



Michael Saunders & Company<sup>®</sup> Commercial  
LICENSED REAL ESTATE BROKER

6,360 SQ. FT. INDUSTRIAL OFFICE / WAREHOUSE



6620 19<sup>TH</sup> STREET EAST, UNIT 106

SARASOTA, FLORIDA

LEASE \$1,855 PER MONTH, NNN

ALL PROPERTIES ARE FEATURED AT

[WWW.SARASOTA-INDUSTRIAL.COM](http://WWW.SARASOTA-INDUSTRIAL.COM)

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SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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## Property Information Sheet

6620 19th Street East, Unit 106  
Sarasota

**Square Feet: 6,360**

Sq. Ft. Office: 750

Sq. Ft. Shop: 5,610

**Land Size: 3.44 Acres** (150,000 sq. ft.)

**Zoning: H-M**

**Year Built: 2006**

**Electrical (Phase): Three**

Amps - Volts: 150 - 110/220

**Ceiling Height: 19'**

**Overhead Doors: 2**

**Loading Dock: Yes**

**Fire Sprinklers: Yes**

**Parking: 8 +/-**

**Taxes: \$0.00**

**Occupancy: At Lease Execution**

**Industrial Park: Central Park of Commerce**

**\$0.00**

Sales Price

**\$0.00**

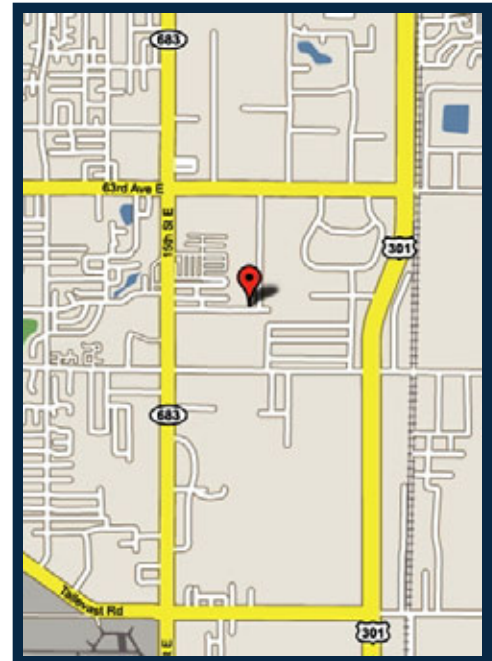
Per Sq. Ft.

**\$1,855.00**

Lease Rate

**\$3.50**

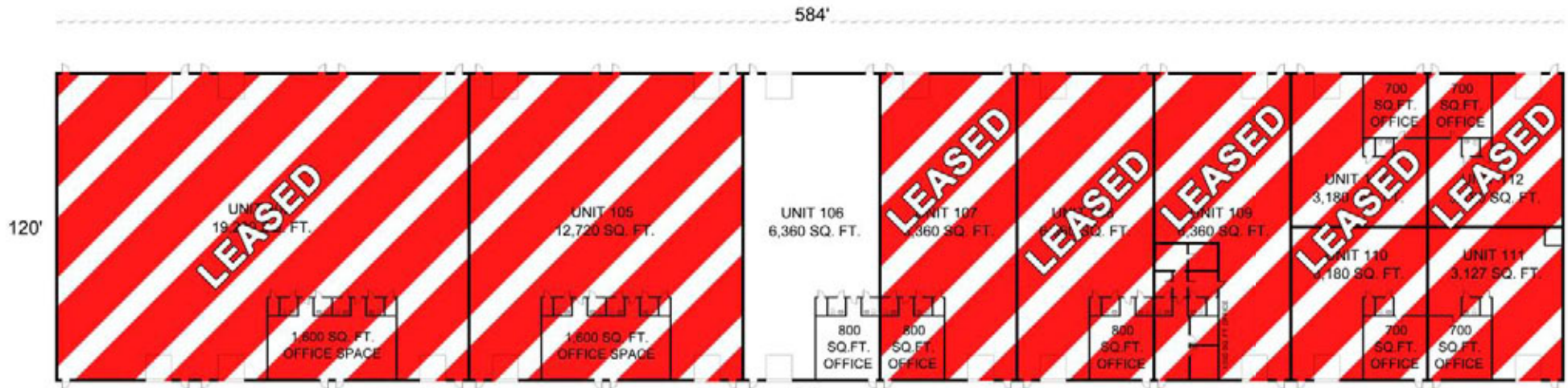
Per Sq. Ft.



6,360 sq. ft. unit available with finished office area, restroom, 19' ceilings, 10' overhead doors, 3-phase electric, and more. Units can be combined if larger space is needed. Lease rate quoted is N/N/N. CAM charge is \$1.50 sq. ft. (\$795.00), which includes taxes, insurance, and common area charges. Convenient location, for service to both Manatee and Sarasota Counties.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

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NOTE: NOT DRAWN TO EXACT SCALE

# 6620 19<sup>TH</sup> STREET EAST

## SARASOTA, FLORIDA

