



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

5,285 SQ. FT. UP TO 18,540 SQ. FT. AVAILABLE



7655 MATOAKA ROAD, UNITS C, D & OFFICE AREA  
SARASOTA, FLORIDA

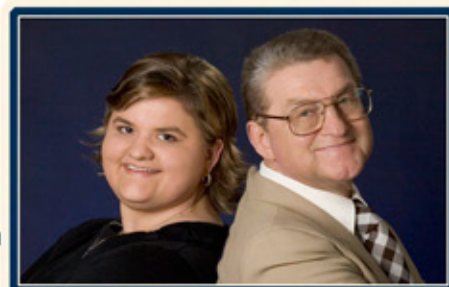
LEASE \$5.50 PER SQUARE FOOT, GROSS

ALL PROPERTIES ARE FEATURED AT  
[WWW.SARASOTA-INDUSTRIAL.COM](http://WWW.SARASOTA-INDUSTRIAL.COM)

941.957.3730  
OFFICE

ROBERTA "BJ" KOLTON

[RobertaKolton@MichaelSaunders.com](mailto:RobertaKolton@MichaelSaunders.com)



941.954.3830  
FAX

ROBERT "BOB" KOLTON

[RobertKolton@MichaelSaunders.com](mailto:RobertKolton@MichaelSaunders.com)

SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

Price and availability is subject to change without notice. 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. If you intend to rely on the information provided, you are notified that you should confirm any such information directly with the appropriate governmental authority, the seller and its counsel, or your own independent advisors and counsel. Any copyrighted material shall remain such. Unless provided in writing, no information or documentation provided shall be distributed, disseminated, or reproduced to any third party.

## Property Information Sheet

7655 Matoaka Road, Unit C  
 Sarasota

**Square Feet: 5,285**

Sq. Ft. Office: 100

Sq. Ft. Shop: 5,185

**Land Size: 2.44 Acres** (106,260 sq. ft.)

**Zoning: L-M**

**Year Built: 1986**

**Electrical (Phase): Three**

Amps - Volts: 200 - 120/480

**Ceiling Height: 16'**

**Overhead Doors: 2**

**Loading Dock: Yes, Truck Well**

**Fire Sprinklers: Yes**

**Parking: 10 +/-**

**Taxes: \$25,663.00**

**Occupancy: Immediate**

**Industrial Park: Tallevast Industrial Park**

**\$0.00**

Sales Price

**\$0.00**

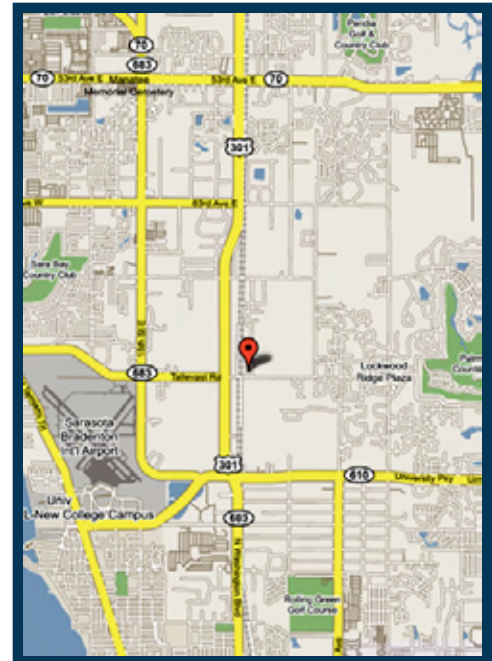
Per Sq. Ft.

**\$2,422.00**

Lease Rate

**\$5.50**

Per Sq. Ft.



5,285 Sq. Ft. Industrial Space, with 100 Sq. Ft. office. Warehouse features 16' ceilings, fire sprinkler system, mercury vapor and skylight lighting, 2 shop restrooms, 3-phase power, with 1 overhead door in rear, and 1 door in front for covered truck well. Great central location, for easy access to both Manatee and Sarasota Counties. Many combinations of larger units available, up to 40,150 sq. ft. in total.

Call Bob 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.

## Property Information Sheet

7655 Matoaka Road, Unit C & Office Area  
Sarasota

**Square Feet: 8,335**

Sq. Ft. Office: 3,150

Sq. Ft. Shop: 5,185

**Land Size: 2.44 Acres** (106,260 sq. ft.)

**Zoning: L-M**

**Year Built: 1986**

**Electrical (Phase): Three**

Amps - Volts: 200 - 120/480

**Ceiling Height: 16'**

**Overhead Doors: 2**

**Loading Dock: Yes, Truck Well**

**Fire Sprinklers: Yes**

**Parking: 10 +/-**

**Taxes: \$25,663.00**

**Occupancy: September 2008**

**Industrial Park: Tallevast Industrial Park**

**\$0.00**

Sales Price

**\$0.00**

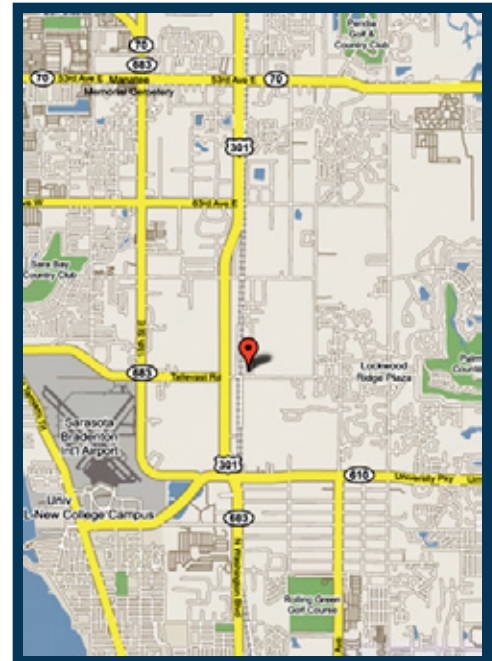
Per Sq. Ft.

**\$3,820.00**

Lease Rate

**\$5.50**

Per Sq. Ft.



8,335 Sq. Ft. Industrial Space, with 3,150 Sq. Ft. offices, including waiting and reception areas, 5 private offices, large conference room, employee break room, and 2 shop offices, along with work and storage areas. Warehouse features 16' ceilings, fire sprinkler system, mercury vapor and skylight lighting, 2 shop restrooms, 3-phase power, with 1 overhead door in rear, and 1 door in front for covered truck well. Great central location, for easy access to both Manatee and Sarasota Counties. Many combinations of larger units available, up to 18,540 sq. ft. in total.

Call Bob 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.

## Property Information Sheet

7655 Matoaka Road, Unit D  
Sarasota

**Square Feet: 10,315**

Sq. Ft. Office: 500

Sq. Ft. Shop: 9,815

**Land Size: 2.44 Acres** (106,260 sq. ft.)

**Zoning: L-M**

**Year Built: 1986**

**Electrical (Phase): Three**

Amps - Volts: 200 - 120/480

**Ceiling Height: 16'**

**Overhead Doors: 2**

**Loading Dock: Yes, Truck Well**

**Fire Sprinklers: Yes**

**Parking: 15 +/-**

**Taxes: \$25,663.00**

**Occupancy: September 2008**

**Industrial Park: Tallevast Industrial Park**

**\$0.00**

Sales Price

**\$0.00**

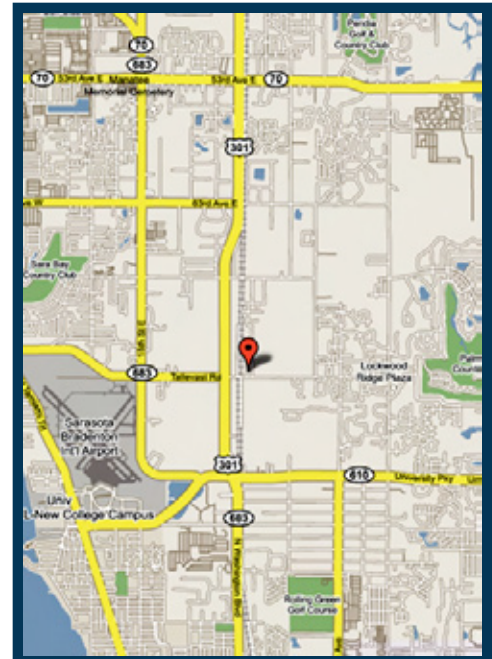
Per Sq. Ft.

**\$4,727.00**

Lease Rate

**\$5.50**

Per Sq. Ft.



10,315 Sq. Ft. Industrial Space, with 500 Sq. Ft. of open office space. Warehouse features 16' ceilings, fire sprinkler system, mercury vapor and skylight lighting, 3 shop restrooms, 3-phase power, with 1 overhead door in rear, and 1 door in front for covered truck well. Great central location, for easy access to both Manatee and Sarasota Counties. Many combinations of larger and smaller units available, up to 40,150 sq. ft. in total. Rent quoted is Gross basis.

Call Bob 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.

## Property Information Sheet

7655 Matoaka Road, Units C & D  
 Sarasota

**Square Feet: 15,600**

Sq. Ft. Office: 600

Sq. Ft. Shop: 15,000

**Land Size: 2.44 Acres** (106,260 sq. ft.)

**Zoning: L-M**

**Year Built: 1986**

**Electrical (Phase): Three**

Amps - Volts: 200 - 120/480

**Ceiling Height: 16'**

**Overhead Doors: 4**

**Loading Dock: Yes, Double Covered Truck**

**Fire Sprinklers: Yes**

**Parking: 25 +/-**

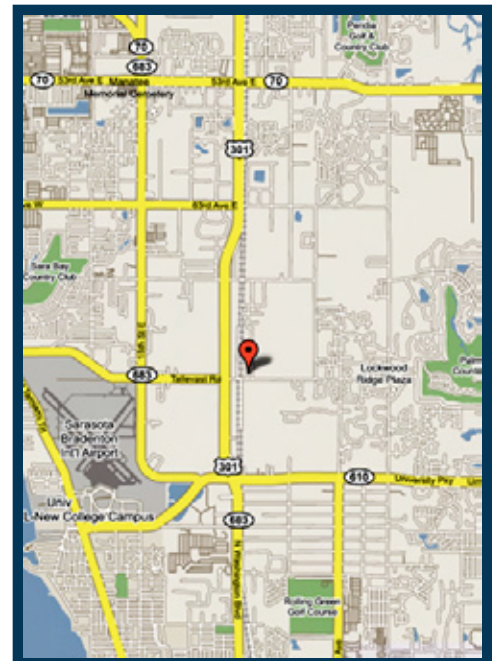
**Taxes: \$25,663.00**

**Occupancy: September 2008**

**Industrial Park: Tallevast Industrial Park**

Sales Price **\$0.00**  
 Per Sq. Ft.

**\$7,150.00**  
 Lease Rate Per Sq. Ft.



15,600 Sq. Ft. Industrial Space, with 600 Sq. Ft. of office space. Warehouse features 16' ceilings, fire sprinkler system, mercury vapor and skylight lighting, 5 shop restrooms, 3-phase power, with 2 overhead doors in rear, and 2 doors in front for double covered truck well. Great central location, for easy access to both Manatee and Sarasota Counties. Many combinations of larger and smaller units available, up to 40,150 sq. ft. in total. Rent quoted is Gross basis.

Call Bob 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.

## Property Information Sheet

7655 Matoaka Road, Units C, D & Office Area  
Sarasota

**Square Feet: 18,540**

Sq. Ft. Office: 600

Sq. Ft. Shop: 17,940

**Land Size: 2.44 Acres** (106,260 sq. ft.)

**Zoning: L-M**

**Year Built: 1986**

**Electrical (Phase): Three**

Amps - Volts: 200 - 120/480

**Ceiling Height: 16'**

**Overhead Doors: 4**

**Loading Dock: Yes, Double Covered Truck**

**Fire Sprinklers: Yes**

**Parking: 25 +/-**

**Taxes: \$25,663.00**

**Occupancy: September 2008**

**Industrial Park: Tallevast Industrial Park**

**\$0.00**

Sales Price

**\$0.00**

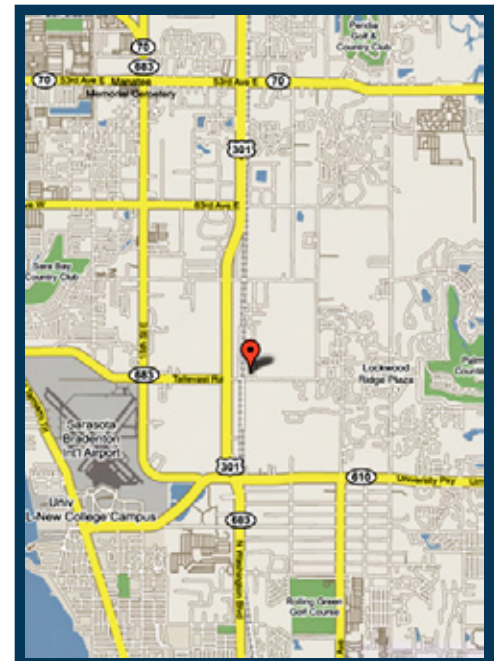
Per Sq. Ft.

**\$8,497.00**

Lease Rate

**\$5.50**

Per Sq. Ft.



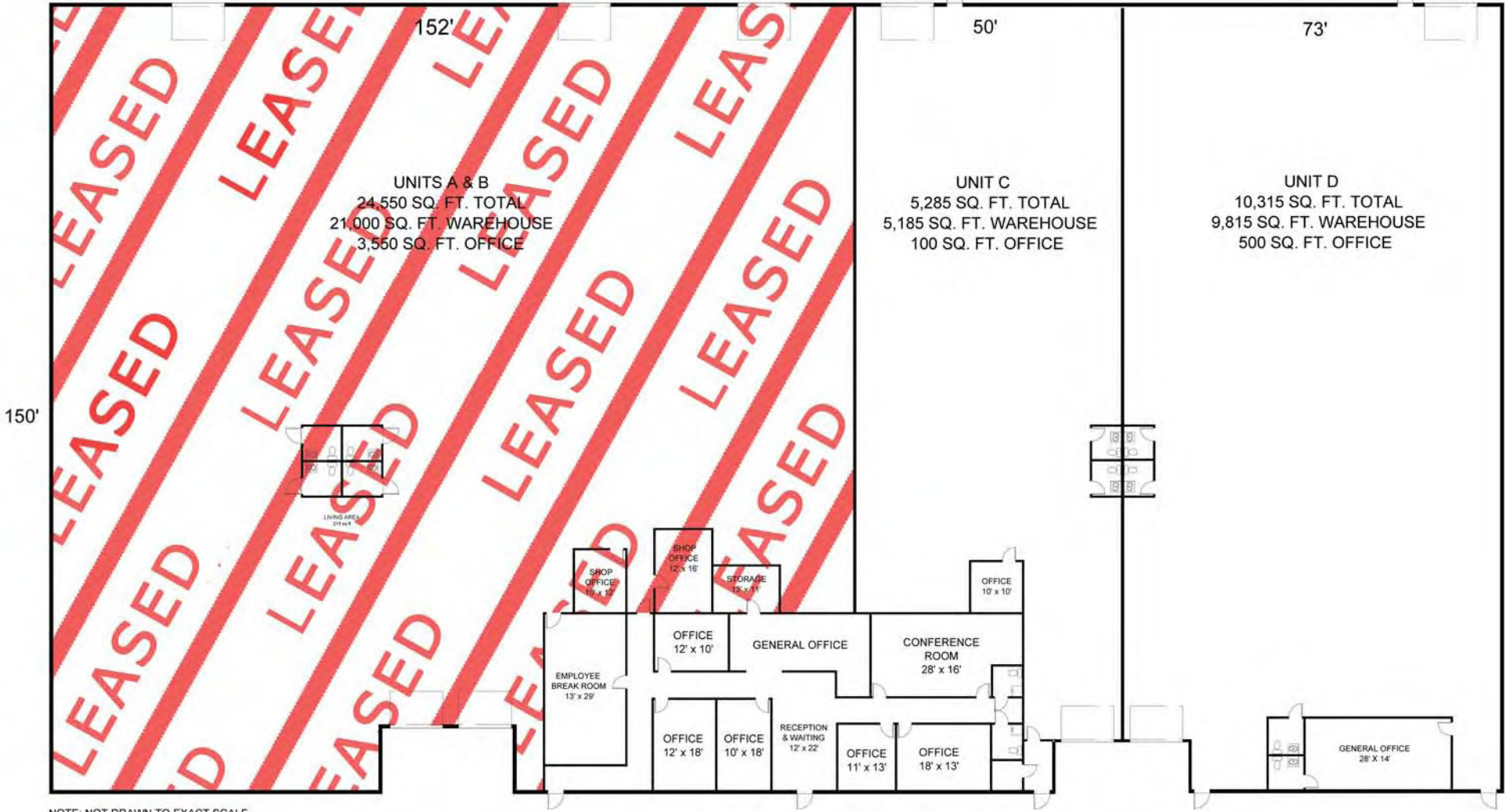
18,540 Sq. Ft. Industrial Space, with 3,650 Sq. Ft. offices, including waiting and reception areas, 5 private offices, large conference room, employee break room, and 2 shop offices, along with work and storage areas. Warehouse features 16' ceilings, fire sprinkler system, mercury vapor and skylight lighting, 4 shop restrooms, 3-phase power, with 2 overhead doors in rear, and 2 doors in front for covered truck well.

Great central location, for easy access to both Manatee and Sarasota Counties.

Call Bob 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.

275'



UNITS A & B  
 24,550 SQ. FT. TOTAL  
 21,000 SQ. FT. WAREHOUSE  
 3,550 SQ. FT. OFFICE

UNIT C  
 5,285 SQ. FT. TOTAL  
 5,185 SQ. FT. WAREHOUSE  
 100 SQ. FT. OFFICE

UNIT D  
 10,315 SQ. FT. TOTAL  
 9,815 SQ. FT. WAREHOUSE  
 500 SQ. FT. OFFICE

NOTE: NOT DRAWN TO EXACT SCALE

7655 MATOAKA ROAD | MANATEE COUNTY, FL