



Michael Saunders & Company | **Commercial**
LICENSED REAL ESTATE BROKER

16,000 SQ. FT. INDUSTRIAL WAREHOUSE BUILDING



5454 PALMER BOULEVARD

SARASOTA, FLORIDA

SALE **\$950,000**

ALL PROPERTIES ARE FEATURED AT
WWW.SARASOTA-INDUSTRIAL.COM

941.957.3730
OFFICE

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Property Information Sheet

5454 Palmer Blvd.
Sarasota

Square Feet: 16,000

Sq. Ft. Office: 500

Sq. Ft. Shop: 15,500

Land Size: 1.98 Acres (86,320 sq. ft.)

Zoning: CI

Year Built: 1997

Electrical (Phase): Single & 3-Phase

Amps - Volts: 600 - 110/220

Ceiling Height: 18'

Overhead Doors: 9

Loading Dock: No

Fire Sprinklers: Yes

Parking: 20 +/-

Taxes: \$12,618.69

Occupancy: At closing.

Industrial Park: N / A

\$950,000.00

Sales Price

\$59.38

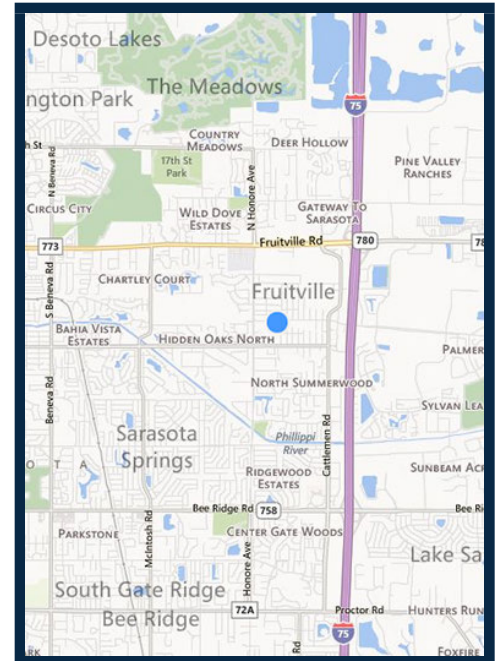
Per Sq. Ft.

\$0.00

Lease Rate

\$0.00

Per Sq. Ft.

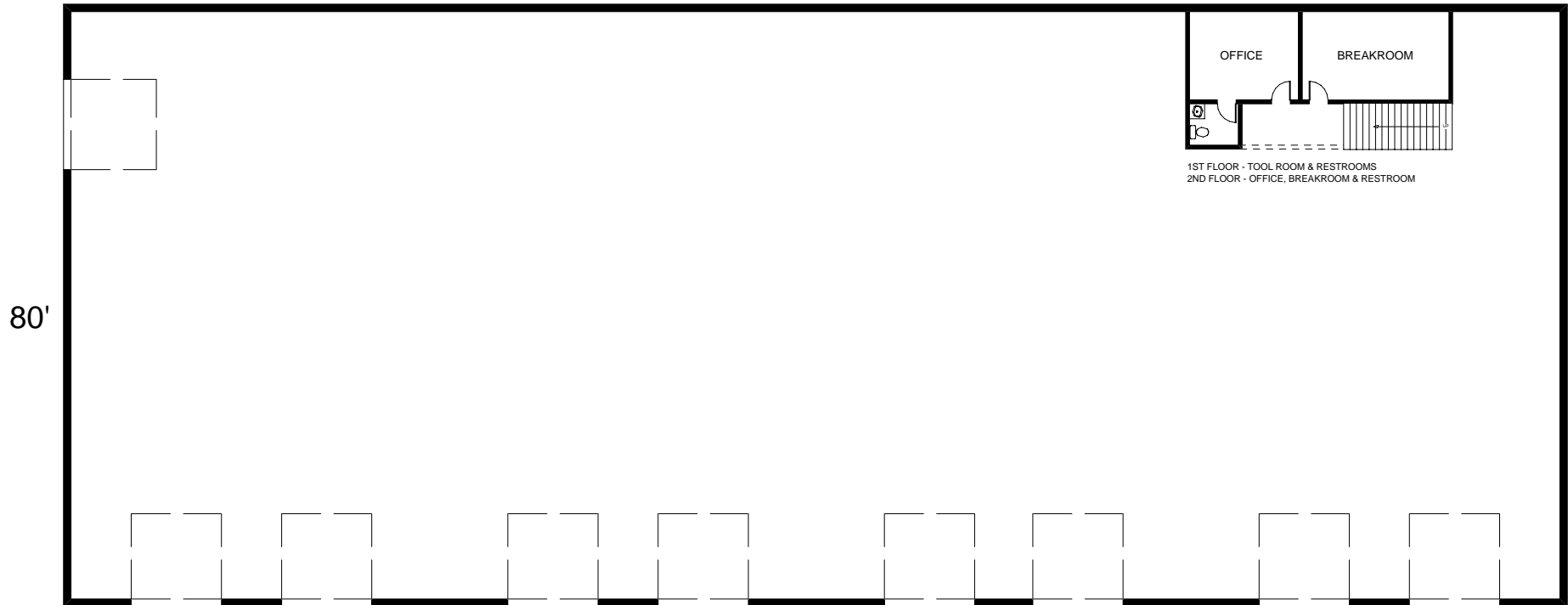


16,000 sq. ft. warehouse with small shop office, break room and large tool room. Warehouse features nine 12' x 14' overhead doors, 18' ceilings and combination of single and 3-phase power. Building was designed to be split into multiple units with meters and plumbing in place. Warehouse building is fully fenced and gated, and has additional area for truck parking or outside storage. Excellent location just minutes from the Fruitville and I-75 interchange. Sale includes 2 parcels: #0048050088 and #0048110070.

Call Susan Goldstein or Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.

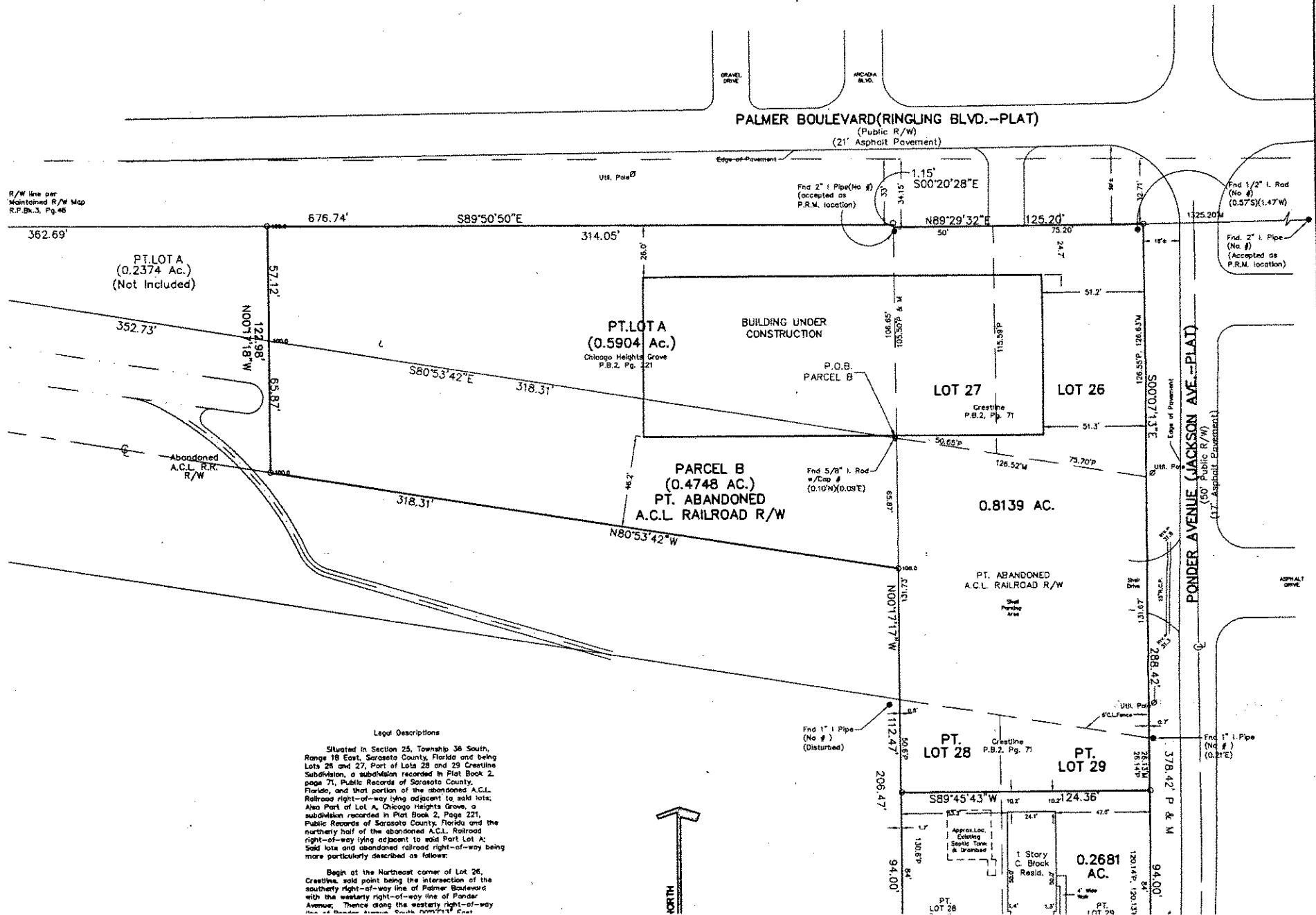
200'



5454 PALMER BLVD.
SARASOTA, FLORIDA

NOTE: Not drawn to exact scale. Some measurements are approximate. Do not duplicate, publish, modify or otherwise distribute these materials unless specifically authorized by Bob Kolton, Roberta Kolton or Michael Saunders & Company. The information being provided to you is not guaranteed to be free of errors. No independent verification of the accuracy of any information or documentation is represented by the real estate licensee.

R/W line per
Maintained R/W Map
R.P.Bk.3, Pg.46



Legal Descriptions

Situated in Section 25, Township 36 South, Range 18 East, Sarasota County, Florida and being Lots 28 and 27, Part of Lots 28 and 29 Crestline Subdivision, a subdivision recorded in Plat Book 2, page 71, Public Records of Sarasota County, Florida, and that portion of the abandoned A.C.L. Railroad right-of-way lying adjacent to said lots; Also Part of Lot A, Chicago Heights Grove, a subdivision recorded in Plat Book 2, Page 221, Public Records of Sarasota County, Florida and the northerly half of the abandoned A.C.L. Railroad right-of-way lying adjacent to said Part Lot A; Said lots and abandoned railroad right-of-way being more particularly described as follows:

Begin at the Northeast corner of Lot 26, Crestline, said point being the intersection of the southerly right-of-way line of Palmer Boulevard with the westerly right-of-way line of Ponder Avenue; Thence along the westerly right-of-way line of Ponder Avenue, South, 206.47'

WEBER ENGINEERING & SURVEYING, INC.
3832 Smith Road - Suite A, Sarasota, Florida 34231
Telephone (813) 921-3914
Drawn By: JBA Checked By:
Date: 1/31/95 Scale: 1"=30' Job # 950054 Dwg. # D-9631

**BOUNDARY & TOPOGRAPHIC SURVEY
OF
A PARCEL OF LAND
IN
Section 25, Township 36 South, Range 18 East
Sarasota County, Florida**