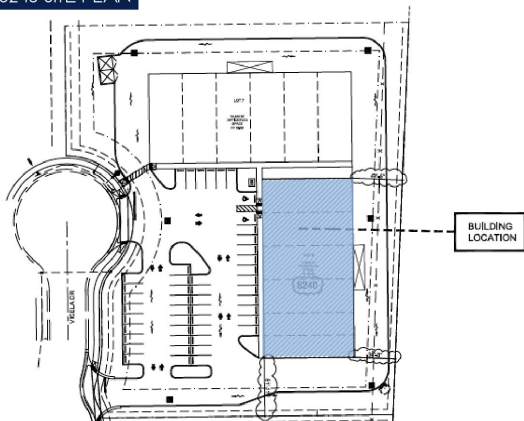




## NEW OFFICE / WAREHOUSE IN PRIME I-75 LOCATION 8240 Vicela Drive, Sarasota, FL 34240

8240 SITE PLAN



### PROPERTY OVERVIEW

Newly constructed warehouse / flex space. 20' ceilings, 4 - 14 X 14 roll up doors grade level in larger spaces. 2 - 12' X 14' roll up doors grade level in smaller spaces. 16' eave. Four 30' wide units - Two 20' wide units that can be demised any number of ways. Talk to Broker for more information. Completion date: August 1st

### PROPERTY SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Available SF:	1,600 - 12,800 SF
Lot Size:	2.18 Acres
Year Built:	2020
Building Size:	12,800
Zoning:	PID

*Presented By:*

**NICK DEVITO II, SIOR**  
941.906.8688 x112  
nick@ian-black.com

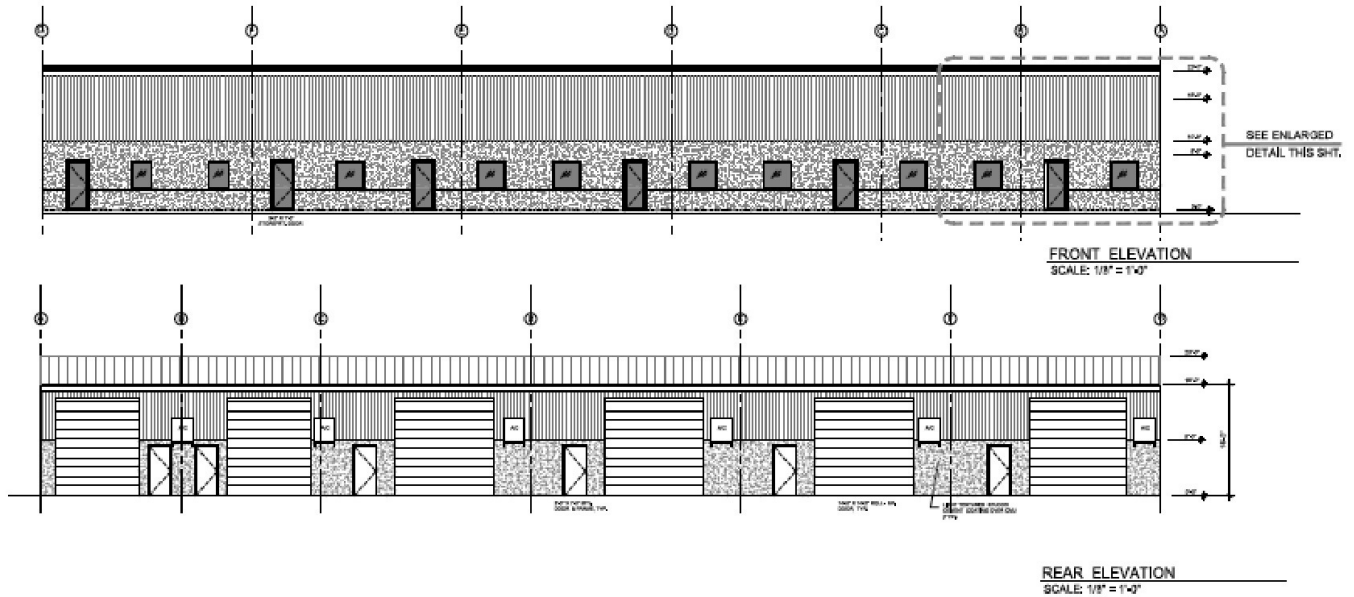
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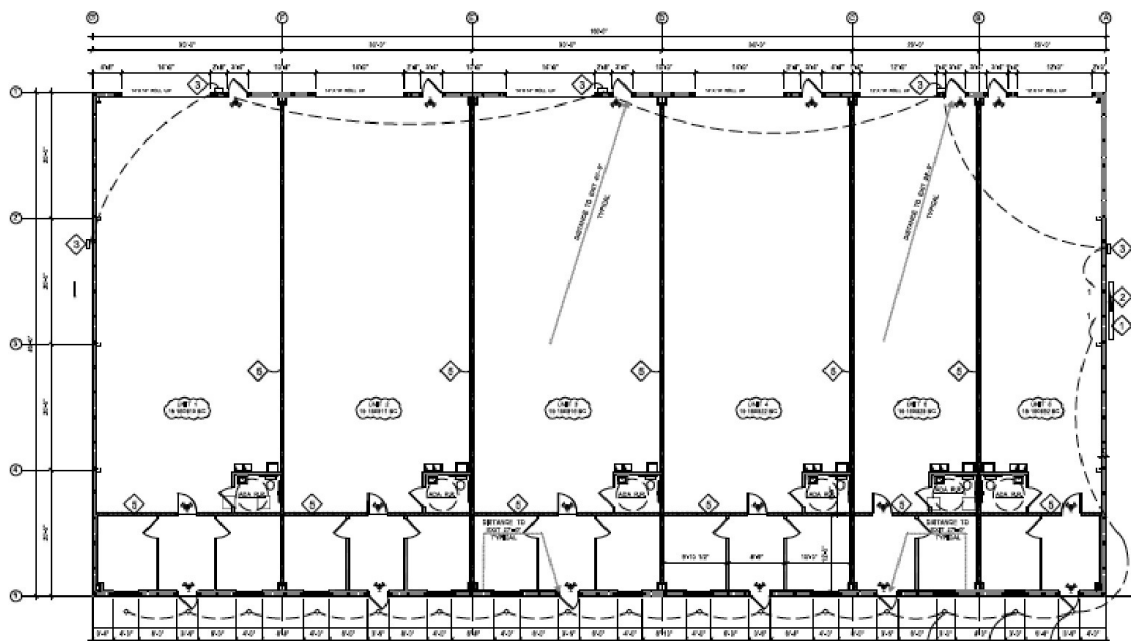
## New Office / Warehouse in Prime I-75 location

8240 Vicela Drive, Sarasota, FL 34240

### 8240 ELEVATIONS



### 8240 BUILDING LAYOUT



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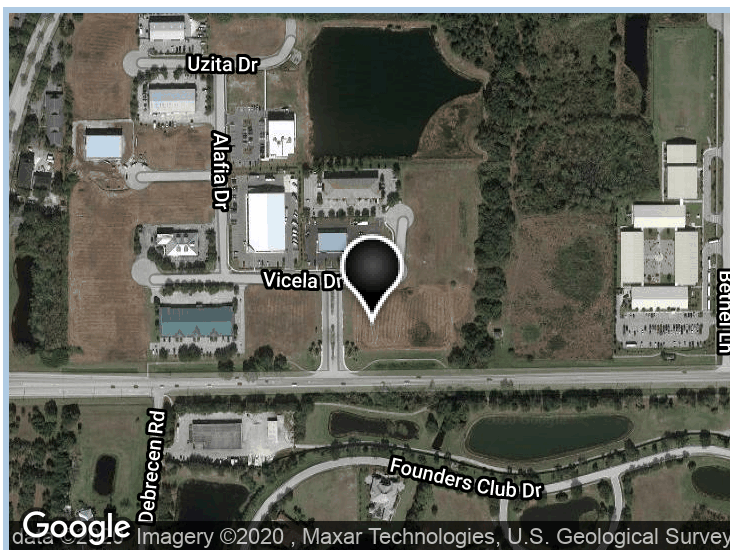
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**New Office / Warehouse in Prime I-75 location**

8240 Vicela Drive, Sarasota, FL 34240

**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	1,016	7,918	47,232
Median age	44.3	45.2	46.1

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	353	2,799	18,612
# of persons per HH	2.9	2.8	2.5
Average HH income	\$109,035	\$109,907	\$91,333
Average house value	\$572,220	\$571,844	\$400,128

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