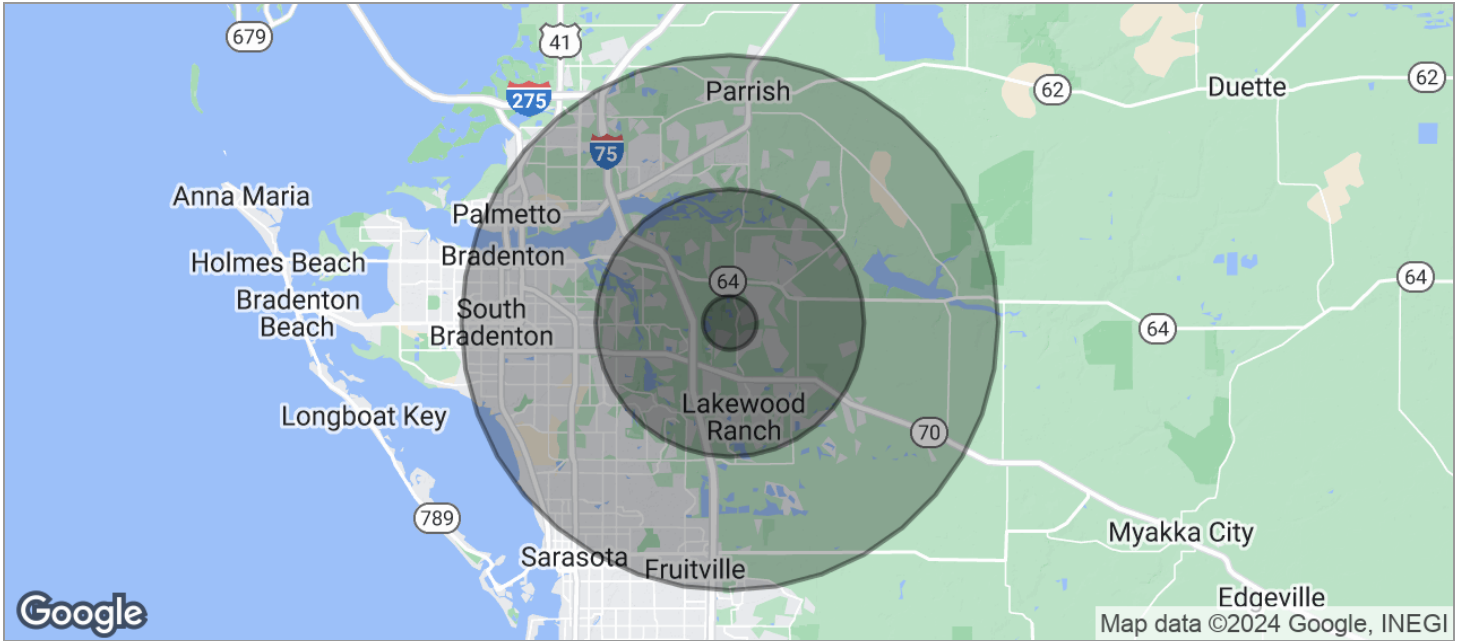
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QUALITY WAREHOUSE BLDG. IN LWR INDUSTRIAL PROPERTY

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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	253	59,902	282,644
MEDIAN AGE	46.3	47.0	43.0
MEDIAN AGE (MALE)	44.4	47.3	42.5
MEDIAN AGE (FEMALE)	47.4	46.9	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	91	24,199	112,989
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$96,533	\$91,219	\$64,260
AVERAGE HOUSE VALUE		\$390,146	\$303,135

* Demographic data derived from 2020 ACS - US Census

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SECTION 5

Advisor Bios



GAIL BOWDEN

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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than 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.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. 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 in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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Professional Background

Memberships & Affiliations

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C

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