

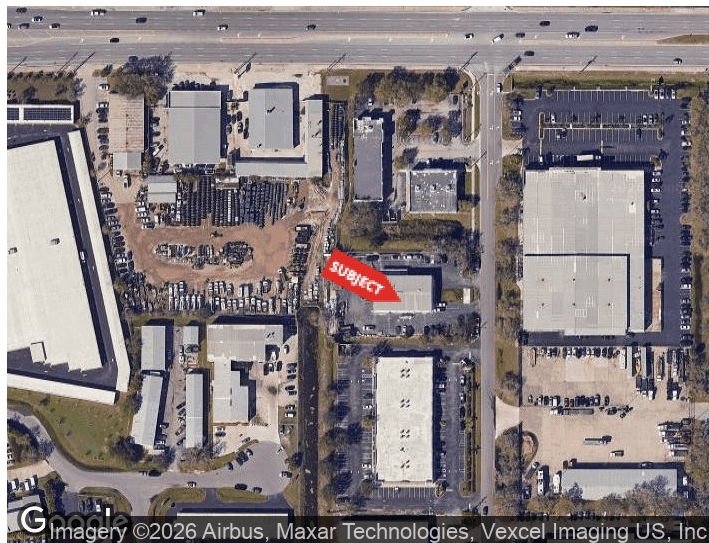


**INDUSTRIAL BUILDING
WITH FENCED YARD**

5946 CLARK CENTER AVE
SARASOTA, FLORIDA 34238

PROPERTY HIGHLIGHTS

- Freestanding ±8,000 SF industrial building
- ±38,606 SF (0.89± acre) fully fenced site
- ±3,983 SF warehouse area
- ±2,015 SF office space
- ±2,015 SF mezzanine overlooking warehouse
- Warehouse clear heights approximately 19'-22'
- Two 16' x 14' overhead doors
- Side drive-through loading overhang
- Located within Clark Center Business Park



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	82	415	2,211
Total Population	174	901	5,026
Average HH Income	\$117,419	\$119,284	\$125,237

For More Information

BRIAN SEIDEL

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INDUSTRIAL BUILDING WITH FENCED YARD



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available Size:	± 8,000 SF
Building Size:	5,998 SF
Mezzanine (Additional SF):	2,015 SF
Lot Size:	38,606 SF
Year Built:	1983
Zoning:	PID

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5946 Clark Center Ave, Sarasota, FL

Property Type: Industrial / Warehouse

Available Size: ±5,998 SF Building + ±2,015 SF Mezzanine on 0.89± Acres

Rare opportunity to lease a freestanding industrial property in the highly sought-after Clark Center Business Park. Situated on a fully fenced ±38,606 SF lot, this versatile facility offers a combination of warehouse, office, mezzanine, and outdoor storage space to accommodate a wide range of industrial users.

The building features approximately ±2,015 SF of office space including private offices, a conference room, kitchenette, and support areas. The warehouse consists of approximately ±3,983 SF with clear heights ranging from approximately 19 feet to 22 feet at the peak, providing ample space for storage, distribution, fabrication, and operational needs.

Additional features include two oversized 16' x 14' grade-level overhead doors, a side drive-through loading overhang, and a ±2,015 SF mezzanine overlooking the warehouse that can be utilized for storage, workspace, inventory management, or operational support.

The fully fenced site offers secure outdoor storage and equipment staging while maintaining excellent access within one of Sarasota's premier industrial business parks.

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**AMERICAN
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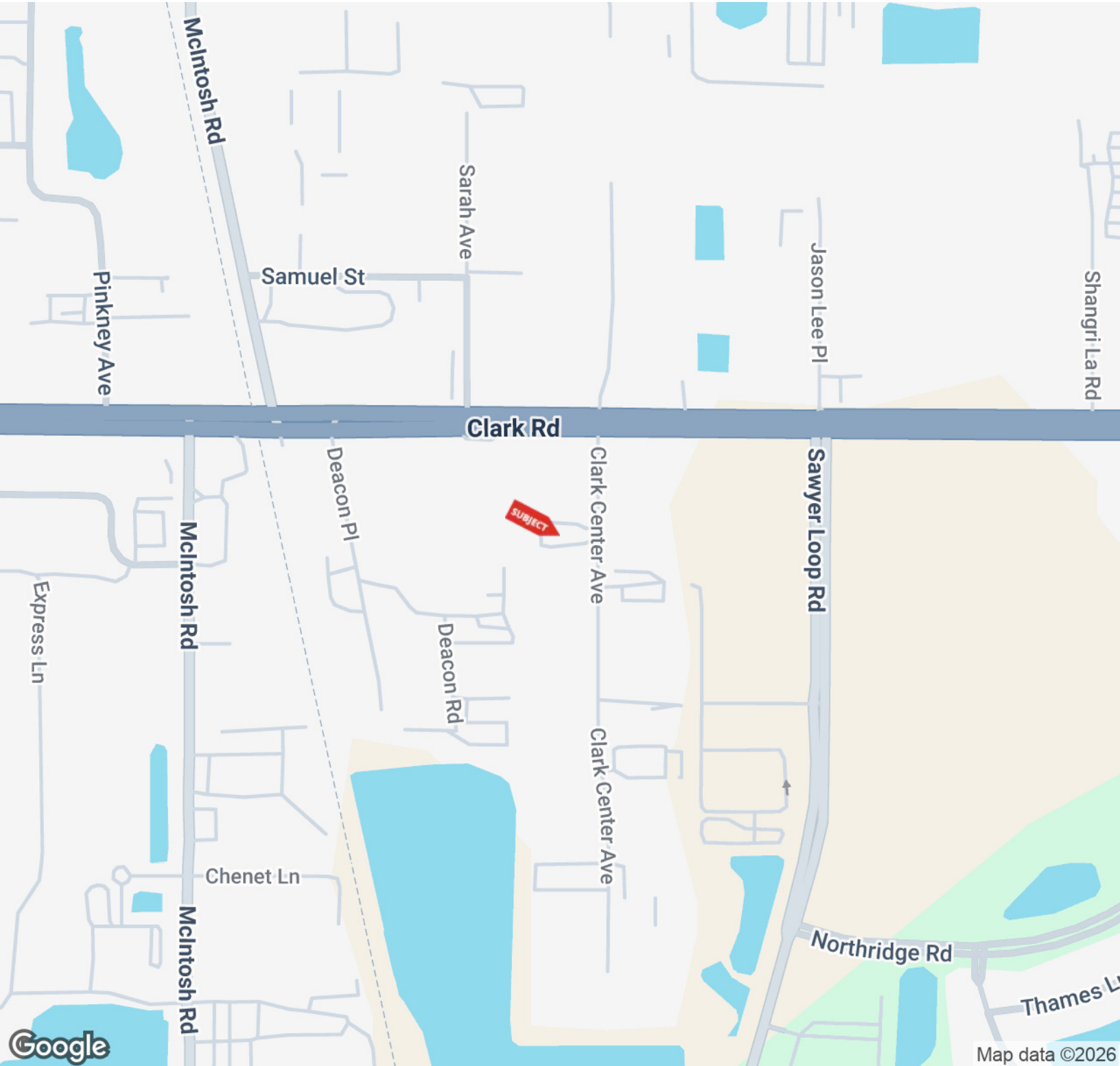


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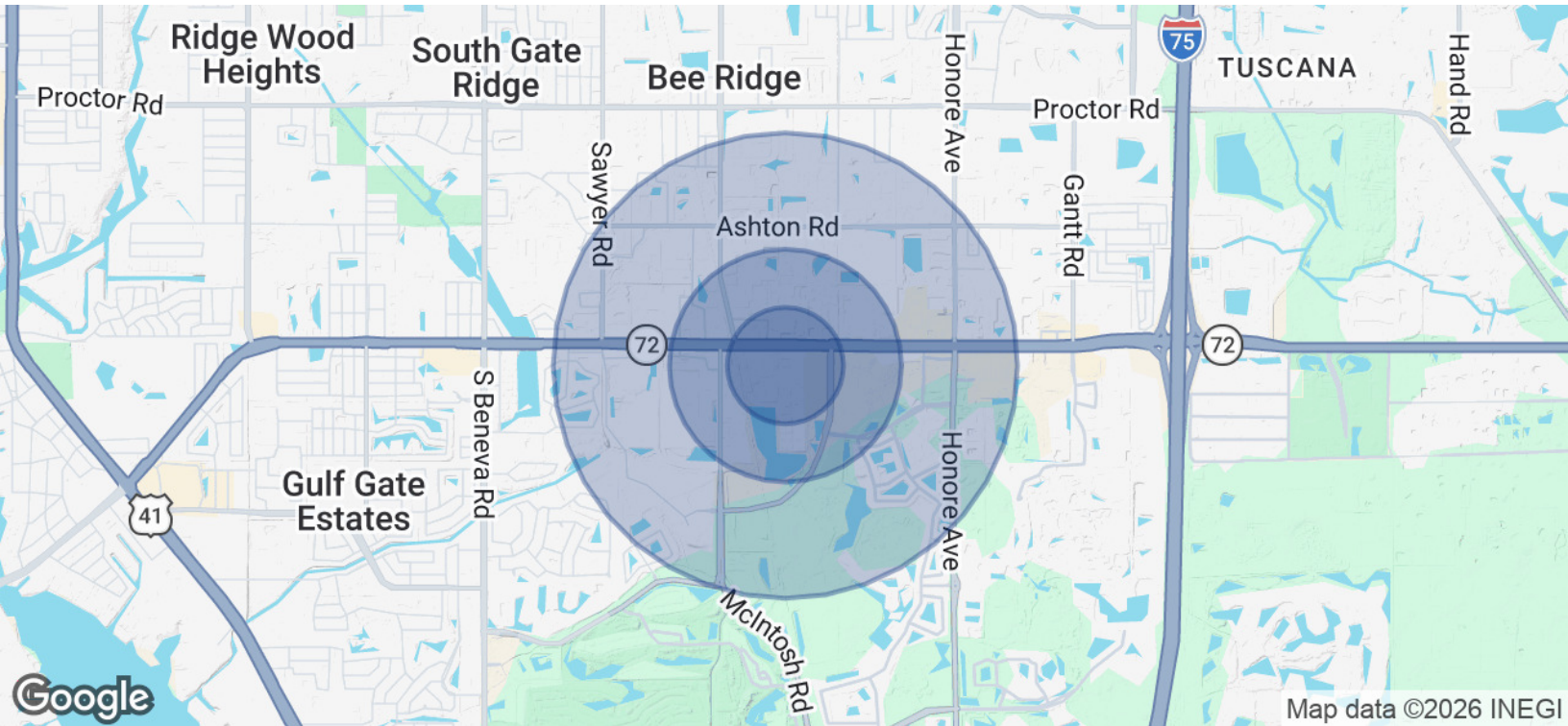


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	174	901	5,026
Average Age	57.0	54.5	53.2
Average Age (Male)	55.0	51.9	50.2
Average Age (Female)	58.6	57.3	56.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	415	2,211
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$117,419	\$119,284	\$125,237
Average House Value	\$525,519	\$503,434	\$486,660

2023 American Community Survey (ACS)

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