



**For Sale**  
**4041 Sawyer Court**



**Contact:**  
John B. Harshman, Broker  
Phone: 941-951-2002 Fax: 941-366-5818  
1575 Main St., Sarasota, FL 34236  
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# **4041 Sawyer Court**

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## **IMPORTANT NOTICE**

The information contained herein, while based upon data supplied by the seller and obtained from other sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Harshman & Company, Inc. or by any agent, independent associate or employee of Harshman & Company.

Harshman & Company, Inc. (Broker) hereby notifies prospective buyers that it shall be the buyer's responsibility to verify any and all representations made by seller and/or Broker regarding the property, its condition, improvements, utilities, zoning, insurability, conformance and/or compliance with federal, state and local laws as well as all restrictions of any applicable owner's association, boundaries and use. Buyer recognizes that the Broker is not an expert in legal, tax, financial, appraising, surveying, structural conditions, hazardous materials, engineering or other areas.

## **Exclusive Right of Sale Listing**

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development.

**Inquiries regarding the property described herein should be directed to:**

John B. Harshman, Broker  
Harshman & Company, Inc.  
1575 Main St.  
Sarasota, FL 34236

Phone: 941-951-2002  
FAX: 941-366-5818  
Email: [jbh@harshmanrealestate.com](mailto:jbh@harshmanrealestate.com)

## **Property Summary**

**Description:** The subject is a fully air conditioned warehouse that has been converted to a climate controlled self-storage facility. The building also contains a 1 bedroom 1 bath manager's apartment as well as a manager's office. In addition to the 20,500 square foot building there are two fenced storage lots that are currently rented for RV and boat storage. The north lot is approximately 27,000 square feet and the south lot is approximately 11,000 square feet.

**Location:** The subject property is located just south of Bee Ridge Road in the Sawyer Court Business Park. The quick access to U.S. 41 and I-75 provide the subject as an excellent location for distribution and service businesses.

**Address:** 4041 Sawyer Court, Sarasota, FL 34233

**Parcel ID#:** 0070-07-0039

**Owner:** Post Office Properties, Inc.

**Land Size:** 69,540 sq. ft. +/- (1.5964 acres)

**Building Size:** 20,500 gross building area consisting of fully air conditioned warehouse  
Unfinished second floor unfinished approximately 1,900 square feet  
Proposed Addition 15,027 square feet

**Interior Heights:** The industrial building has eave heights of 16 feet and pitch height of 24 feet with insulated dropped ceilings of varying heights throughout.

**Utilities:** Central water and sewer

**Zoning:** CI (Commercial Intensive) Sarasota County

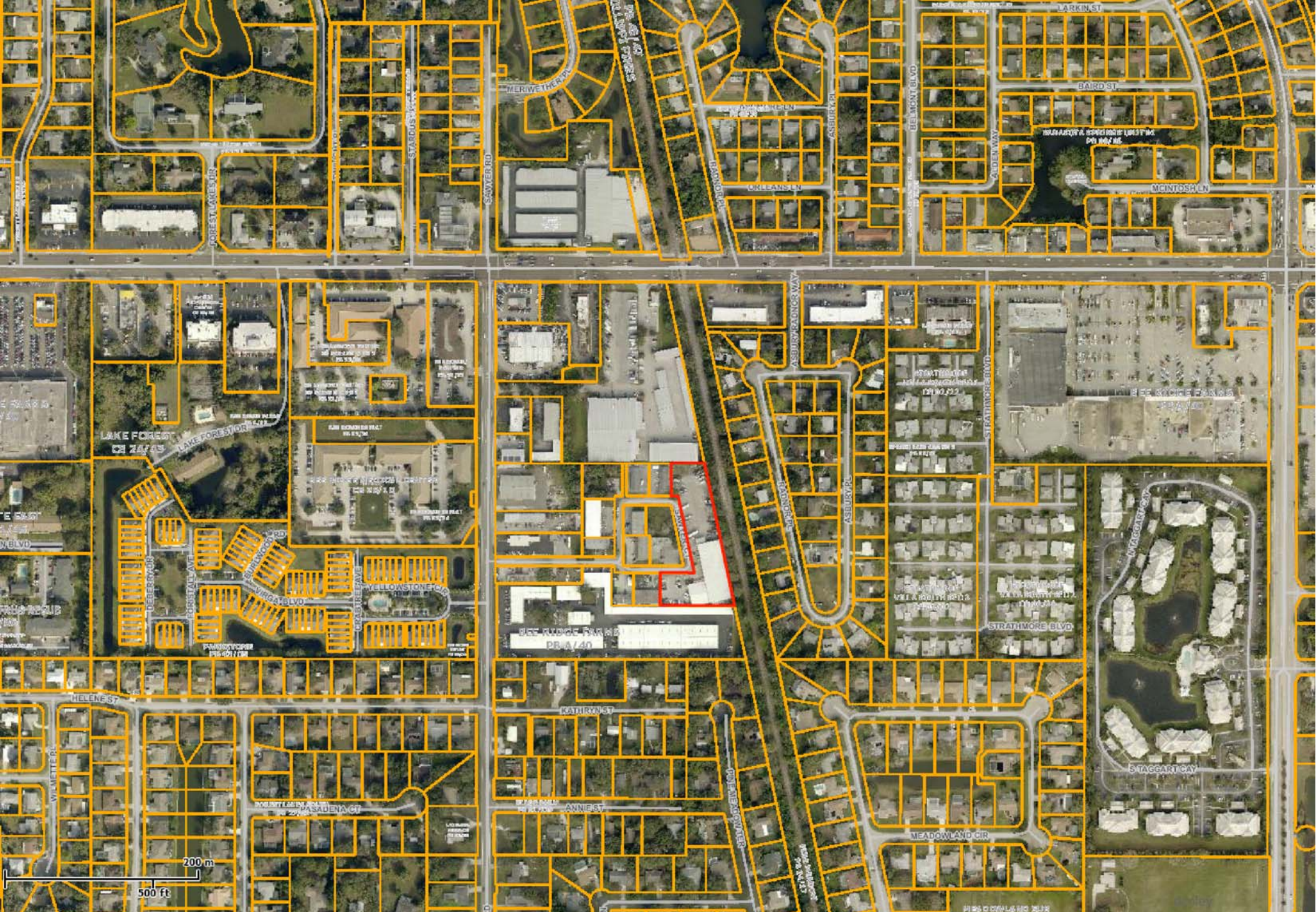
**Year Built:** 1980

**Taxes:** \$12,565.19 (2014)

**Environmental:** No known environmental conditions

**Price:** \$1,800,000





Bill Furst  
Sarasota County Property Appraiser

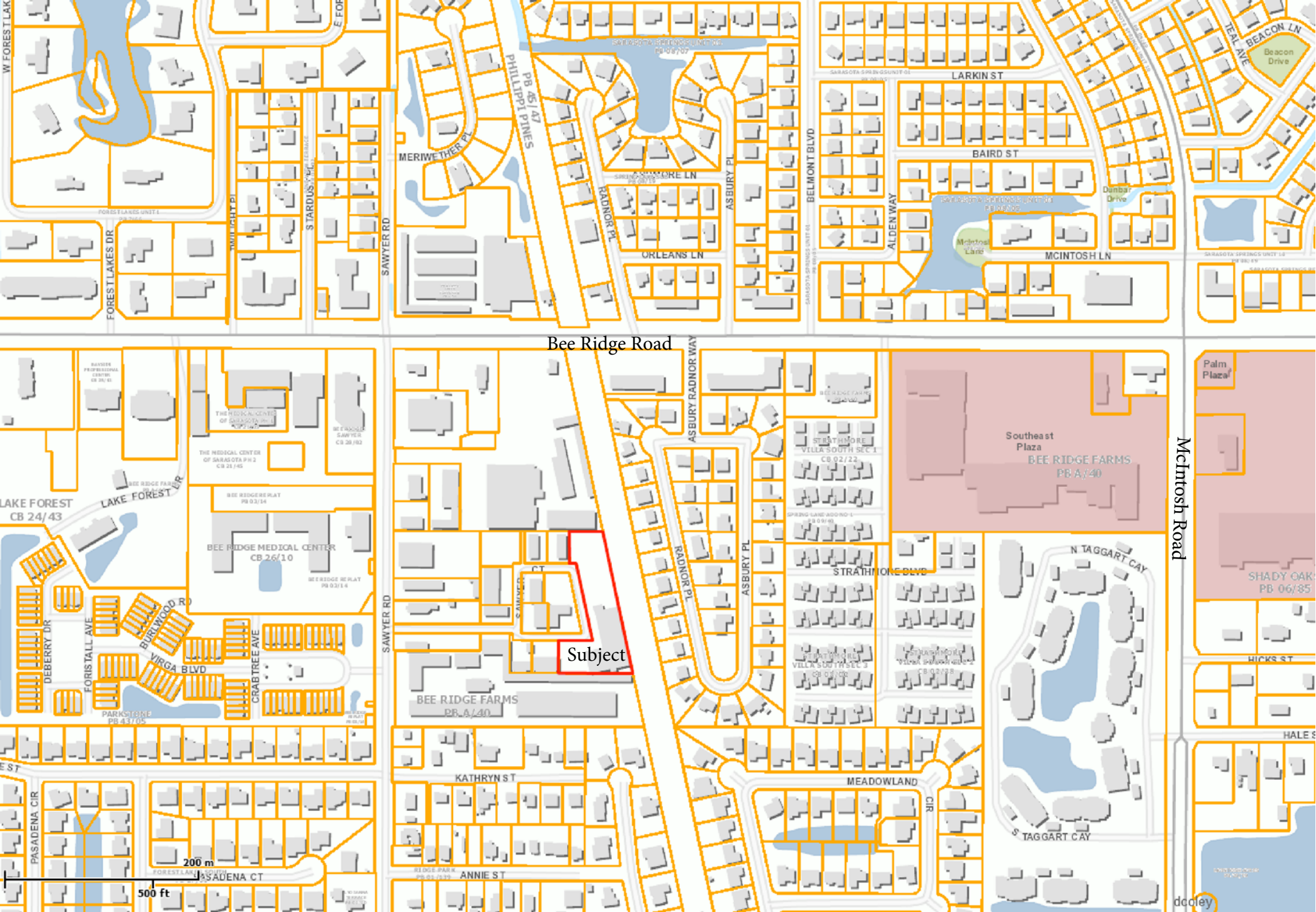


This map is a product of, and prepared for use by the  
Sarasota County Property Appraiser Office.  
No warranties are expressed or implied.



- Parcels
- Plat Boundaries
- Lots
- STR Data





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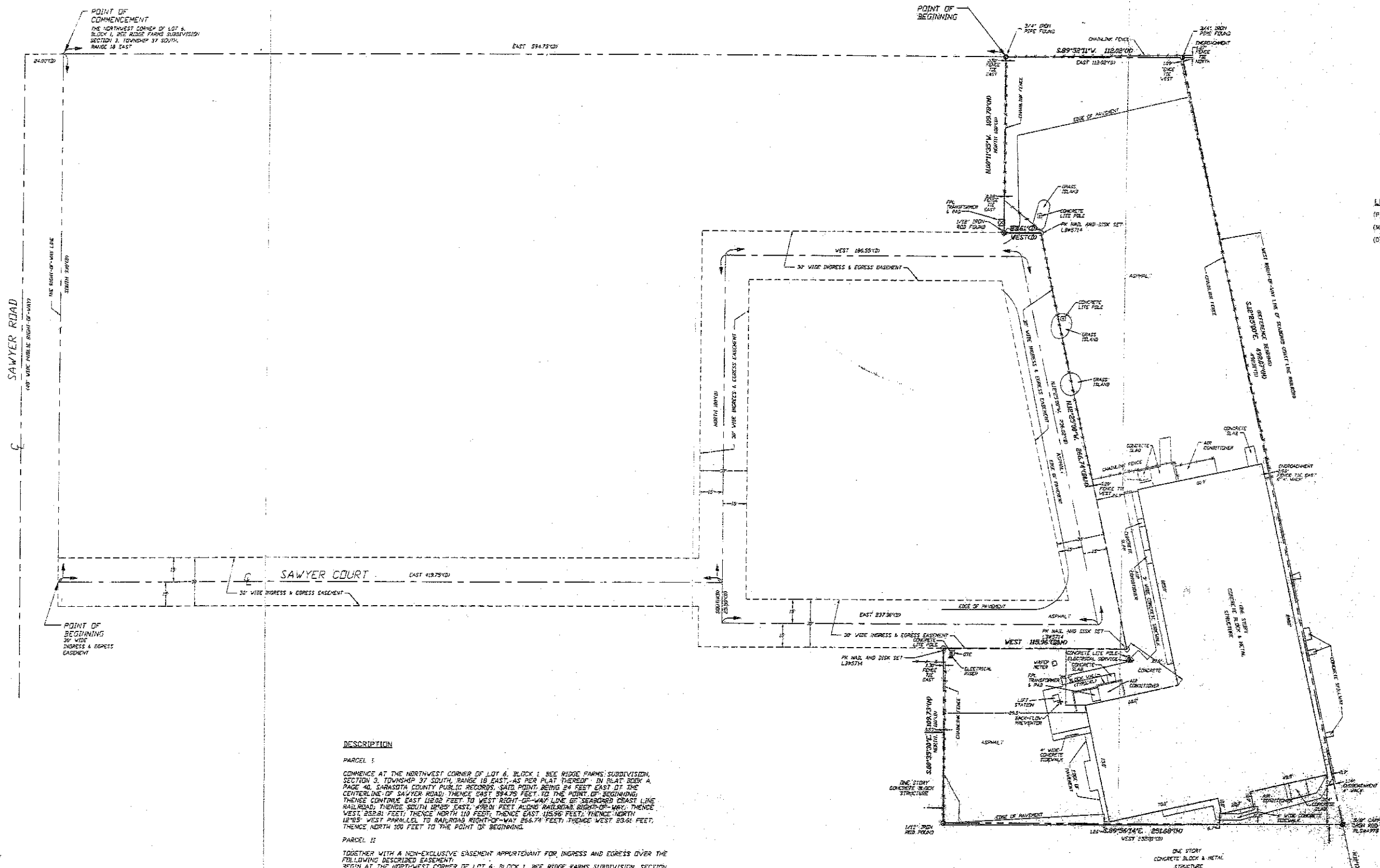


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(PUBLIC)  
BEE RIDGE ROAD



**LEGEND:**  
(P) DENOTES PLAT  
(M) DENOTES MEASURED  
(D) DENOTES DEED

**DESCRIPTION**

**PARCEL I:**  
COMMENCE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF, IN PLAT BOOK A, PAGE 40, SARASOTA COUNTY PUBLIC RECORDS, SAID POINT BEING 24 FEET EAST OF THE CENTERLINE OF SAWYER ROAD; THENCE EAST 394.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 1825 FEET TO WEST RIGHT-OF-WAY LINE OF DEARDED BEACH LINE RAILROAD; THENCE SOUTH 12°25' EAST, 492.00 FEET ALONG RAILROAD RIGHT-OF-WAY; THENCE WEST 252.81 FEET; THENCE NORTH 110 FEET; THENCE EAST 115.96 FEET; THENCE NORTH 12°55' WEST PARALLEL TO RAILROAD RIGHT-OF-WAY 266.74 FEET; THENCE WEST 230.61 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED EASEMENT:  
BEGIN AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS RECORDED IN PLAT BOOK A, PAGE 40, SARASOTA COUNTY PUBLIC RECORDS, SAID POINT BEING 24.00 FEET EAST OF THE CENTERLINE OF SAWYER ROAD; THENCE DUE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SAWYER ROAD 330.00 FEET TO THE POINT OF BEGINNING OF A 30.00 FOOT EASEMENT LYING 15.00 FEET EACH SIDE OF THE FOLLOWING CENTERLINE DESCRIBED AS FOLLOWS: THENCE DUE EAST 418.75 FEET TO A POINT CALLED 'A'; THENCE DUE SOUTH 233.00 FEET; THENCE DUE EAST 237.38 FEET; THENCE NORTH 12°55' WEST 236.00 FEET; THENCE DUE WEST 186.55 FEET; THENCE DUE SOUTH 205.00 FEET TO A POINT CALLED 'A' AND END OF SAID 30.00 FOOT

**NOTES:**

1. Unless it bears the signature and the original glass seal of a Florida licensed Surveyor and proper this survey is for informational purposes only.
2. Bearings shown are based on an assumed description provided by owner. Reference line shown on sheet.
3. There are no visible encroachments except as shown.
4. This survey performed without the benefit of an abstract.
5. There may be other easements or restrictions affecting this property in the Public Records of Sarasota County, Florida.
6. Underground and landscape features have not been field located.
7. Flood Zone X, Base Flood Elevation: 10.00 (FIRM Map 13014).
8. Parcel ID# 3981-4297, was revised September 3, 1995.
9. Elevation shown are based on NGVD of 1929.
10. Description provided by owner.
11. Footers if any not field located.

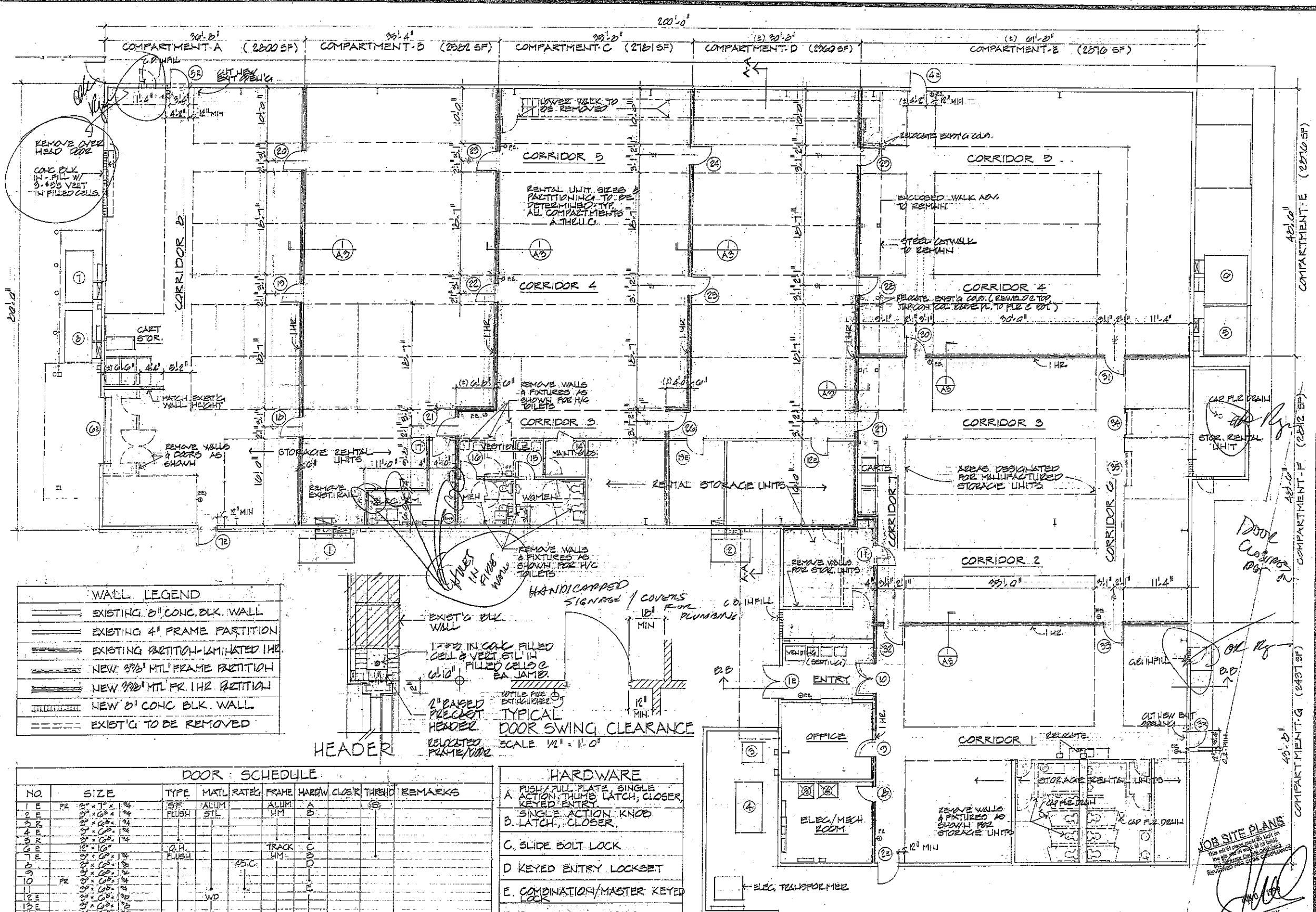
CERTIFIED TO: PHILIP SIMLART

I, the undersigned Registered Land Surveyor, hereby certify that this Survey Station is a true representation of the lands described and shown herein, as recently surveyed under my direction in true and correct to the best of my knowledge and belief, and that it meets the Minimum Technical Standards for Land Surveying in the State of Florida (Chapter 61G17-6 Florida Administrative Code) effective 01 September 1993.

Date of Certification: 7/2/99

William R. Knight, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 4504

<b>B &amp; C SURVEYING</b>			
PROFESSIONAL LAND SURVEYORS - L.S. No. 5714			
3981 - SAWYER ROAD - SARASOTA, FL.			
(941) 981-4297 34233			
DATE OF SURVEY	SCALE	DRAWN BY	SHEET NO.
4/15/99	1"=20'	SAM	1 OF 1
DATE OF FIELD SURVEY	JOB NO.	99-073	



**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

REVISIONS	BY

**TIMLIN & ASSOCIATES - ARCHITECTS**  
299 LORRAINE DRIVE SUITE 2003  
ALTA MONTE SPRINGS, FLORIDA (407) 774-1436

**SAWYER COURT MINI-STORAGE WAREHOUSE**  
SAWYER CT., SARASOTA, FL.

**JOB SITE PLANS**  
This set of plans is to be used for the construction of the project. It is the responsibility of the contractor to verify the accuracy of the information shown on these plans. The architect is not responsible for any errors or omissions on these plans.

**DRAWN**  
**CHECKED**  
**DATE** 5/17/99  
**SCALE**  
**JOB NO.**  
**SHEET**  
**A-2**  
OF 5 SHEETS



		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUN	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		
KEY: P = Permitted Use; L = Permitted Subject to Limitations in Section 5.3; SE = Special Exception Use; E = Existing; Blank = Use Not Permitted																							
OPEN USES																							
Agriculture [see 5.2.2.a]	All agriculture, except as listed below	L		L	L	L	L														5.3.1.a		
	Animal boarding	L/SE			L/SE	L/SE	L/SE														5.3.1.b		
	Animal shelter	SE			SE	SE												SE	SE		5.3.1.c		
	Aviary	L			L	SE															5.3.1.d		
	Farm/produce stand	L/SE			L/SE	L/SE															5.3.1.f		
	Keeping of ponies or horses	L			L	L	L														5.3.1.g		
	Livestock auction, feeding pen, milk processing, packing house, stockyard	L			L																5.3.1.h		
	Plant nursery	L			L	L															5.3.1.i		
	Plant nursery with landscape supply	L/SE			L/SE	L/SE															5.3.1.j		
	Retail or wholesale sales of agriculturally-related supplies and equipment	SE			SE	SE													P		5.3.1.l		
Resource Extraction [see 5.2.2.b]	All resource extraction, except as listed below			L																	5.3.1.k		
	Borrow pit	L		L	L	L															5.3.1.e		
RESIDENTIAL USES																							

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards	
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OPEN USES																						
Household Living [see 5.2.3.a]	Single-family detached	P	L	L	P	P	P	P	P												5.3.2.i	
	Lot line, traditional, patio, villa or atrium house							L	P												5.3.2.e	
	Two-family house							L	P												5.3.2.e	
	Townhouse (semi-attached, roof-deck, stacked)							L	P					P							5.3.2.e	
	Multifamily (multiplex, apartment)								P					P					L		5.3.2.k.	
	Manufactured home									P												
	Manufactured home park/subdivision									P												
	Accessory dwelling unit						L	L													5.3.2.a	
	Guest house	L			L	L	L	L													5.3.2.d	
	Short term rental								L												5.3.2.g, 5.3.2.h	
	Live-work unit										L	L	L	L		L		L	L		5.3.2.e	
	Upper story/attached residential										L	L	L	P		L	L				5.3.2.j, 5.3.4.aa	
Group Living [see 5.2.3.b]	All group living, except as listed below				SE	SE	L	L	L	SE	L	L	L	L						L	5.3.2.c	

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
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OPEN USES																						
	Boarding house, rooming house, fraternity or sorority				SE	SE	SE	SE	L	SE	L	L	L	L							5.3.2.c	
	Community residential home, 6 or fewer residents	L/SE			L	L	L	L	L	L											5.3.2.b	
	Community residential home, 7 to 14 residents	SE			SE	SE	SE	SE	SE												5.3.2.b	
	Group home, 15 or more residents						SE	SE	L												5.3.2.b	
PUBLIC AND CIVIC USES																						
Community Service [see 5.2.4.a]	All community service				SE	SE	SE	SE	SE	SE	P	P	P	P		P				P	5.3.3.c	
	Rural retreat center	SE			SE	SE															5.3.3.k	
Day Care [see 5.2.4.b]	Family day care home	P			P	P	P	P	P	P	P	P	P	P		P			SE			
	Large family child care home	P			P	P	P	P	P	P	P		P	P		P			SE			
	Day care facility	L/SE			SE	SE	SE	SE	L	SE	L	L	L	L		L		SE	SE	L	5.3.3.e	
	Adult day care home (up to 6)	P			P	P	P	P	P	P	P	P	P	P		P						
	Adult day care facility (7 or more)	SE			SE	SE	SE	SE	L	SE	P	P	P	P		P					5.3.3.d	
	College or university										SE	P	P	P		P		P		P		





		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
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OPEN USES																							
Passenger Terminals [see 5.2.4.g]	All passenger terminals, except as listed below											P	P	P		P		P	P	P			
	Airport, heliport				L							L	L	L		L		L	L	L	5.3.3.a		
Places of Worship [see 5.2.4.h]	All places of worship	SE			SE	SE	SE	SE	SE	SE	L	P	P	P		P					5.3.3.j		
Social Service Institutions [see 5.2.4.i]	All social service institutions, except as listed below											SE	SE	SE		SE				SE	5.3.3.l		
	Neighborhood resource center								SE		L	L	P	P		P			P	P	5.3.3.h		
Utilities [see 5.2.4.j]	Major utilities	L			L	L	L	L	L	L	L/SE	L/SE	L/SE	L/SE	L	L/SE	L	L	L	L	5.3.3.f		
	Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Electric or gas generation plant																	SE	SE	SE			
	Stormwater facility in different zoning district than principal use					L/SE	L/SE	L/SE	L/SE	L/SE	P	P	P	P	P	P	P	P	P	P	5.3.3.m		
	Transmission tower	See Chapter 188, Article II, Sarasota County Code																					
COMMERCIAL USES																							
	Adult entertainment establishments												SE								5.3.4.z		

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OPEN USES																						
Adult Entertainment Uses [see 5.2.5.k]	Adult movie theaters and motels												SE								5.3.4.z	
	Adult bookstores and video stores												L								5.3.4.z	
	Semi-nude model studios												L								5.3.4.z	
	Other adult retail stores												L								5.3.4.z	
Indoor Recreation [see 5.2.5.a]	All indoor recreation, except as listed below										L/SE		P	P		P					5.3.4.u	
	Bar										L/SE		P/L	P/L	P/L	P/L			P/L		5.3.4.c, 5.3.4.u	
	Clubs and lodges				SE	SE	SE	E	E	SE	P	P	P	P		P						
	Entertainment, indoor										L/SE		L/SE	L/SE	L	L	L/SE		L/SE		5.3.4.e, 5.3.4.u	
	Extreme sports facility												P	P		P			P			
	Firing, or archery range, indoor												P	P		P			P			
	Gymnastics facility, martial arts facility, fitness gym, dance studio, indoor sports academy												P	P		P			P			
Office [see 5.2.5.b]	All offices										L/SE	P	P	P	L	P		P	P	P	5.3.4.i, 5.3.4.u	



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USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards
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OPEN USES																					

[illegible]

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OPEN USES																						
	Wilderness camping	L																			5.3.4.w	
	Commercial hunting and trapping	L/SE																			5.3.4.e	
	Polo club	L/SE			SE	SE							SE	SE		SE					5.3.4.m	
	Special events in conjunction with an approved outdoor recreation use	SE			SE	SE	SE	SE	SE		SE	SE	SE	SE		SE					5.3.4.y	
Parking, Commercial [see 5.2.5.d]	All commercial parking						SE	SE	SE			P	P	P	P	P			P	P/L	5.2.4.d.	
Restaurants [see 5.2.5.e]	All restaurants, except as listed below								SE		L/SE		L	L	L	L	L		L		5.3.4.o, 5.3.4.u	
	Drive-thru (drive in)												P	P	P	P			P			
Retail Sales and Service [see 5.2.5.f]	All retail sales and service, except as listed below										L/SE		P	P	L	P	P		L/SE		5.3.4.p, 5.3.4.u	
	Animal hospital, veterinary clinic, with or without animal boarding	L/SE			L/SE	L/SE	L/SE				L/SE		L	L		L					5.3.4.a, 5.3.4.t	
	Convenience store with gas pumps, gas station with minimart										L/SE		L	L	L	L			L		5.3.4.f, 5.3.4.p 5.3.4.t	

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OPEN USES																						
	Convenience store without gas pumps										L/SE		P	P	P	P			L		5.3.4.p 5.3.4.t	
	Drive-thru retail sales or service										L		P	P	L	P					5.3.4.p	
	Garden center/completely enclosed										L/SE		P	SE		P			SE		5.3.4.p	
	Garden center/outside merchandise										SE		SE	SE		P			SE		5.3.4.p	
	Package store												P	P		P						
	Vehicle parts and accessories										L/SE		P	P	L	P			P		5.3.4.p, 5.3.4.t	
	Retail sales of lumber and building supplies up to 60,000 square feet gross floor area												P	P		P			P			
	Pawn shops												P									
Retail sales, over 60,000 square feet gross floor area in a single occupant building													SE	SE		SE			SE			
Self-Service Storage [see 5.2.5.g]	All self-service storage											L	P	P		P			P		5.3.4.r	



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OPEN USES																						
Transient Accommodations [see 5.2.5.h]	All transient accommodations, except as listed below										L/SE		SE	L	L	L	SE			L	5.3.4.p, 5.3.4.t, 5.3.4.u	
	Bed and breakfast	L/SE			SE	SE	SE	SE	SE		L/SE		L		L		SE				5.3.4.c, 5.3.4.t	
Vehicle Sales and Service [see 5.2.5.i]	Car wash, full or self-service												P	P	P	P			P			
	Truck stop												SE		SE	P			P			
	Vehicle sales, leasing or rental															P			P			
	Vehicle service, intensive															P			P			
	Vehicle service, general												L	L	L	L			L		5.3.4.u	
Water-Oriented [see 5.2.5.j]	Boat livery/marina												P			P	P		SE			
	Boat sales accessory to boat livery or marina												P				P					
	Dock or pier (commercial)												E				P			P		
INDUSTRIAL USES																						
Light Industrial Service [see 5.2.6.a]	All light industrial service, except as listed below													P		P		P	P	P		

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OPEN USES																							
	Crematorium	L			L	L												SE	SE		5.3.5.e		
	Research laboratory without manufacturing facility											P		P				P	P				
Warehouse and Freight Movement [see 5.2.6.b]	All warehouse and freight movement, except as listed below													P				P	P	P			
	Stockpiling of sand and gravel	L/SE			SE	SE												SE	SE		5.3.5.b		
Waste-Related Service [see 5.2.6.c]	All waste-related services																	SE	SE	SE			
	Landfill																			SE			
	Recycling equipment and facilities	SE			SE	SE												SE	SE	SE	5.3.5.b		
	Composting facility	SE																			5.3.5.c		
Wholesale Trade [see 5.2.6.d]	All wholesale trade												P	P		P		P	P				
Heavy Industrial [see 5.2.6.e]	All heavy industrial, except as listed below																	SE	SE				
	Asphalt processing or manufacture, concrete batch plant	SE			SE	SE												L	L	L	5.3.5.a		

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OPEN USES																						

	Heavy industrial within a completely enclosed building																	P	P	P	
	Slaughterhouse	SE			SE													SE	SE		5.3.5.d
	Warehouse, storage of flammable liquids																	SE	SE	SE	
	Wholesale trade of flammable liquids															SE		SE	SE		