

1711 BIOTECH WAY
1711 Bio Tech Way, Sarasota, FL 34243



PROPERTY OVERVIEW

Located within a thriving industrial hub just north of Sarasota-Bradenton International Airport, this area is replete with logistics operators and distributors drawn to its central location, vast road network and nearby population centers. Convenient to both Sarasota to the south and Bradenton and Palmetto to the north, this area also provides relatively quick access to University Parkway, U.S. 301 and Interstate-75.

Fully air-conditioned industrial building featuring both dock-high and grade-level doors for easy access, storage and deliveries. This 12,500-square-foot building, strategically located among a cluster of Southern Manatee County distribution properties, is fully functional and well located. Mezzanine space adds to the flexibility of this asset.

PROPERTY SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	12,500 SF
Lot Size:	1.0 Acres
Building Size:	12,500 SF
Zoning:	LM
Market:	Bradenton



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REAL ESTATE
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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ADDITIONAL PHOTOS

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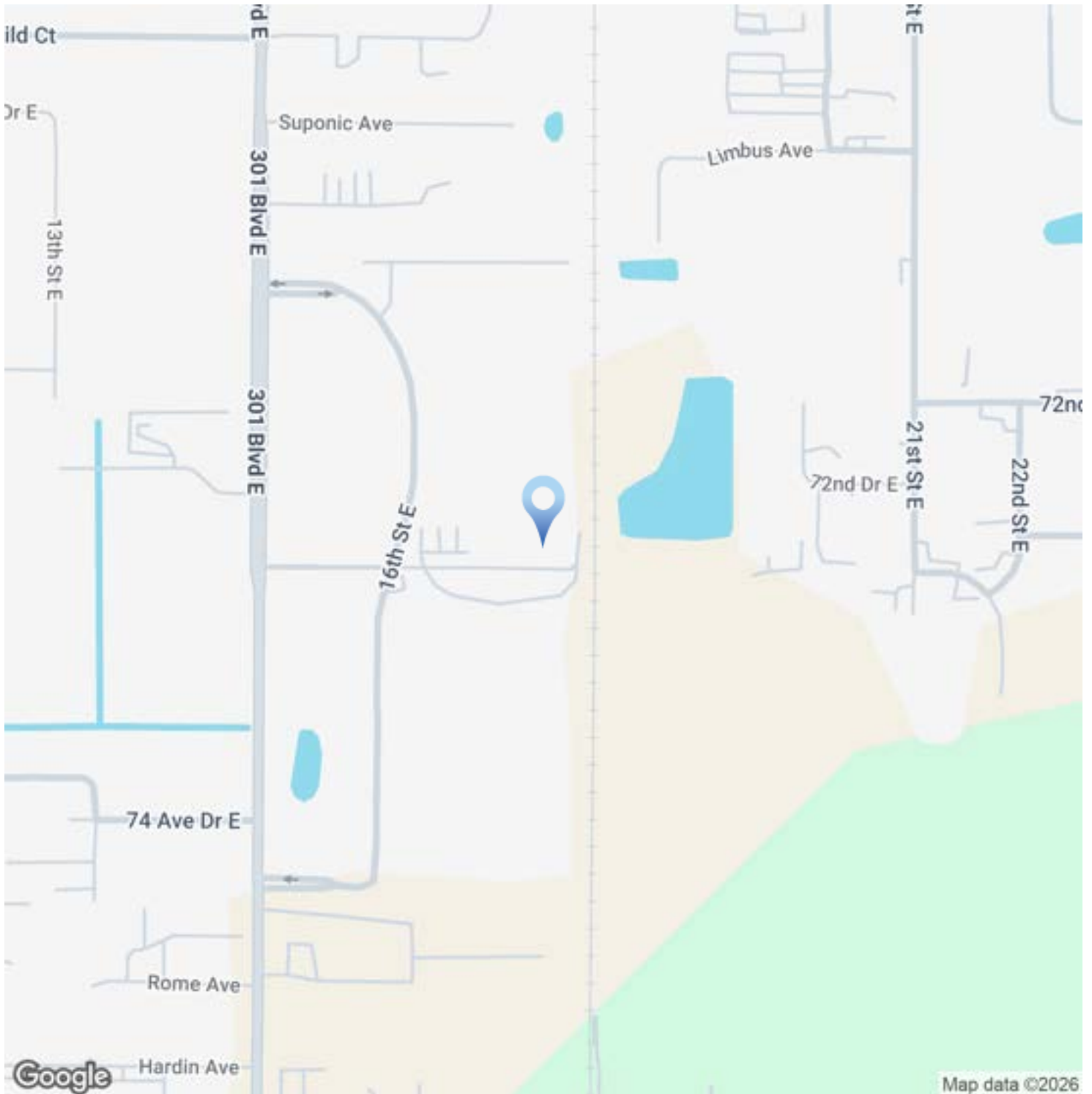
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LOCATION MAP

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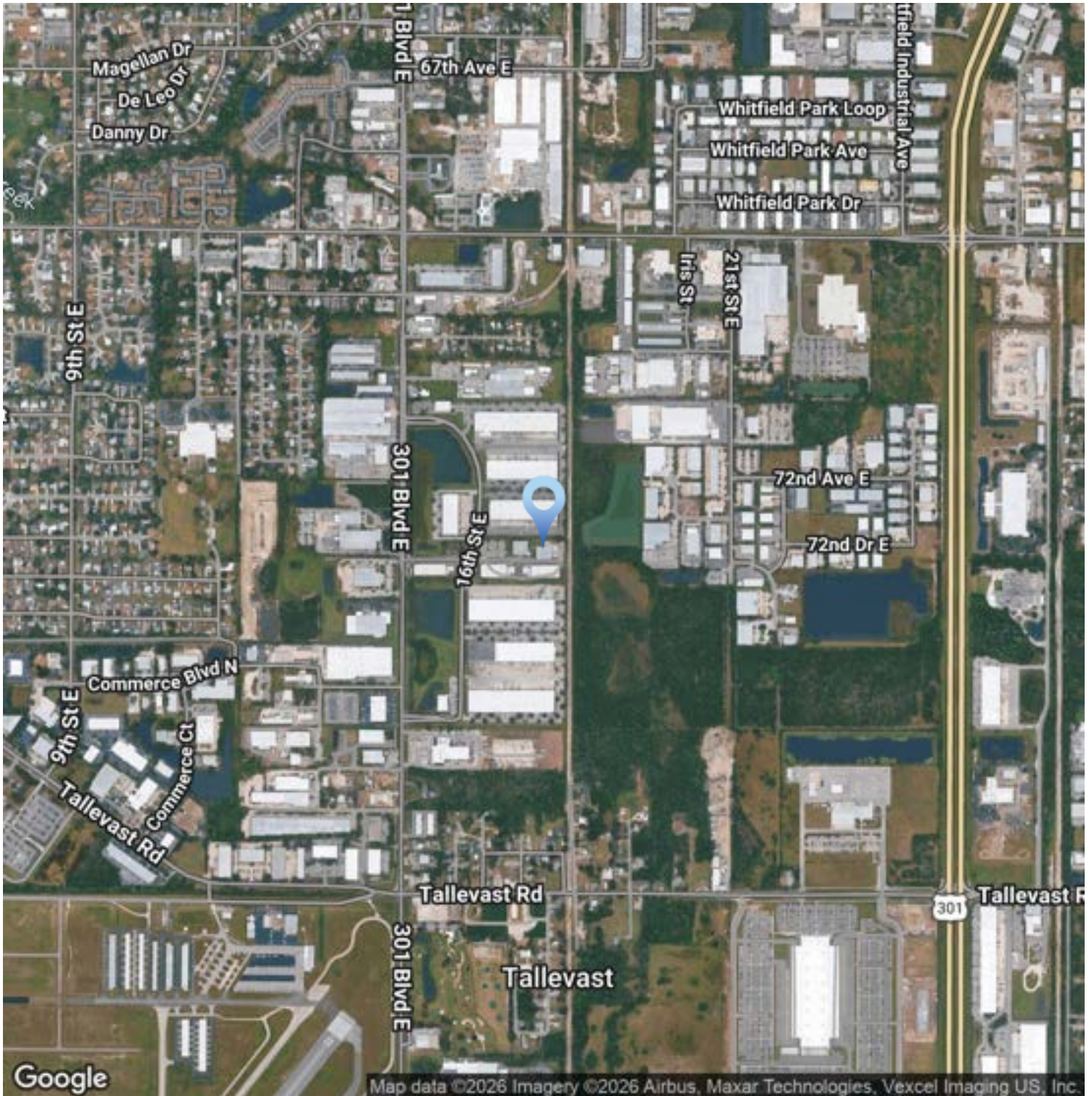
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AERIAL MAP

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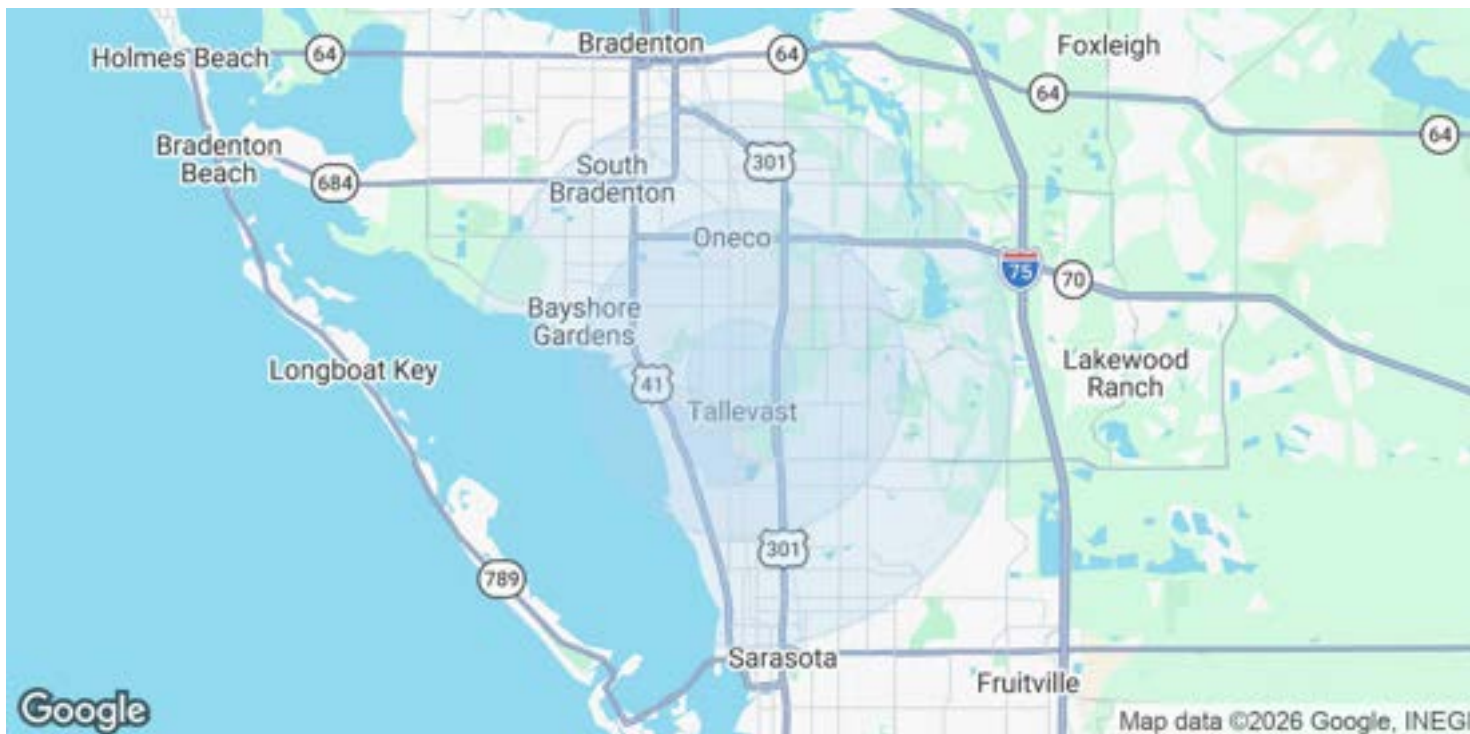
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	2,939	58,013	174,115
Average Age	45.5	47.6	46.9
Average Age (Male)	46.2	45.2	45.6
Average Age (Female)	47.6	48.6	47.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,312	24,664	73,398
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$77,795	\$85,130	\$88,972
Average House Value	\$309,291	\$279,038	\$311,761

2023 American Community Survey (ACS)



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