



*Available For Lease*

**1909 Whitfield Park Loop**

**Sarasota, FL 34243**



# PROPERTY SUMMARY & PARCEL OUTLINE

**The far-right suite at 1909 Whitfield Park Loop** offers 6,000 SF of functional warehouse space on a 1-acre site, well-suited for light industrial, storage, or service-oriented users. Featuring a 14' clear height and one drive-in door, the space supports efficient loading and day-to-day operations for a variety of uses. Built in 1973 and zoned LM (Light Manufacturing), the property provides flexibility for tenants seeking practical industrial space in an established business park setting. Strategically located in the Sarasota industrial corridor, the property benefits from immediate access to Interstate 75 and U.S. Route 301, providing seamless connectivity throughout the Gulf Coast and into the broader Florida logistics network.



# Property Details & Specifications

**Address:** 1909 Whitfield Park Loop, Sarasota, FL 34243

**Type:** Industrial Warehouse

**Total SF:** 6,000

**Acreage:** 1

**Drive In Doors:** 1

**Clear Height:** 14'

**Building Class:** C

**Year Built/Renovated:** 1973/1978



# PRIME INDUSTRIAL LOCATION - (SARASOTA, FL)

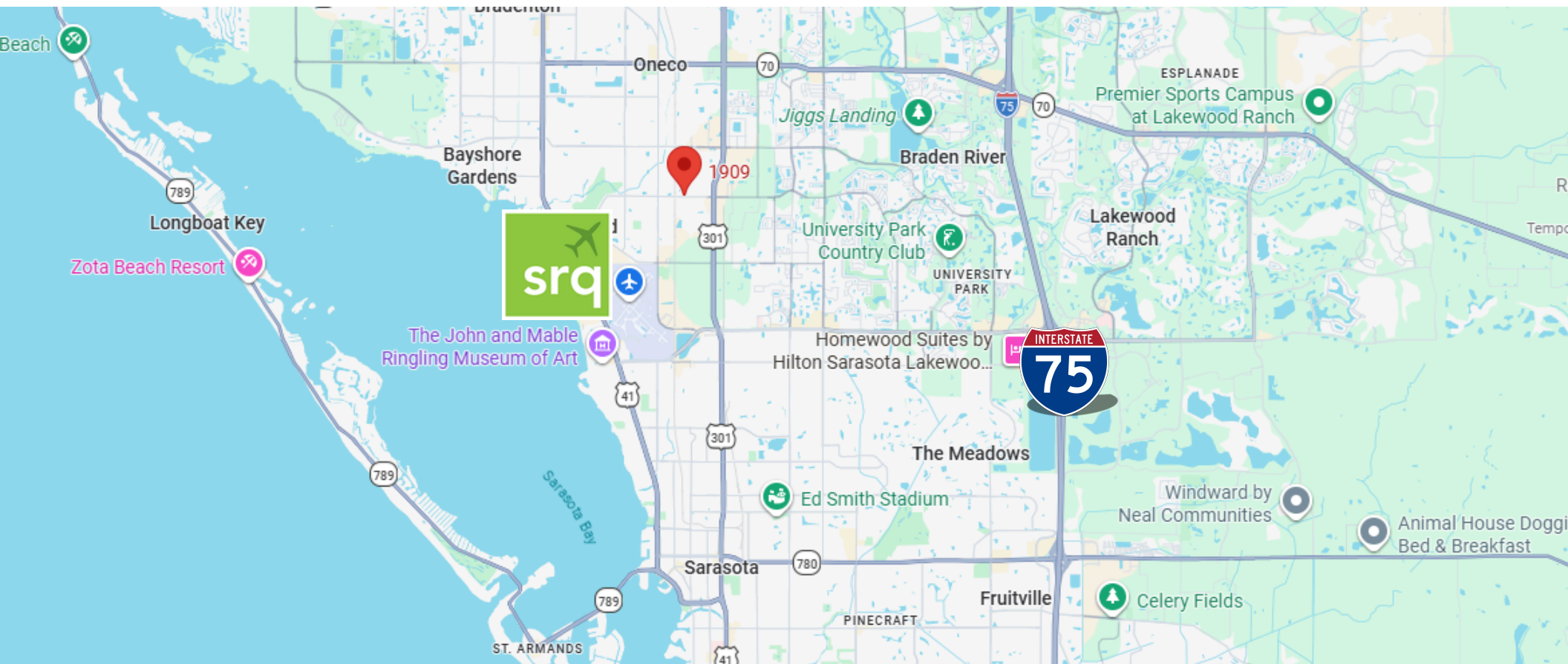
Sarasota has emerged as a strong Gulf Coast market for commercial and industrial real estate, driven by steady population growth, a diverse local economy, and increasing demand for distribution and service-oriented space. Strategically positioned along Interstate 75, the area offers excellent north-south connectivity throughout Florida, enabling efficient access to major markets like Tampa and Fort Myers. With proximity to Sarasota-Bradenton International Airport and regional port infrastructure, Sarasota supports both local and regional logistics. Combined with limited industrial inventory and a business-friendly environment, the market continues to attract tenants seeking reliable access, strong demographics, and long-term growth potential.

## LOCATION KEY DISTANCES

Downtown Sarasota - 6.1 Miles

I-75 - 6.6 Miles

Sarasota-Bradenton International Airport- 4.1 Miles



# Robert Mannion



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