



HARD TO FIND - 3,200 SQ. FT. FREE STANDING OFFICE/WAREHOUSE BUILDING

For Sale | Industrial Property

# 7216 21st Street East

Sarasota, Florida 34243

**Michael Saunders & Company**  
Licensed Real Estate Broker  
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor  
941.928.1428  
robertakolton@michaelsaunders.com





**Commercial**

## INDUSTRIAL PROPERTY

7216 21ST STREET EAST, SARASOTA, FL

Total Available:	3,200 Sq. Ft.
Office:	1,200 Sq. Ft.
Warehouse:	2,000 Sq. Ft.
Land Size:	0.637 Acres (27,765 Sq. Ft.)
Zoning:	LM
Year Built:	2006
Electrical:	Single Phase; 200amps; 110/220V
Ceiling Height:	16'
Overhead Doors:	(2) 14'x14'
Loading Dock:	No
Fire Sprinklers:	No
Parking:	16 +/-
Taxing Authority:	Manatee County, PID # 1985300459
Park:	Centre Park of Commerce

### PROPERTY OVERVIEW

Built in 2006, this well-maintained building is fully air-conditioned, and sits on a 0.63-acre corner lot with dual street access. The interior has a 1,200 sq. ft. office area including reception/showroom area, 2 private offices, large conference room, break room, 2-restrooms, and small shop/utility office. The air-conditioned warehouse has 16' ceilings, two 14' x 14' overhead doors, sealed floors, high bay lighting, and single-phase power. The site is mostly paved, and fenced, with parking for 16 vehicles, and is large enough to potentially expand the building in the future.

Property is currently leased on a NNN basis through August 2025, with no renewals remaining on the lease.

### LOCATION OVERVIEW

Located in the Centre Park of Commerce, just south of Whitfield Avenue, west of Highway 301. Easy access north or south via Highway 301 and only minutes to I-75 via State Road 70 (Exit 217B) or University Parkway (Exit 213).



**SALE**  
**\$1,150,000**

**3,200+/- sq. ft. building**

**0.63+/- acres of land**

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

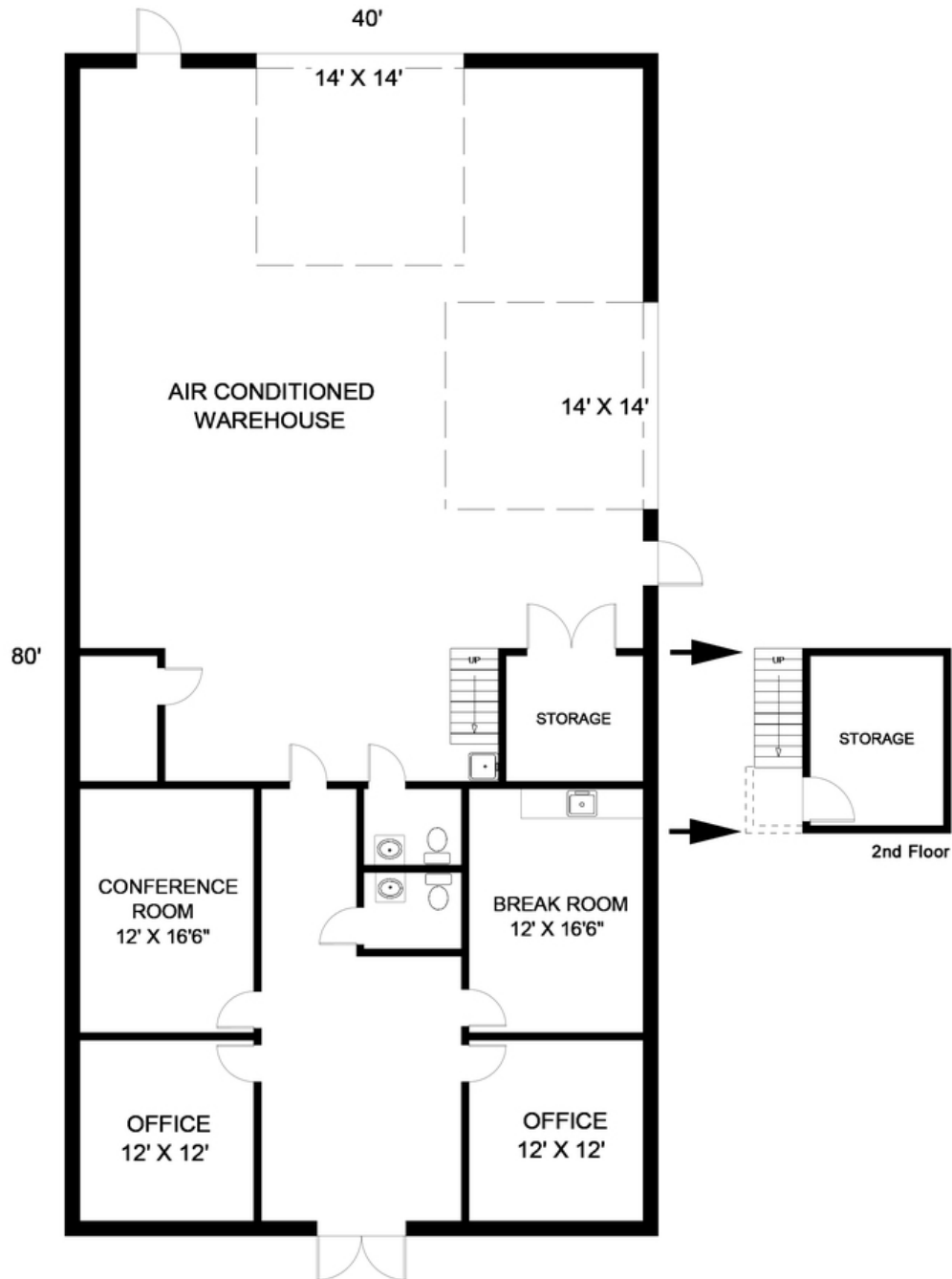
[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)



Commercial

## INDUSTRIAL PROPERTY

7216 21ST STREET EAST, SARASOTA, FL



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.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)





Commercial

## INDUSTRIAL PROPERTY

7216 21ST STREET EAST, SARASOTA, FL



Front Elevation



North Side of Building



West Side of Building



Reception / Main Entry



Office

Michael Saunders & Company<sup>®</sup>



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)





Commercial

## INDUSTRIAL PROPERTY

7216 21ST STREET EAST, SARASOTA, FL



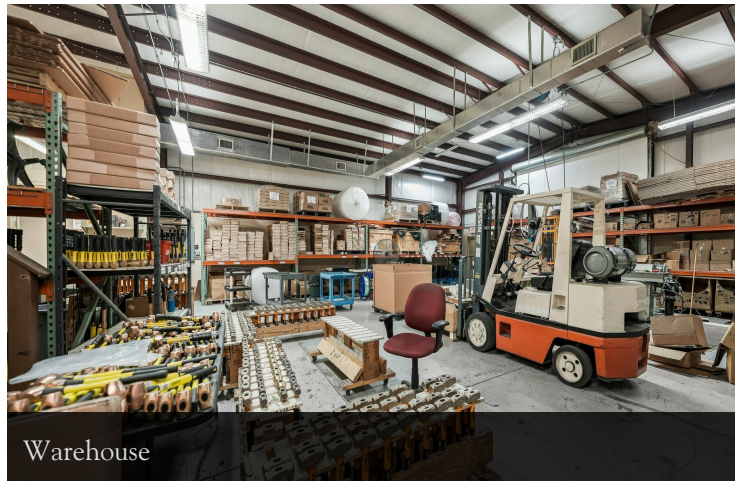
Office



Break Room



Warehouse



Warehouse



West Parking



North Parking

**Michael Saunders & Company.**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)





Commercial

## INDUSTRIAL PROPERTY

7216 21ST STREET EAST, SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)