



**FOR LEASE |  
INDUSTRIAL**

**SARASOTA  
MANUFACTURING  
WAREHOUSE**

2228 INDUSTRIAL BLVD  
SARASOTA, FL 34234

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**Mike Migone CCIM**  
Senior Investment Advisor  
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# Property Summary



## OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Year Built:	1980
Unit Size:	18,400 SF
Renovated:	2018
Zoning:	ILW - Industrial Light Warehouse
Market:	Sarasota
Submarket:	SW Florida

## PROPERTY OVERVIEW

18,400 SF of air conditioned space that comes with 2,900 SF of secured yard and a dock high loading dock. Separate 874 SF airconditioned office with 3 offices and a private bathroom. Building has 5 overhead doors with front to back access. The Space can be subdivided into two separate 9000 +/- SF Units. Asking Rent under this scenario is \$12 PSF Modified Gross. Contact listing broker for other terms.

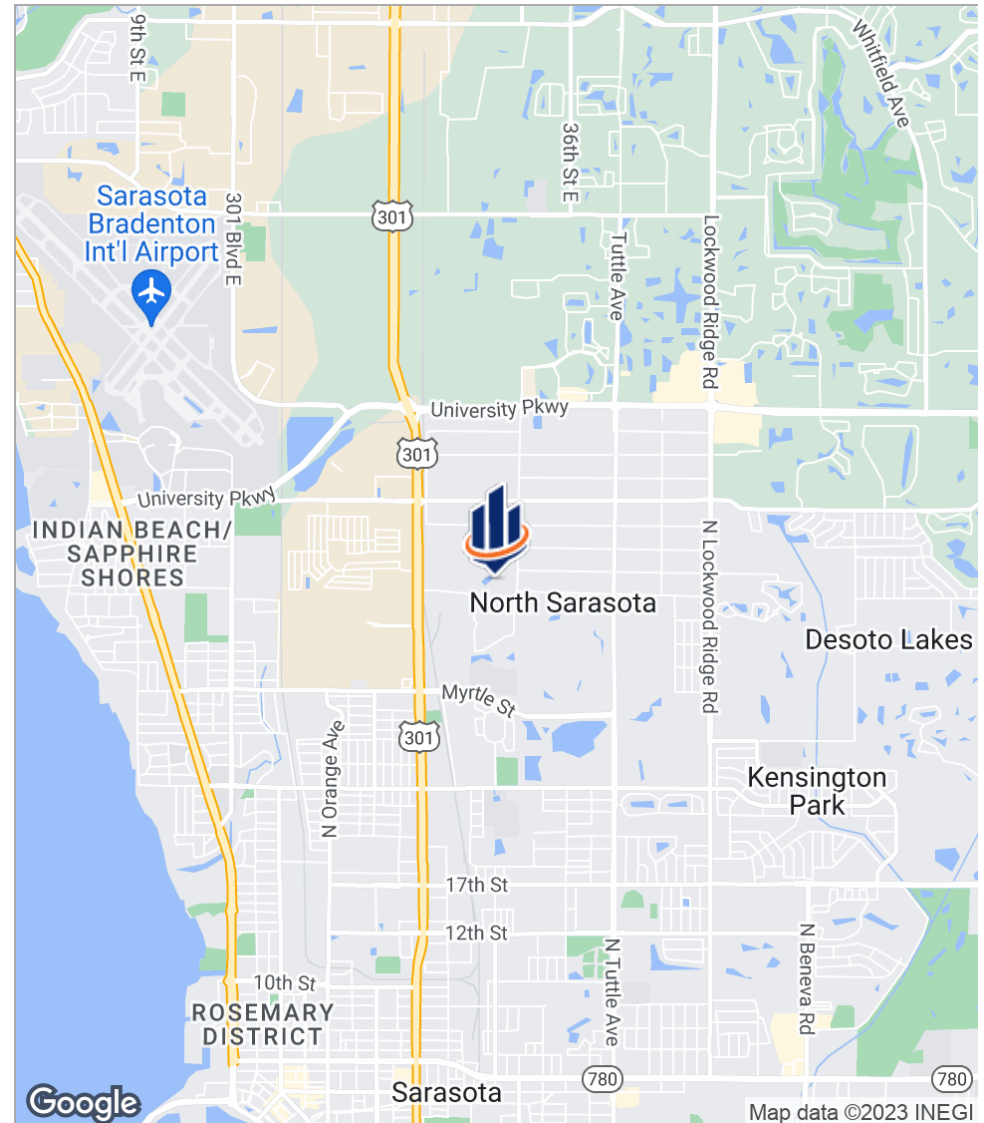
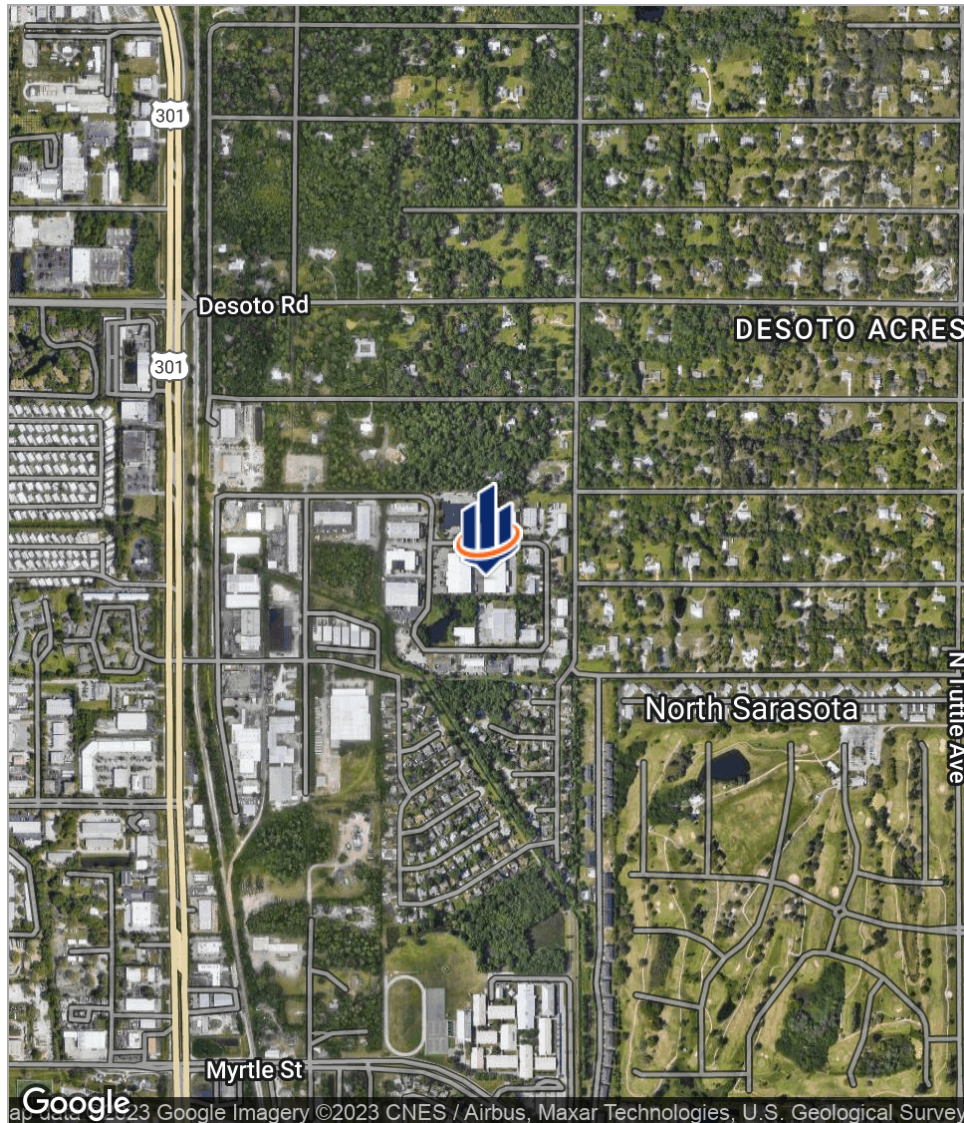
## PROPERTY HIGHLIGHTS

- 2900 SF FENCED IN YARD
- LOADING DOCK
- CONVENIENT CENTRAL LOCATION
- SPRINKLED BUILDING
- HIGH 22 FT CEILINGS

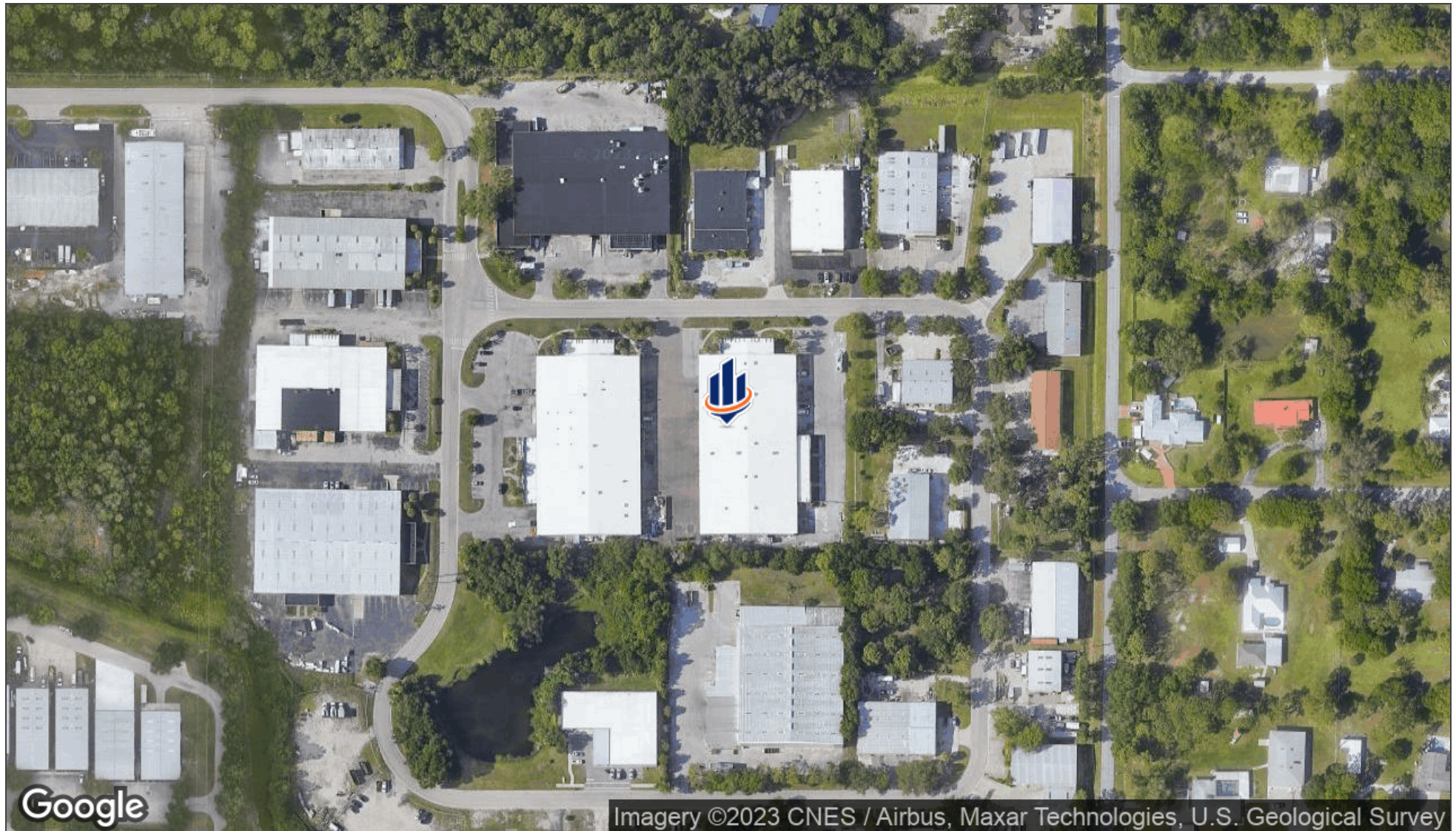
# Interior Photos



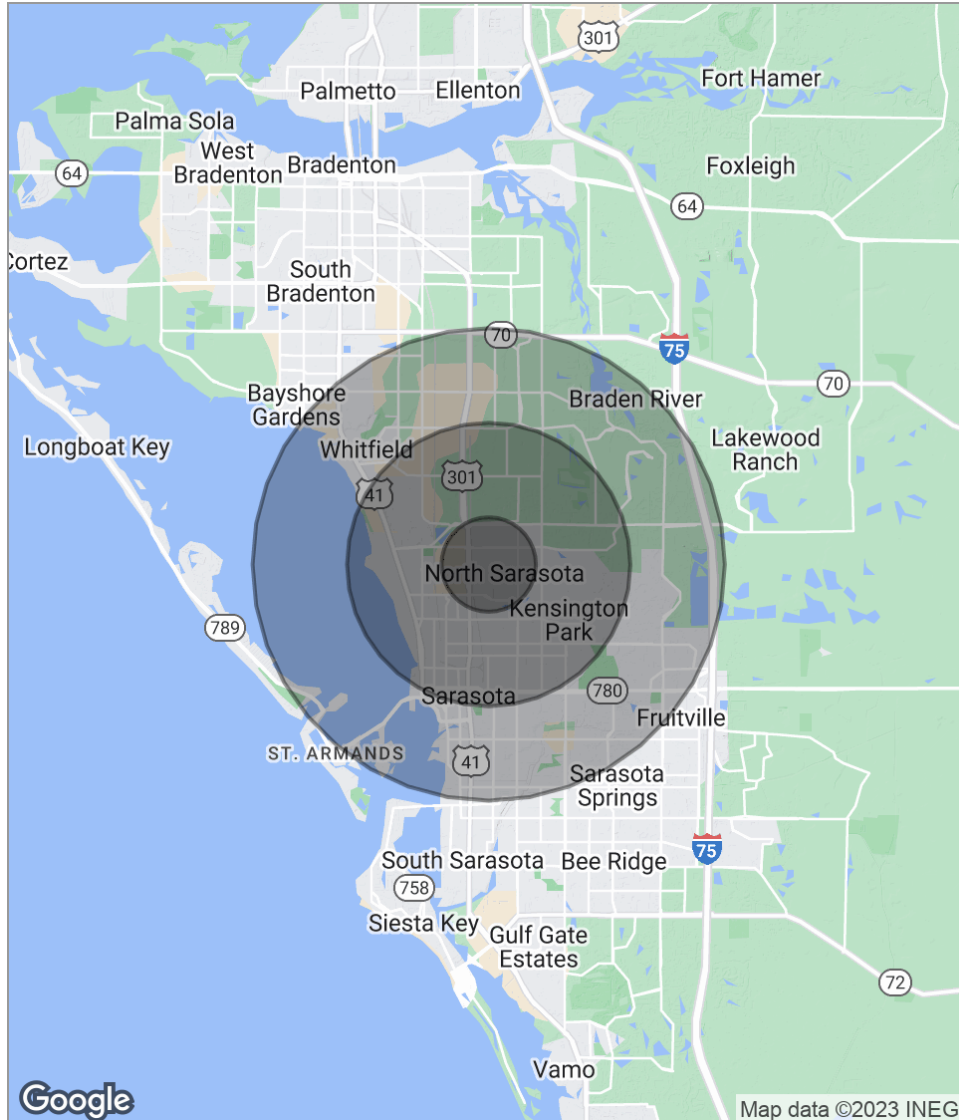
# Location Maps



# Aerial Map



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,046	62,835	152,376
Median age	47.4	41.4	44.6
Median age [Male]	47.6	40.1	43.8
Median age [Female]	46.4	43.3	45.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,709	26,133	65,227
# of persons per HH	2.4	2.4	2.3
Average HH income	\$48,211	\$54,683	\$64,047
Average house value	\$230,318	\$237,024	\$300,383

\* Demographic data derived from 2020 ACS - US Census

## MIKE MIGONE CCIM

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