



100% AIR CONDITIONED WAREHOUSE - AIRPORT AREA

885 TALLEVAST ROAD
SARASOTA, FL 34243

Mike Migone CCIM
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Executive Summary

OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	1.41 Acres
Year Built:	1999
Building Size:	26,698
Zoning:	PDI/WR - Industrial
Market:	Sarasota Bradenton
Submarket:	SW Florida

PROPERTY OVERVIEW

Direct frontage on busy Tallevast Road. Class A interior office and warehouse space. 100% air conditioned building, 3 Phase Power, Completely Sprinkled with High Volume 20+ foot ceilings. The second floor offers an additional 1,092 SF of FREE bonus office space . 3,798 SF warehouse that comes its own separate HVAC. Two grade level 14 and 10 foot overhead doors, plus a separate loading dock that services the building. Competitively priced and ready for immediate occupancy. Allow 60 days for occupancy.

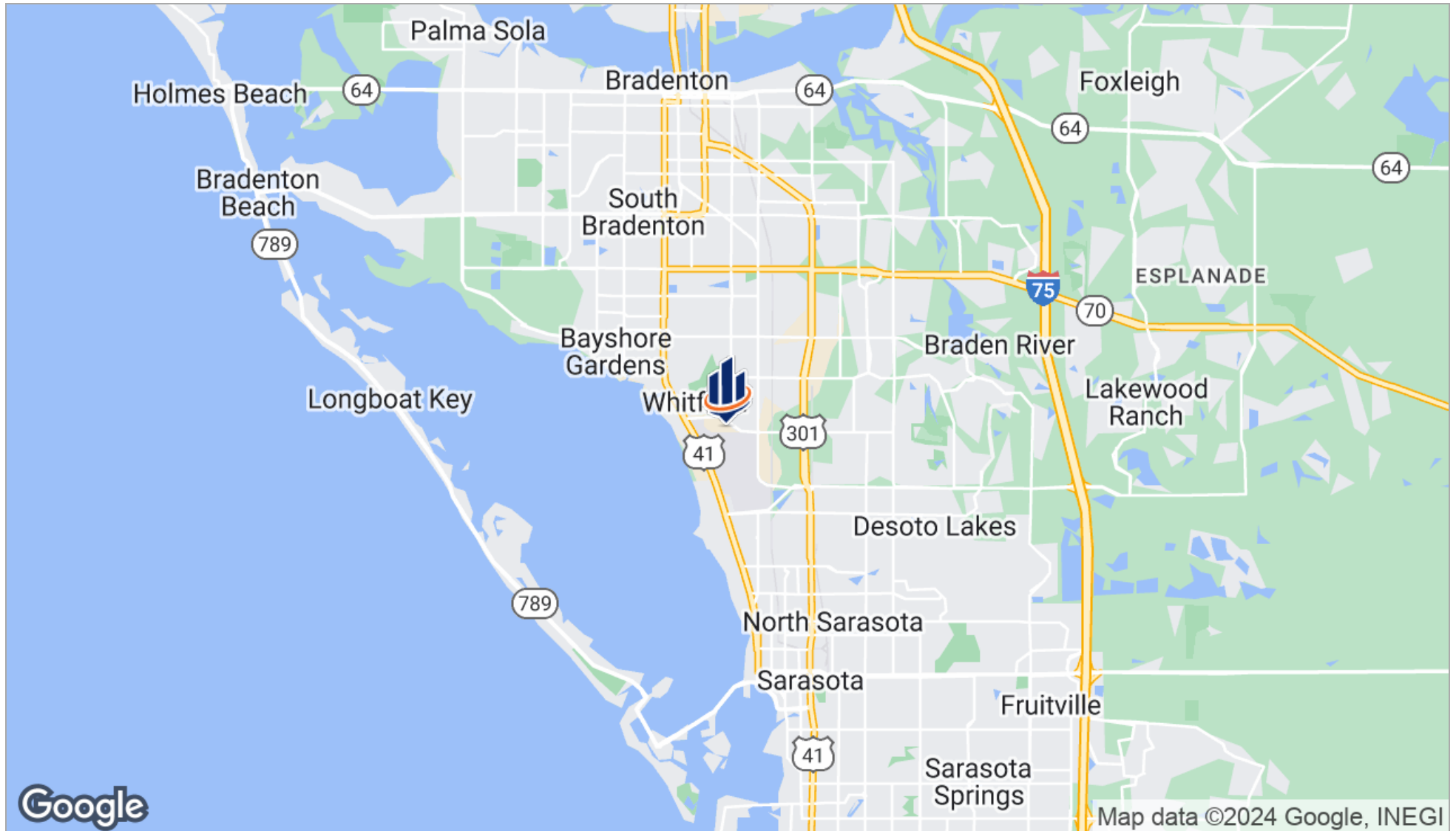
PROPERTY HIGHLIGHTS

- 100% Air Conditioned Unit
- Loading Dock
- Airport Location
- 3 Phase Power

Floor Plan



Location Map



Aerial Map



City Details



Sarasota/Bradenton MSA



The Sarasota metropolitan region once again figured among America's 20 fastest-growing urban areas, clinching the 11th spot on the list by adding enough new residents last year to create another city the size of Venice, per census figures. The Sarasota metropolitan area is a metropolitan area on the western Gulf coast of Florida. The Suncoast Region is situated on Florida's Gulf coast, immediately south of Tampa Bay. The region is comprised of two counties -- Manatee and Sarasota -- that together also constitute the Sarasota - Bradenton Metropolitan Statistical Area (MSA). The largest cities in the MSA are North Port and Sarasota (both in Sarasota County) and Bradenton (in Manatee County). Famous for its wide array of cultural facilities and activities such as the Ringling Museum of Art, Asolo Theater, and annual film festival, 352-square-mile Sarasota County also has some of the state's finest beaches and is also, home to the Spring Training headquarters of the Cincinnati Reds (Sarasota). People are moving in droves to the Sunshine State, fueling a substantial population boom that picks up speed with every annual U.S. Census update. Of the fastest-growing urban areas nationwide, six belong to Florida.

Advisor Bio

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Senior Investment Advisor



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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church