



## INDUSTRIAL PROPERTY WITH IOS

1227 HARDIN AVENUE  
SARASOTA, FLORIDA 34243

### PROPERTY HIGHLIGHTS

- ±40,496 SF combined building area across two single-story structures
- ±3.354 acre site with ±1.1 acres of outside storage (IOS)
- 12 total overhead doors with dock-high and grade-level access
- Clear heights up to 26.6' to roof truss supports
- Heavy power: 400-amp to 800-amp main electrical service
- Wet-pipe sprinkler system and monitored fire alarm
- 36 on-site parking spaces (including ADA-compliant)
- Direct frontage on Hardin Avenue with paved drives and loading areas



For More Information

### BRIAN SEIDEL

CCIM - Broker Associate

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## OFFERING SUMMARY

Sale Price:	\$5,150,000
Building Size:	40,496 SF
Lot Size:	3.354 Acres
Price / SF:	\$127.17
Zoning:	LM

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1227 & 1231 Hardin Avenue, Sarasota, FL 34243

Property Type: Light Manufacturing / Industrial with Outside Storage

Property Size: ±40,496 SF (combined) on ±3.354 acres

This rare multi-building industrial offering features substantial building area, heavy power, extensive loading, and approximately ±1.1 acres of outside storage (IOS). The property is strategically located just north of Sarasota–Bradenton International Airport (SRQ), offering excellent regional connectivity for distribution, logistics, and manufacturing users.

The site consists of single-story warehouse with multiple overhead doors, dock-high and grade-level loading, ample parking, and asphalt-paved drives and loading areas. Zoned LM with future land use designated IL, the property offers flexibility for a wide range of industrial users.

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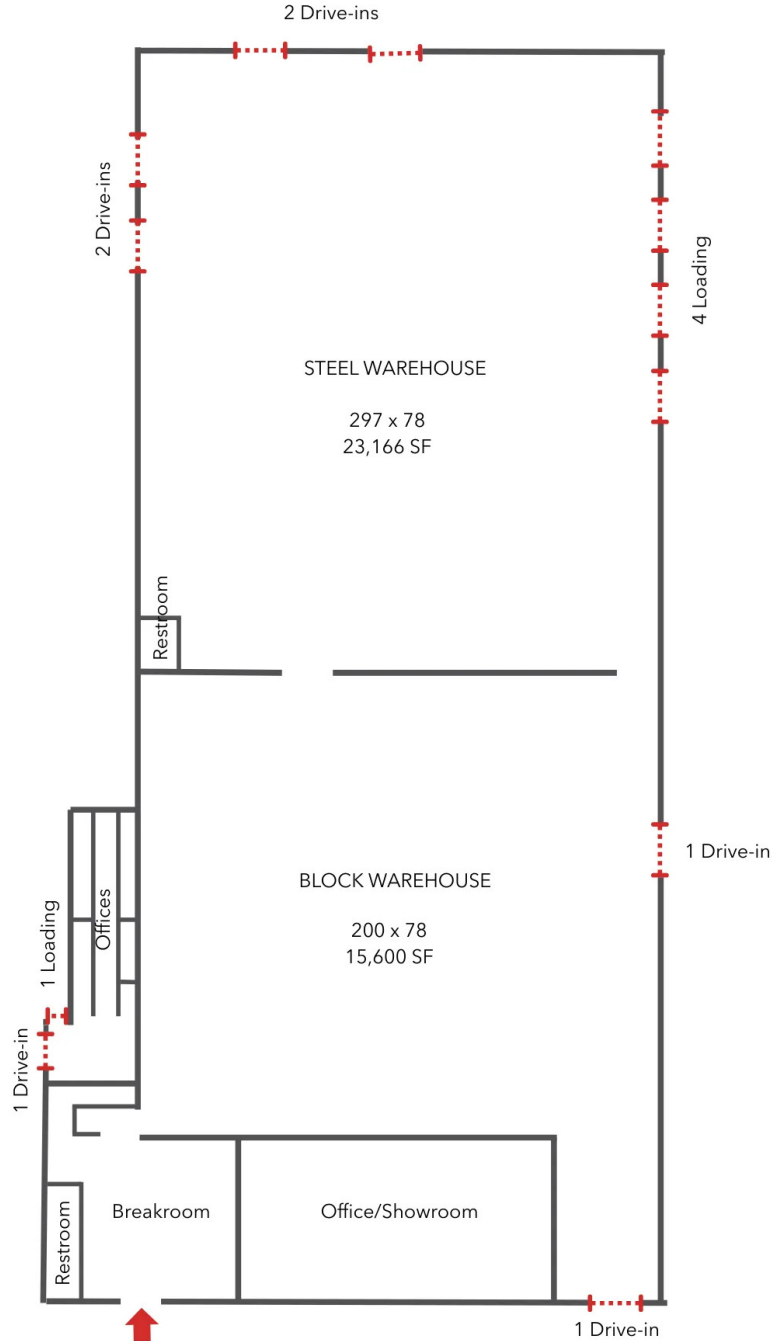


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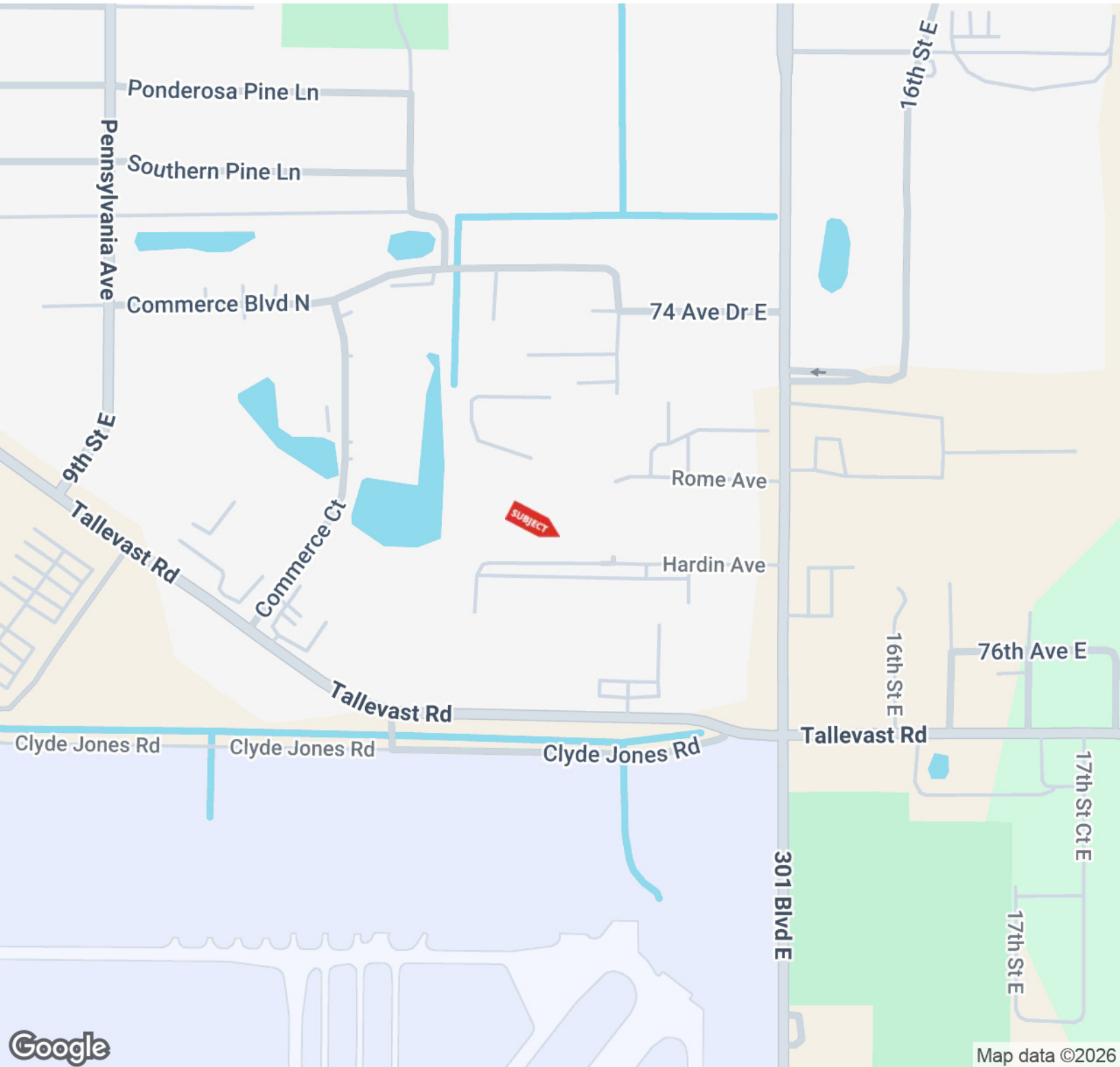


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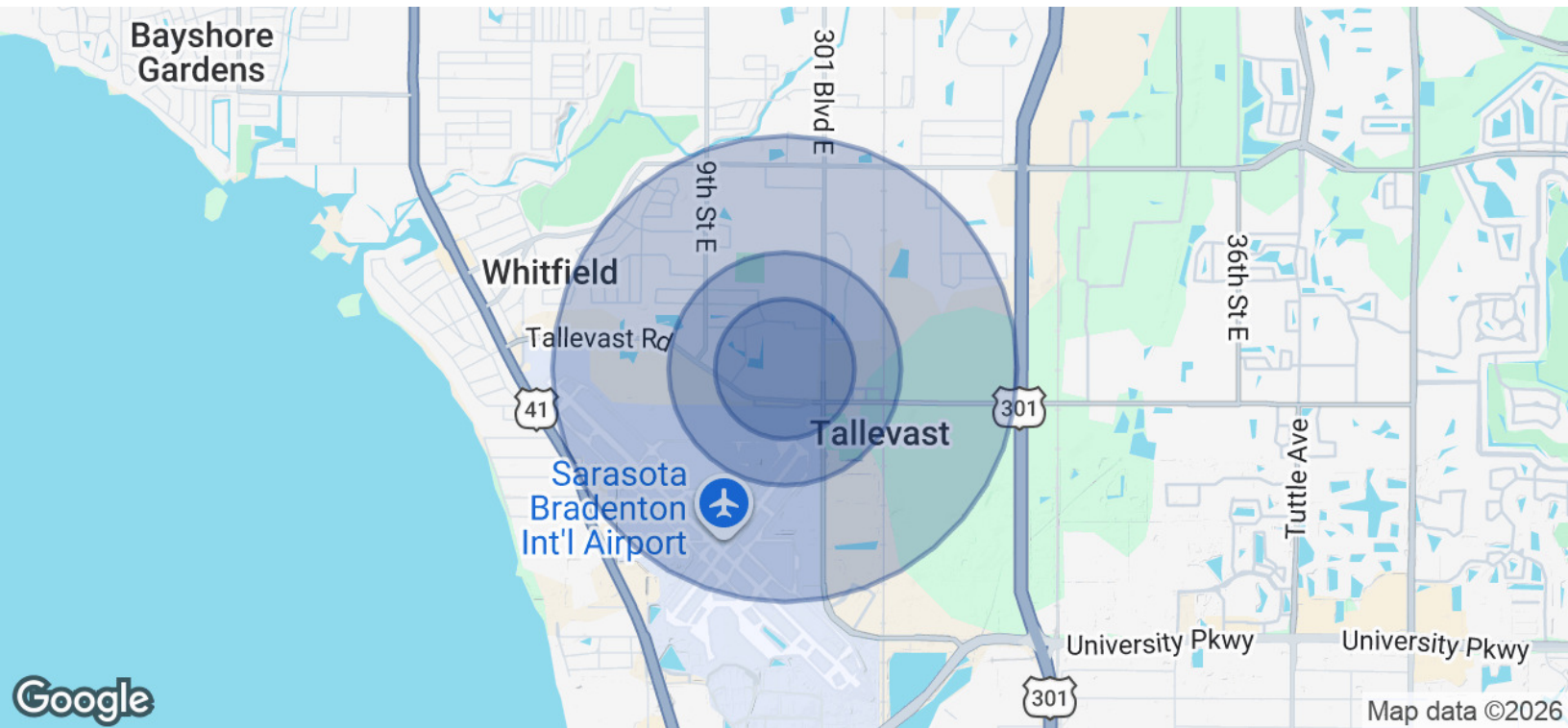


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	505	2,931
Average Age	46	47	46
Average Age (Male)	45	46	46
Average Age (Female)	47	47	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	210	1,231
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$90,891	\$88,532	\$84,724
Average House Value	\$433,126	\$394,588	\$351,175

2020 American Community Survey (ACS)

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