



FULLY LEASED 9,940 SQ. FT. OFFICE/WAREHOUSE BUILDING

For Sale | Investment Opportunity

1560 12th Street East

Palmetto, Florida 34221

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

1605 Main Street Suite 500 | Sarasota, FL
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PRESENTED BY:

Roberta Kolton Cera

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Commercial

INDUSTRIAL PROPERTY

1560 12TH STREET EAST, PALMETTO, FL

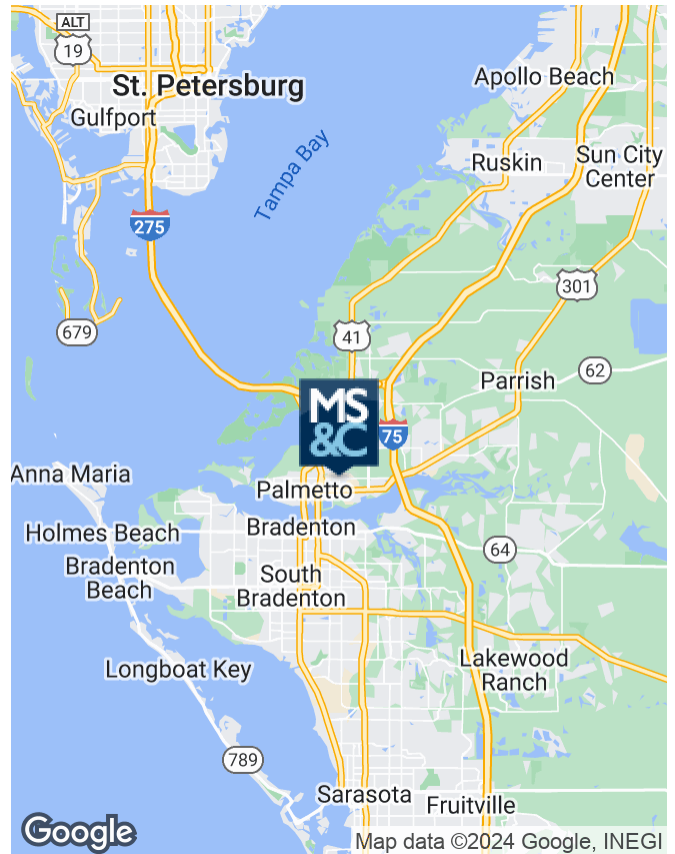
SQUARE FEET:	9,940 SF
SQ. FT. OFFICE:	800 SF
SQ. FT. WAREHOUSE:	9,140 SF
LAND SIZE:	1.0 AC
ZONING:	CHI
YEAR BUILT:	1997
ELECTRIC:	Three Phase
POWER DESCRIPTION:	600 amp, 110/240V
CEILING HEIGHT:	16'
OVERHEAD DOORS:	12' x 14'
LOADING DOCK:	No
FIRE SPRINKLERS:	No
PARKING SPACES:	20 +/-
COUNTY:	Manatee
PROPERTY ID #:	2582300109
TAXES:	\$11,033.40
OCCUPANCY:	Subject to terms of lease
CAP RATE:	7.92%

\$815,000.00

Sale Price

\$81.99

Per Sq. Ft.



Fully Leased 9,940 sq. ft. Industrial Building with new 5-year term for CAP of 7.92%. Building has approximately 800 sq. ft. of office area which has been recently remodeled, and features large reception area, 2-large private offices, conference room, and small copy/work area. 9,140 sq. ft. +/- warehouse is fully insulated and features 600 amps of 3-phase power, 16' ceiling height, and excellent lighting provided by numerous skylights. Bonus 1,400 sq. ft. of mezzanine area above office area, not included in the total square footage. 1.0 Acres +/- site is partially fenced and zoned CHI (Heavy Commercial and Light Industrial) in the City of Palmetto. Located at the corner of 12th Street East and Canal Road (16th Ave E) provides easy access to I-75 and I-275 via Highway 301 or US 41. Financials for investment opportunity available upon request.

From Highway 301, go north on 16th Avenue East (Canal Road) to 12th Street East. Property is located at the northwest corner of 16th Avenue East and 12th Street East. DO NOT DISTURB Tenant currently in property. Please call to arrange a showing.

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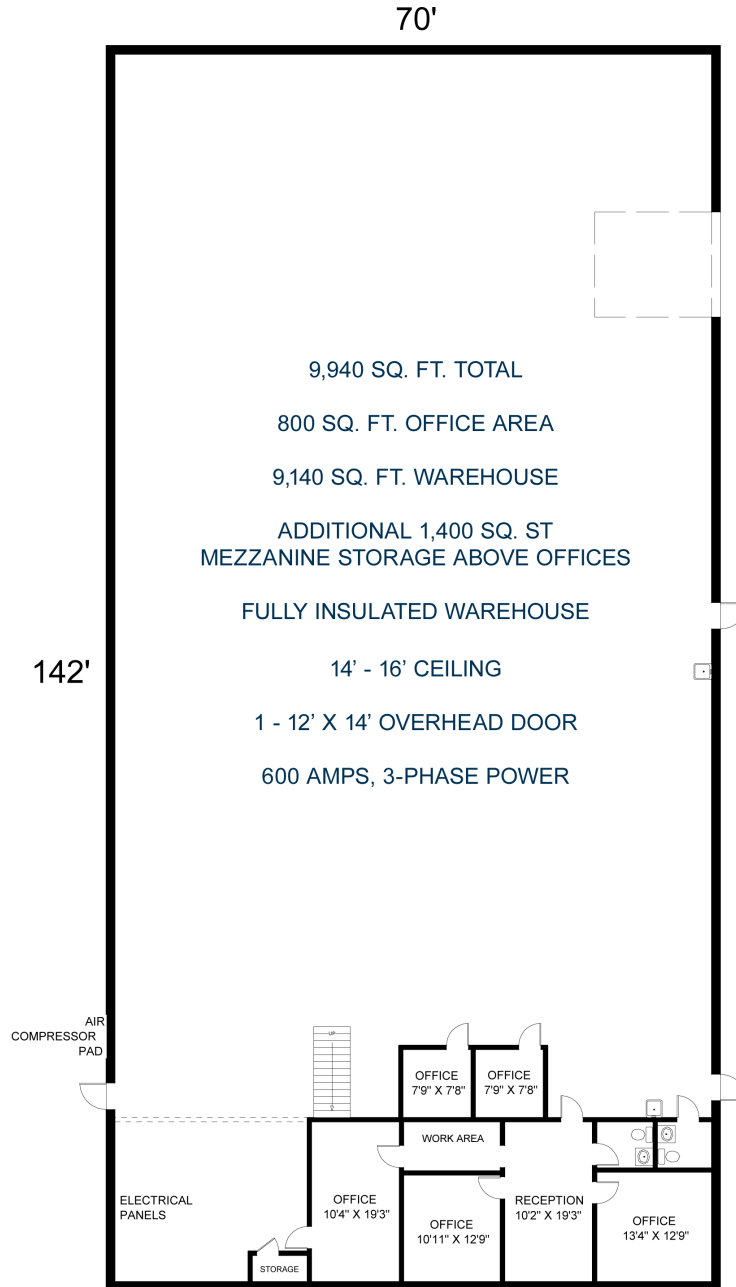
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(NOT TO SCALE)

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