



# PALMERWOOD PORTFOLIO

6 BUILDING INDUSTRIAL PARK

## PROPERTY HIGHLIGHTS

- 2.47 Acres
- 42,000 SF +/-
- 19 Units
- Fully stabilized
- Close proximity to downtown Sarasota



Map data ©2026 Google

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 146        | 939       | 6,435    |
| Total Population  | 510        | 2,550     | 14,759   |
| Average HH Income | \$67,693   | \$72,107  | \$96,517 |

For More Information

**TYLER SLUMAN**

Commercial Specialist

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# SARASOTA, FL 34236



## OFFERING SUMMARY

|                  |                                   |
|------------------|-----------------------------------|
| Sale Price:      | \$8,950,000                       |
| Building Size:   | 41,857 SF                         |
| Lot Size:        | 2.47 Acres                        |
| Number of Units: | 19                                |
| Cap Rate:        | 6.57%                             |
| NOI:             | \$587,607                         |
| Zoning:          | IGD (Industrial General District) |

## PROPERTY OVERVIEW

American Property Group presents the Palmerwood Portfolio for sale. One of the closest industrial parks to downtown Sarasota, this fully stabilized asset is ready for its long term owner. Spanning over 2.47 acres, this industrial investment portfolio includes a total of 6 buildings with 19 units. Each building has different unit sizes and different interior structures, making it a fantastic opportunity for the small bay investor.

Almost half of the property (two buildings totaling 17,700 SF) are leased out long term to a stable tenant that trades on the NYSE; QXO.

Addresses: 1119 Palmer Wood Ct / 1155 Palmer Wood Ct / 1100 Gillespie Ave / 1180 Gillespie Ave

This property is fully stabilized. Please reach out to Tyler Sluman for an NDA to sign for confidential information on the property.

### TYLER SLUMAN

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**AMERICAN  
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