

IAN BLACK
REALESTATE
THE PLACE FOR SPACE

SARASOTA INDUSTRIAL BUILDING

1805 APEX ROAD, SARASOTA, FL 34240



PRESENTED BY: NICK DEVITO & JOANNA GINDER

1 S. SCHOOL AVE STE 600 SARASOTA, FL 34237 | 941.906.8688 | WWW.IAN-BLACK.COM

Sarasota Industrial Building

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PROPERTY SUMMARY

Sale Price:	\$1,950,000
Lot Size:	56,458 SF
Building Size:	24,420 SF
Dock High Doors:	1
Ceiling Height:	25.0 FT
Year Built:	1997
Renovated:	2007
Zoning:	PID
Market:	Bradenton-Sarasota-Venice
Sub Market:	Eastern Industrial Park
Cross Streets:	Palmer Blvd.

PROPERTY OVERVIEW

Opportunity to purchase a 24,420 USF industrial building (inclusive of mezzanine) on a 1.3 acre parcel in the Eastern Industrial Park, located off Palmer Blvd., east of I-75.

PROPERTY HIGHLIGHTS

- 24,420 USF two story fully insulated AC'd industrial building on 1.3 acres off in the Eastern Industrial Park.
- The building includes: 8,000 SF manufacturing area, 6,500 SF Mezzanine with 1/2 ton crane (1 ton capacity), 1,920 SF Dock area, 10' x 10' dock high door, truck well and ramp, 3,000+ amp three phase electric, 8,000 SF of office space on 2 floors, break rooms, dual entrances, elevator, 2 security systems, 2,700 SF covered parking area, and large surface parking lot for employees.
- Separate entrance for 2nd floor office suite with alarm system.
- Property also offered for sale.
- Contact Brokers for additional information or to arrange a tour. Do not disturb tenants.

Please Contact:

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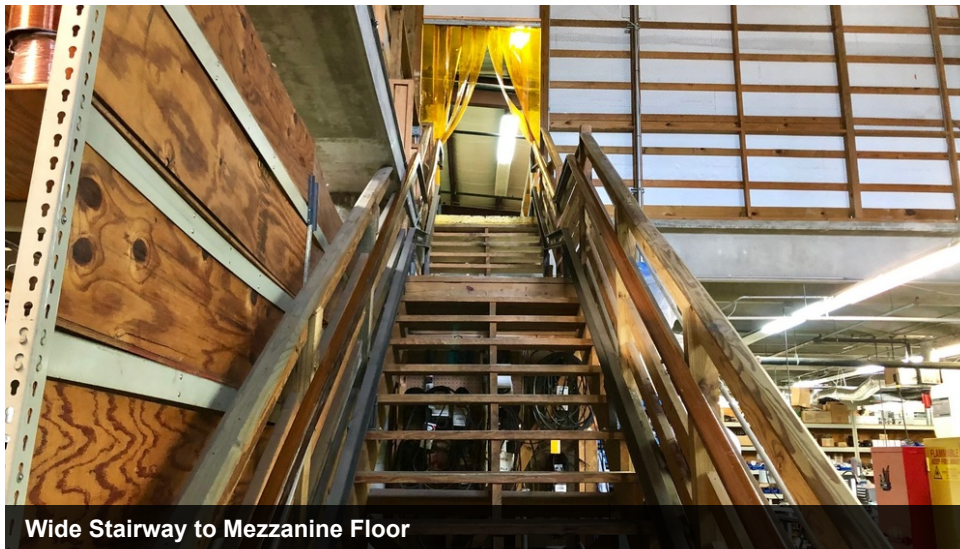
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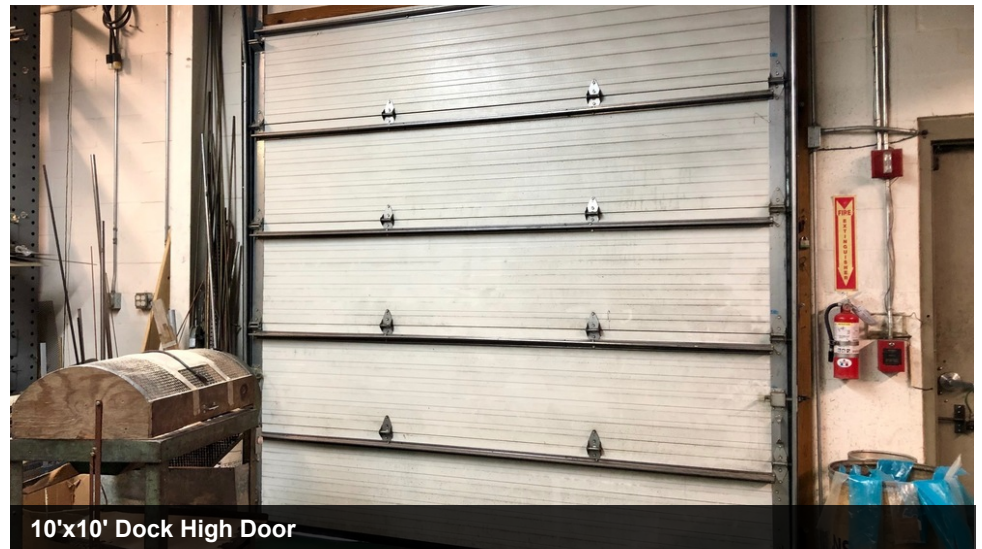
2 Story Building with 2,700 +/- SF of covered parking and dual entrances



1,920 +/- SF Covered Dock



Wide Stairway to Mezzanine Floor



10'x10' Dock High Door

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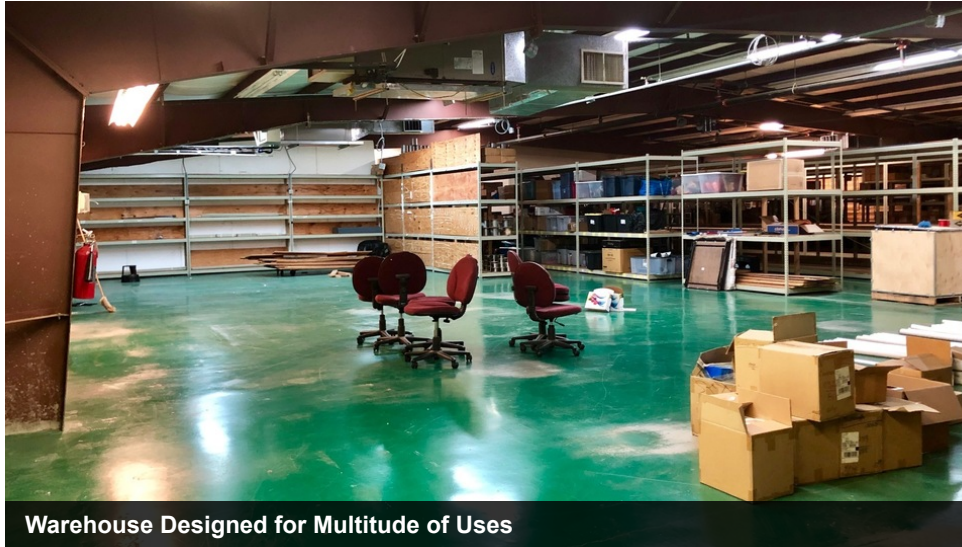
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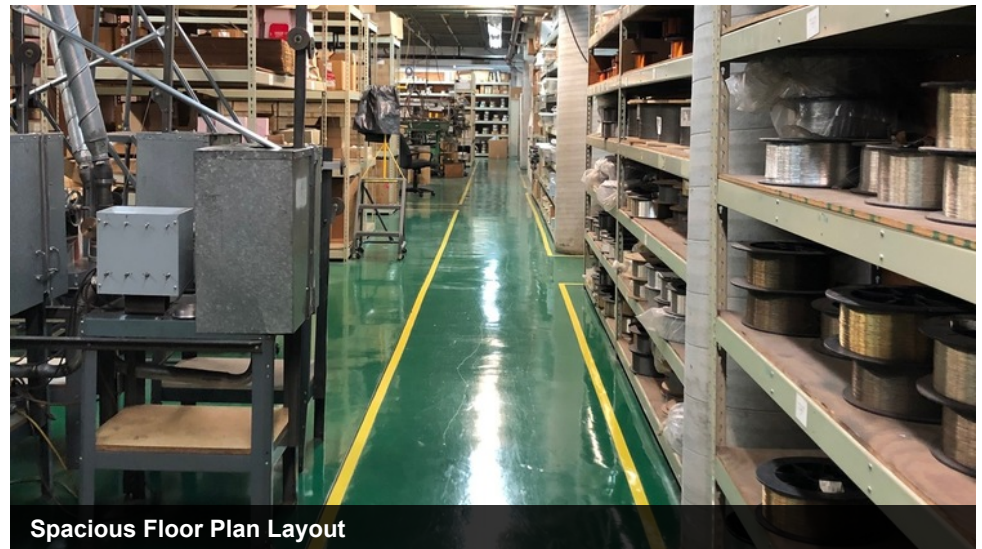
Warehouse Designed for Multitude of Uses



Private Office Space



Front Office/Reception Area



Spacious Floor Plan Layout

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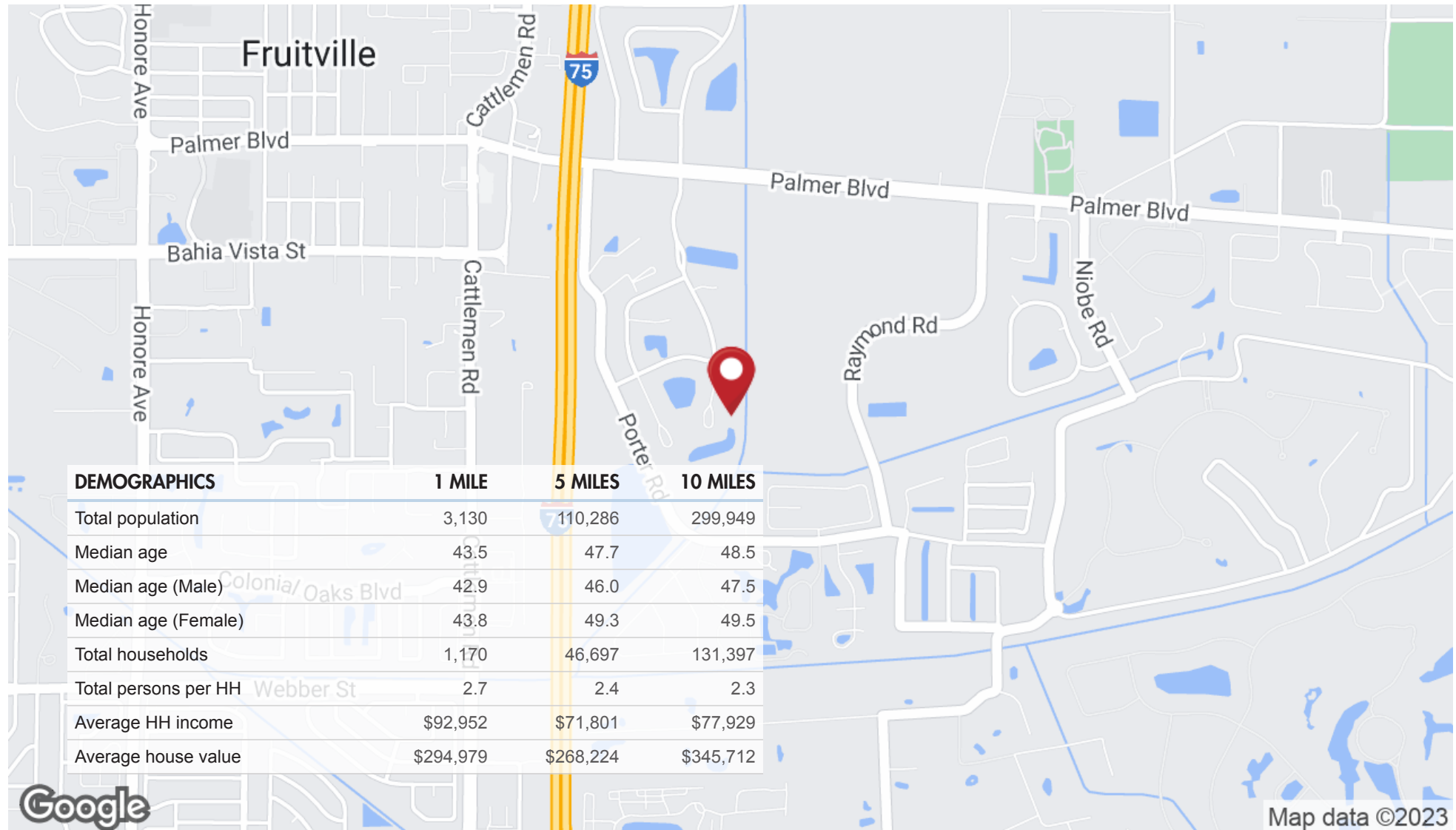
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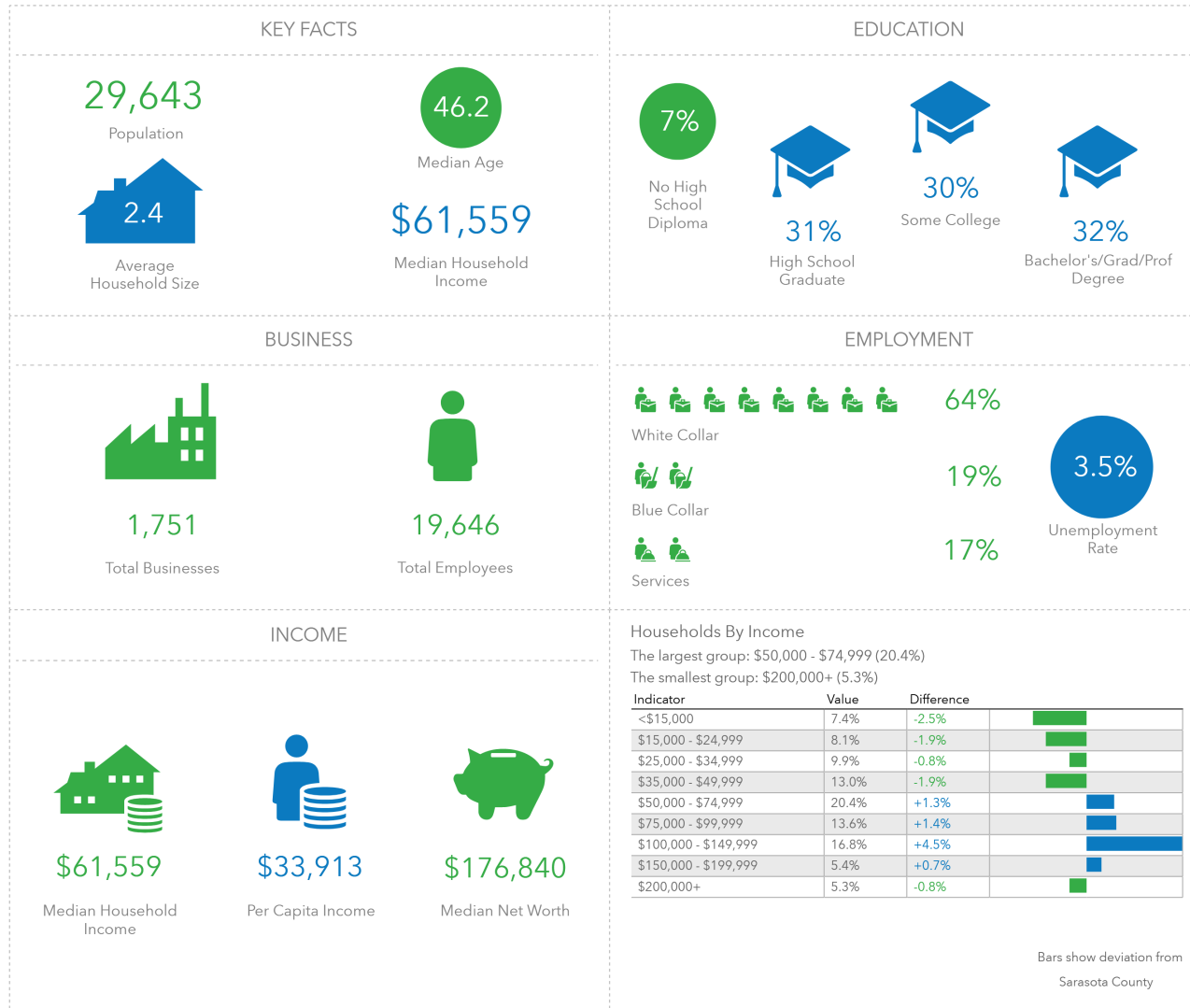
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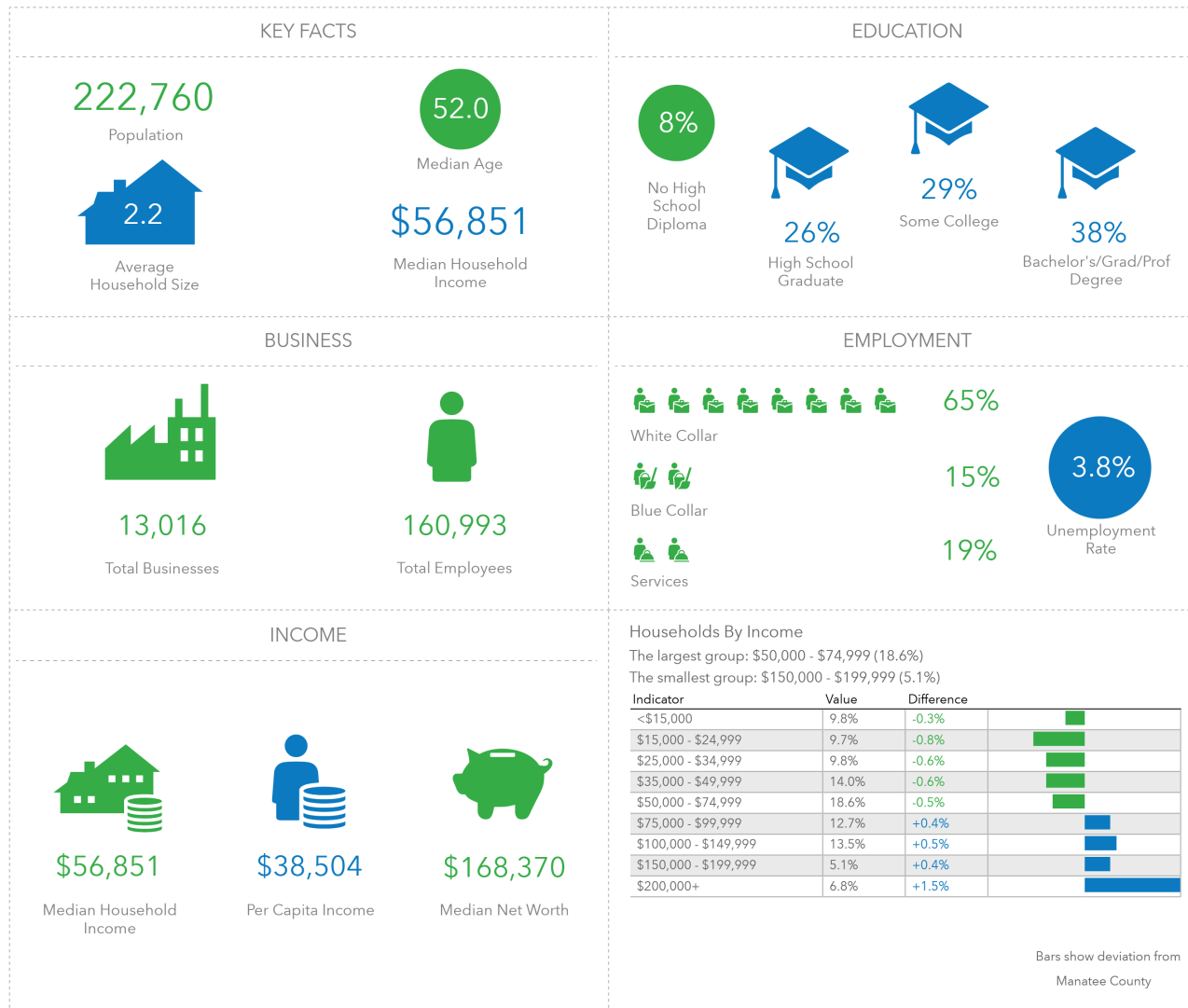
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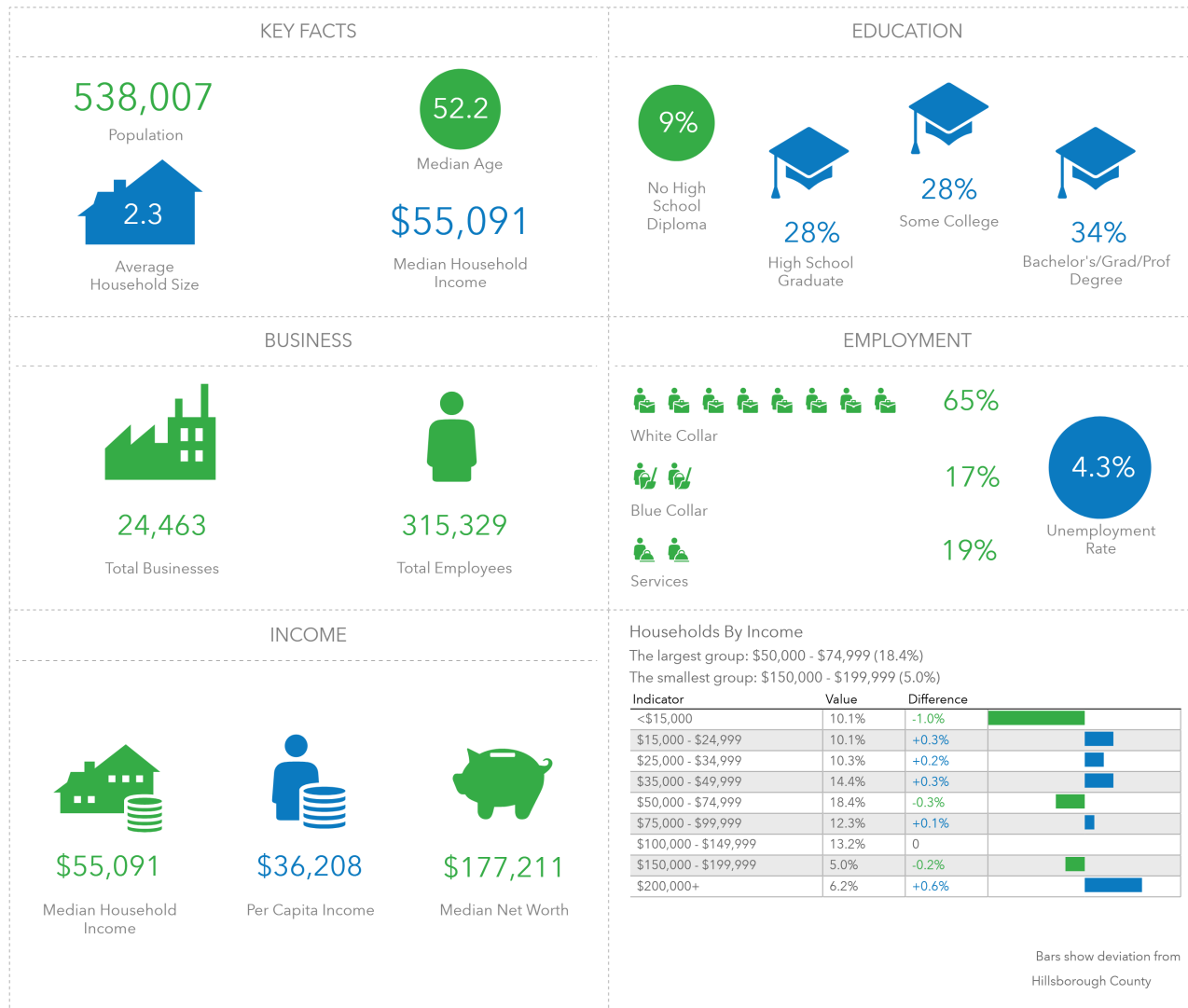
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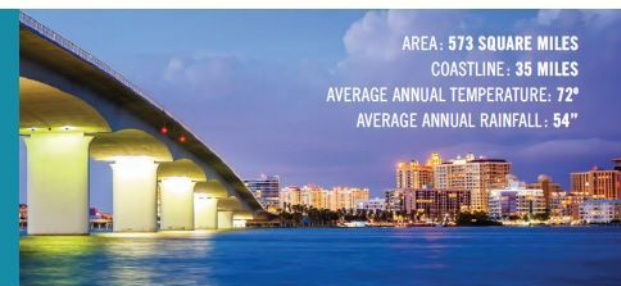
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FAST FACTS 2018

SARASOTA COUNTY

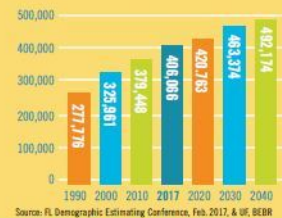
THIS BROCHURE provides a snapshot of Sarasota County's vital statistics. It contains important information on population, workforce, schools, and other aspects of our vibrant community.



AREA: 573 SQUARE MILES
COASTLINE: 35 MILES
AVERAGE ANNUAL TEMPERATURE: 72°
AVERAGE ANNUAL RAINFALL: 54"



POPULATION PROJECTIONS



WORKFORCE



AVERAGE SAT SCORES

	READING / WRITING	MATH
DISTRICT	572	558
STATE	518	494
NATIONAL	538	533

Source: Sarasota County Schools



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POPULATION JURISDICTIONS

TOTAL: 412,569

Unincorporated (261,893)

North Port (64,275)

Sarasota (56,610)

Venice (22,465)

Longboat Key (7,326)

Source: US Census Population Estimates

ACCOLADES

Sarasota Region ranked **Sixth Best Performing City in the U.S.**

Source: Milken Institute

Pine View School ranked **#1 in State of Florida, #13 Nationally**

Source: US News & World Report

Sarasota County Schools receive **"A+" Rating for 14th Consecutive Year**

Source: Florida Department of Education

Sarasota-Bradenton ranked **#1 on list of Best Cities to Launch a Small Business in the U.S.**

Source: Bizjournals.com

Siesta Key Beach ranked **#1 in the U.S.**

Source: TripAdvisor

North Port-Sarasota-Bradenton region ranked as the country's **10th Fastest-Growing Metropolitan Area**

Source: US Census Bureau

Sarasota ranked **#1 as Best Place to Live in the State of FL**

Source: US News & World Report

The Sarasota Metro area has the **9th Highest Growth Rate for the Millennial Population (11.1%; from 2010-2015)**

Source: Brookings Institute Study: The Millennial Generation: A demographic bridge to America's diverse future.

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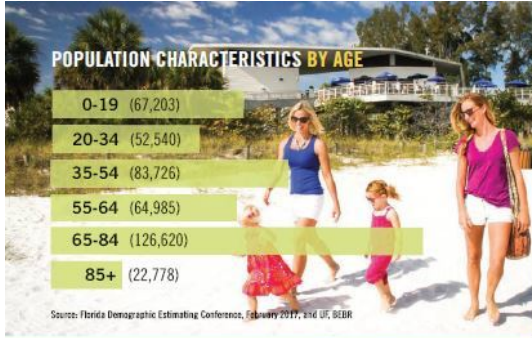
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TOP TAX RATES

	CORPORATE INCOME	PERSONAL INCOME
FLORIDA	5.5%	0%
GEORGIA	6%	6%
ALABAMA	6.5%	5%
TENNESSEE	6.5%	5%
NEW YORK	7.1%	8.82%
MASSACHUSETTS	8%	5.1%
CALIFORNIA	8.8%	13.3%
NEW JERSEY	9%	8.97%

Source: Tax Foundation



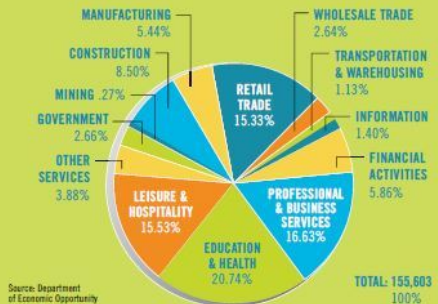
TOP MARKET EXPORT DESTINATIONS

- Asia-Pacific Economy Cooperation (\$303 M)
- European Union (\$179 M)
- Asia (\$164 M)
- North America Free Trade Cooperation (\$149 M)
- South America (\$31 M)

TOP EXPORT PRODUCTS

- Fabricated Metal Product Manufacturing (\$114 M)
 - Computer & Electronic Product Mfg. (\$84 M)
 - Machinery Manufacturing (\$68 M)
 - Medical Supply & Equipment Mfg. (\$68 M)
 - Transportation Equipment Manufacturing (\$66 M)
- Source: U.S. Department of Commerce

EMPLOYMENT BY INDUSTRY



REAL GROSS DOMESTIC PRODUCT (GDP)



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NICK DEVITO II, SIOR Partner



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Professional Background

Mr. DeVito, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and in 2016 was named a partner in the firm. Over the years, he has successfully assisted clients with leasing, sales, and tenant representation for regional expansion of warehouse, office, and retail locations. Other specialties include acquisition and disposition of Investment, Owner/User and Real Estate owned properties for lending institutions and Trusts. Companies Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice, Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon and the Sarasota County Sheriff's Department to help assess the market in their relocation and to purchase of a 70,000 square foot office facility. From 2012 through 2019, Nick has achieved \$110,000,000 in sales representing a total of over 1,450,000 square feet of property.

Married for 30 years to Susan Kerstan-DeVito, in their downtime, they enjoy traveling, and their 5 kids, Dillon, Dalton, Danielle, Dustin & Duncan. Nick can also be spotted at numerous non-profit golf events!

Memberships & Affiliations

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR), where he serves as a Regional Director for the State Chapter. He is also a member of the International Council of Shopping Centers (ICSC); a member of the National, Florida, and Realtors Association of Manatee and Sarasota (RAMS); and a member of Commercial Investment Division (CID) of RAMS, and a Certified Commercial Investment Member (CCIM) member, actively pursuing the CCIM designation; Lakewood Ranch Business Alliance; Gulf Coast Builders Exchange

Education

Bachelor of Arts - University of Florida, College of Business
CCIM Candidate

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Founding Member/Broker



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Professional Background

Ian Black, CCIM, has been a prominent fixture in the Sarasota / Manatee County real estate market since the early 1980's. Local real estate developers respect Ian's creativity and integrity in the real estate business as well as his commitment to the betterment of the community. Those qualities have earned Ian some of the most prestigious brokerage assignments in the area.

He was the leasing agent for One Sarasota Tower, the glass tower that anchors North Tamiami Trail to the Sarasota Bay. Ian was also selected as commercial sales and leasing broker for the chic, innovative Plaza at Five Points located in the heart of downtown Sarasota. And most recently, Ian Black Real Estate was appointed exclusive leasing broker for The Starling Group's office portfolio along the Interstate in Sarasota County and Lakewood Ranch.

Ian's impressive real estate brokerage career began in 1964, when he worked with, and later co-owned, Brian Morton and Company in Northern Ireland, Ian's homeland. Ian helped Brian Morton grow from one office in Belfast to 22 offices throughout Northern Ireland.

In 1982, Ian and his family moved to Sarasota, where they owned, operated, and later sold a ten-unit motel on Siesta Key. His previous positions include vice president of marketing at Starling Realty, where he worked for seven years, and director of Florida brokerage services for ICORR Properties Realty Inc., where he was the company's sole broker for the Sarasota / Manatee area. In 2003, Ian opened his own commercial real estate brokerage and management office.

Elegant, smart development must incorporate the arts, and Ian combines his consummate knowledge of the real estate market with his love of the arts in his community contributions. Ian has been instrumental in bringing art into the Sarasota business community through his service as past President of the Sarasota Film Festival, his service on the Arts Task Force and the ART in BUSINESS board. Ian's dedication to the unity of art and real estate has personal roots. Ian is himself an accomplished artist in both abstract painting and ceramic sculpting. Ian's post-expressionist paintings, co-authored with Ringling School of Art graduate James Mendes, have been exhibited at the Sonnet Gallery and at ARTarget "Hot Summer Cool Art" show in downtown Sarasota. One of the first forms of expression Ian learned was the ancient martial science of Tai Chi. He appeared in Tai Chi InnerWave, a nationally-syndicated television show on the PBS network and throughout Europe.

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