



1725 BARBER RD

SARASOTA, FL 34240

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REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1725 Barber Road - a rare a freestanding flex industrial office building on its own parcel, available as an owner-user. The 3,569 SF single-story building sits on 0.58 acres in Eastern Industrial Park, one mile east of the Interstate 75 and Fruitville Road interchange. Luxury office upgrades abound - interior has been extensively upgraded and is delivered turnkey. Improvements include an air conditioned warehouse area, glass doors, upgraded flooring, custom cabinetry and offices. The finish level materially exceeds competing inventory in the Eastern Industrial Park and Porter Road submarket, which is predominantly warehouse and flex shell units.

Nearly every competing property in this submarket is a condominium unit. Here the buyer owns the land, the parking, the signage, and the roof, with no association and no shared walls.

PID zoning supports office, light industrial, research, and commercial service uses, widening the range of qualified buyers well beyond traditional office tenants.

Flood Zone X, outside the Special Flood Hazard Area. The Fruitville Road corridor east of I-75 runs below 5 percent vacancy with limited developable land remaining. The property can be delivered vacant to an owner-user after May 2027. Contact the listing team to schedule a tour.

PROPERTY HIGHLIGHTS

- $\pm 3,569$ SF freestanding flex/office building on ± 0.58 acres
- Five private offices, conference room, and open work/showroom area
- ± 900 SF air-conditioned warehouse with full kitchen
- Turnkey, upgraded interior with luxury office finishes
- PID zoning with flexible office, light industrial, research and commercial service uses

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	25,360 SF
Building Size:	3,569 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	279	1,417
Total Population	104	724	3,506
Average HH Income	\$114,716	\$109,785	\$112,428

PROPERTY DETAILS

Sale Price	\$1,050,000
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PROPERTY INFORMATION

Property Type	Office / Flex Space
Property Subtype	Office Warehouse
Zoning	PID
Lot Size	25,360 SF
APN #	0238040023

LOCATION INFORMATION

Street Address	1725 Barber Rd
City, State, Zip	Sarasota, FL 34240
County	Sarasota

BUILDING INFORMATION

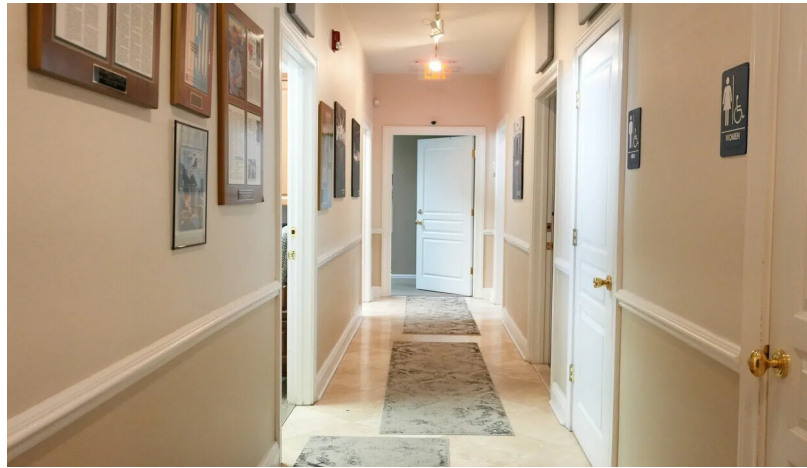
Building Size	3,569 SF
Building Class	B
Number of Floors	1
Year Built	1990
Number of Buildings	1

UTILITIES & AMENITIES

Restrooms	2.0
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ADDITIONAL PHOTOS

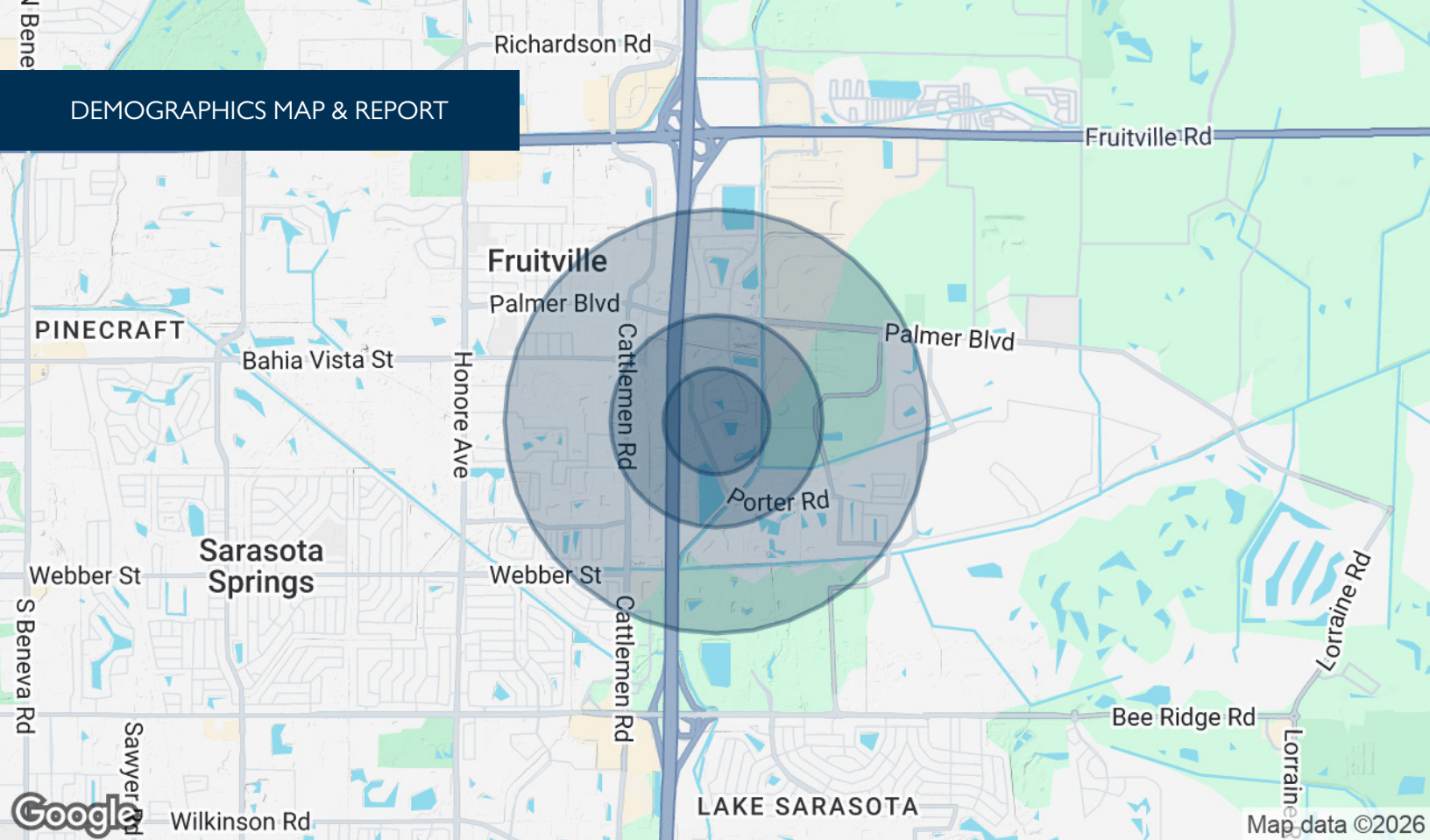


FLOOR PLAN



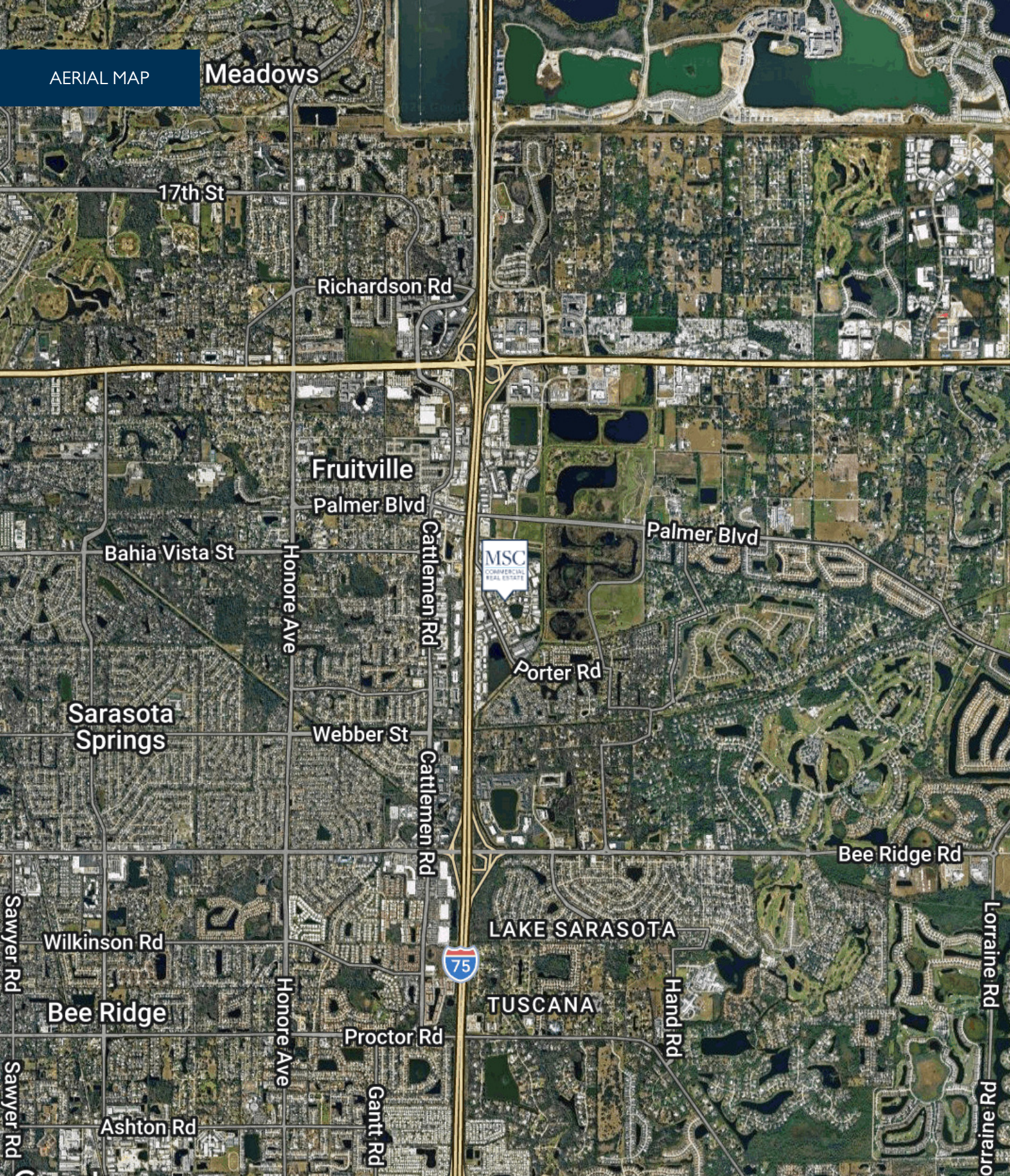
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	104	724	3,506
Average Age	39.3	44.5	44.4
Average Age (Male)	39.0	42.2	42.2
Average Age (Female)	38.9	45.5	45.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	279	1,417
# of Persons per HH	3.1	2.6	2.5
Average HH Income	\$114,716	\$109,785	\$112,428
Average House Value	\$573,760	\$511,772	\$524,774

2023 American Community Survey (ACS)



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.