



Michael Saunders & Company®

Commercial  
LICENSED REAL ESTATE BROKER

9,075 SQ. FT. INDUSTRIAL OFFICE / WAREHOUSE SPACE



7685 MATOAKA ROAD

SARASOTA, FLORIDA

LEASE \$4,350 PER MONTH, GROSS

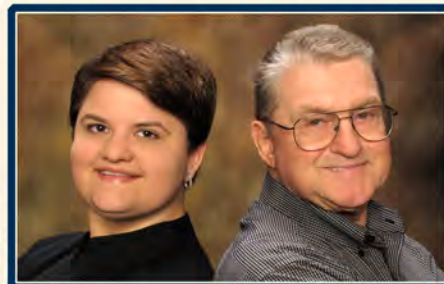
ALL PROPERTIES ARE FEATURED AT

[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

7685 Matoaka Road  
Bradenton

**Square Feet: 9,075**

Sq. Ft. Office: 1,900

Sq. Ft. Shop: 7,175

**Land Size: 1.83 Acres** (79,695 sq. ft.)

**Zoning: L-M**

**Year Built: 1985**

**Electrical (Phase): Three**

Amps - Volts: 200 - 110/220

**Ceiling Height: 18'**

**Overhead Doors: 1 - 25' X 16'**

**Loading Dock: No**

**Fire Sprinklers: No**

**Parking: 12**

**Taxes:**

**Occupancy: At lease execution.**

**Industrial Park: Tallevast Industrial Park**

**\$0.00**

Sales Price

**\$0.00**

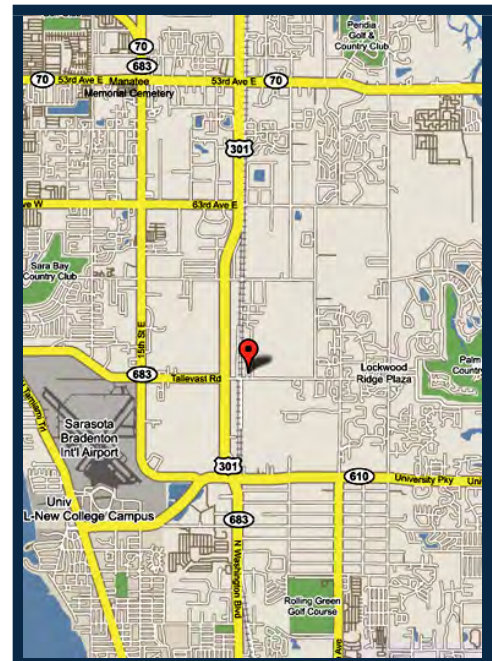
Per Sq. Ft.

**\$4,350.00**

Lease Rate

**\$5.75**

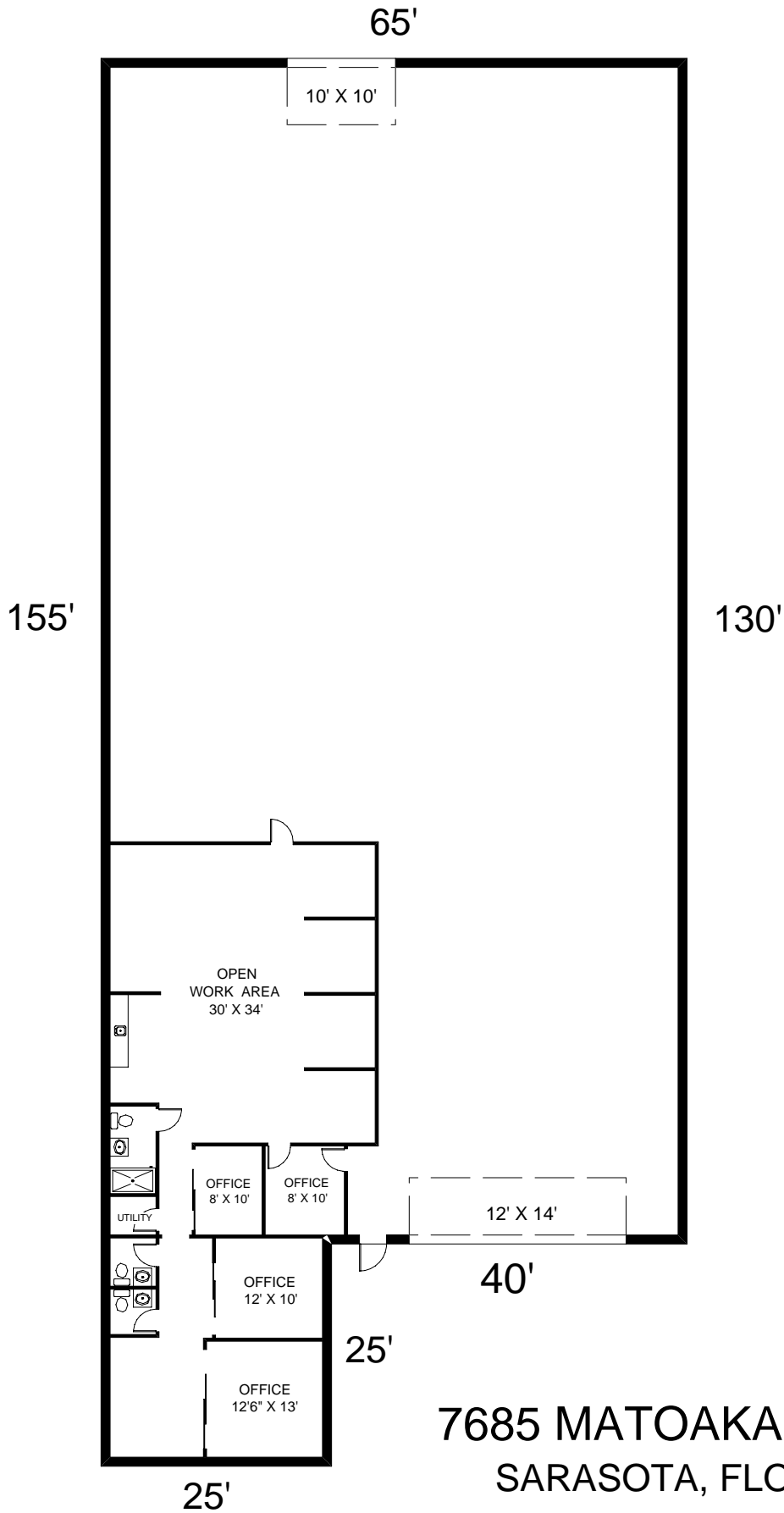
Per Sq. Ft.



9,075 sq. ft. unit with spacious office area, recently remodeled in modern industrial design. Warehouse has 18' ceilings, 3-phase power, and large 25' x 16' overhead door. Located in the Tallevast Industrial Park, a great central location for easy access to Sarasota and Manatee via Highway 301. Rent quoted includes common area charge of \$946.00 per month which covers real estate taxes, insurance, water, sewer, and landscaping service.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

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**7685 MATOAKA ROAD  
SARASOTA, FLORIDA**

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