

Free Standing Office/Warehouse with Fenced Yard

4400 Middle Ave, Sarasota, FL 34234

Industrial
Property
For Sale



Property Description

Versatile 8,000± SF industrial property offering a combination of professional office space, functional warehouse, and secure outdoor storage. The office portion features a reception area, multiple private offices, conference and workspaces, updated restrooms, and additional flex rooms.

The warehouse provides 18-foot clear eave height, a 14' overhead roll-up door, open floor space, and excellent functionality for manufacturing, fabrication, distribution, contractor operations, storage, or light industrial use.

Fully fenced ½-acre± yard provides outdoor storage for vehicles, equipment, trailers, materials, or fleet operations. Properties offering secure outdoor storage are increasingly difficult to find within the Sarasota market.

Newly constructed 1,200± SF rear storage building complete with its own overhead door, creates additional space for inventory, equipment, specialty storage, or workshop use.

Conveniently located just minutes from US-301, Downtown Sarasota, and the SRQ Airport.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	19,118 SF
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,551	29,123	70,433
Total Population	6,234	67,037	157,855
Average HH Income	\$69,039	\$96,841	\$113,782



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

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Flexible Layout

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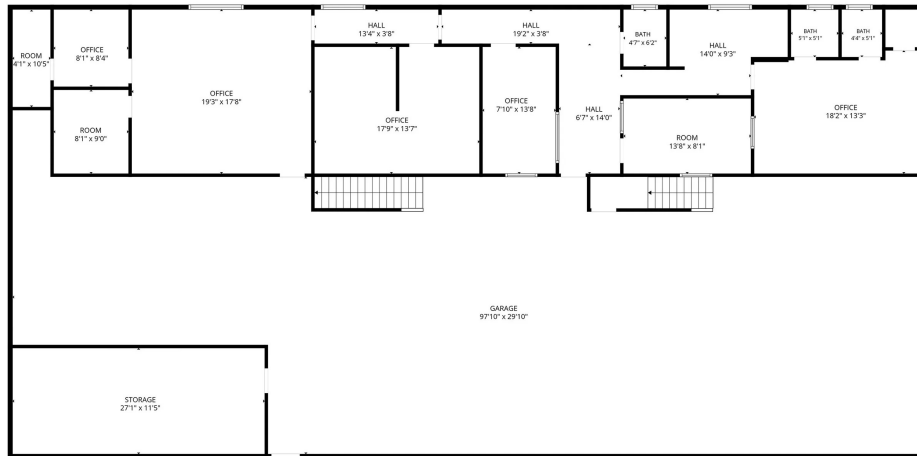


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Versatile Floor Plan

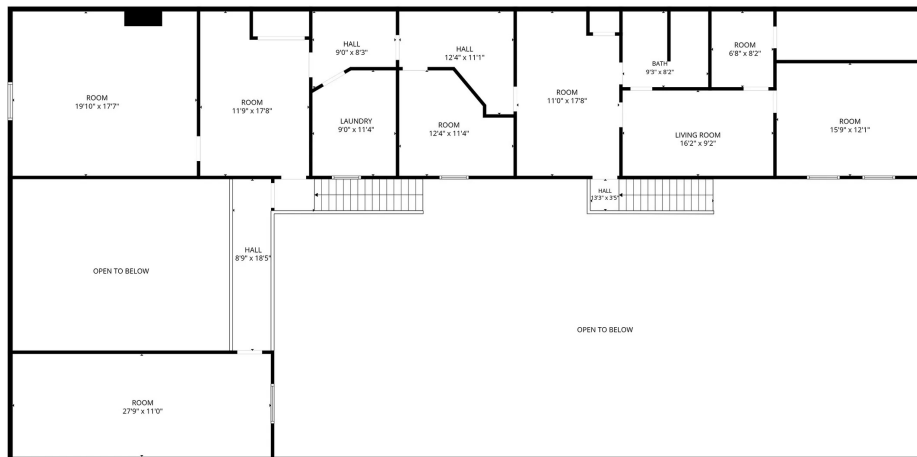
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TOTAL: 3971 sq. ft
1st floor: 1694 sq. ft, 2nd floor: 2277 sq. ft
EXCLUDED AREAS: STORAGE: 309 sq. ft, GARAGE: 2613 sq. ft, OPEN TO BELOW: 2396 sq. ft,
WALLS: 349 sq. ft

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



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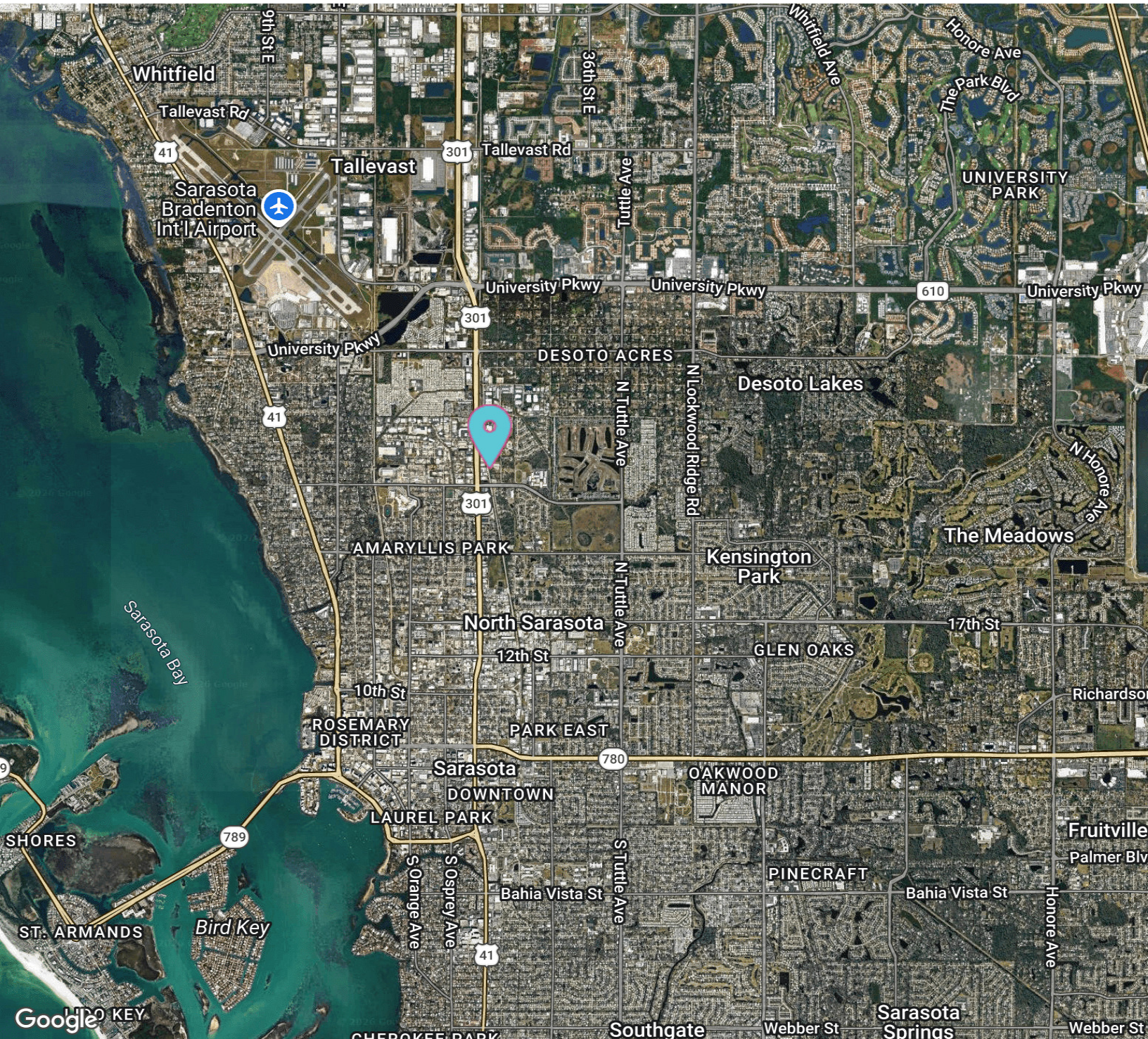


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Convenient Location

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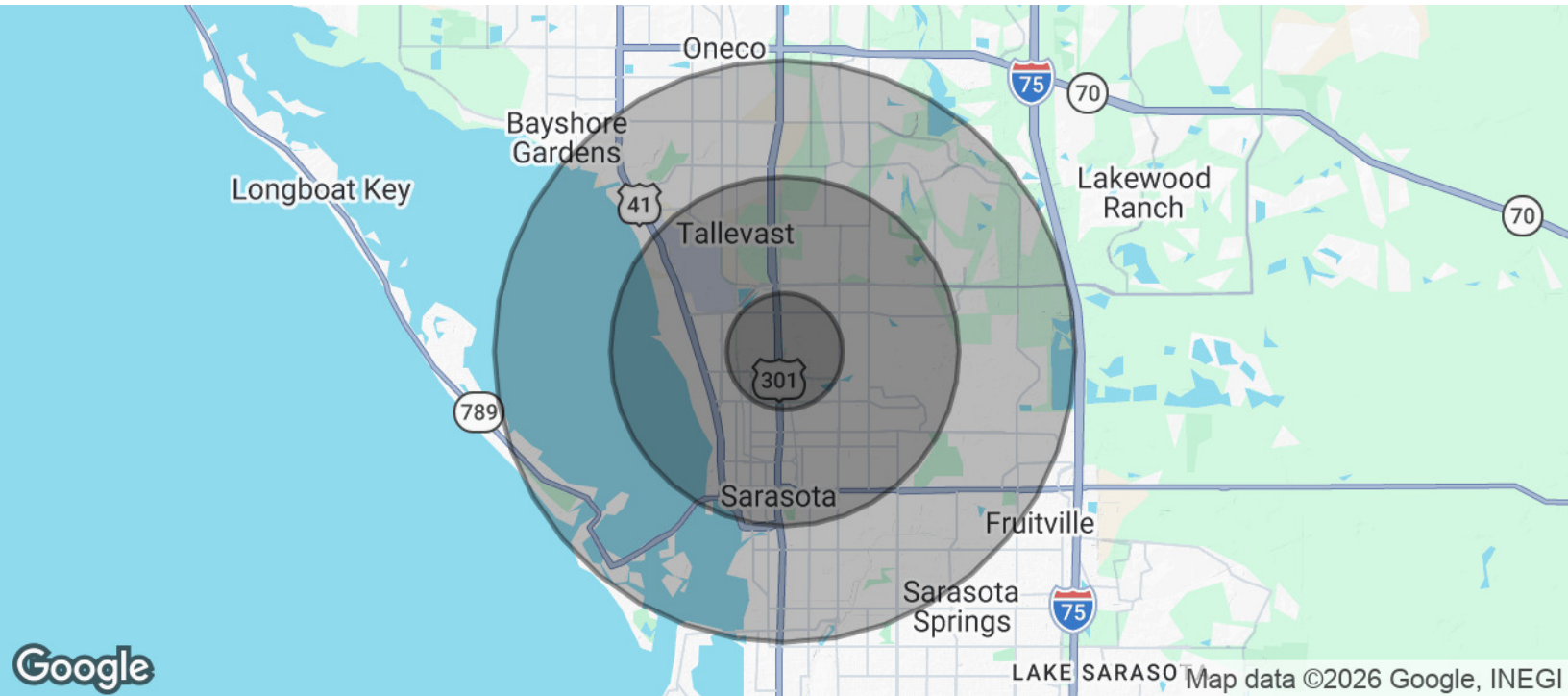
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Stable Market with Rapid Growth

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,234	67,037	157,855
Average Age	48.5	46.2	50.4
Average Age (Male)	42.3	43.6	48.3
Average Age (Female)	49.2	47.5	51.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,551	29,123	70,433
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$69,039	\$96,841	\$113,782
Average House Value	\$211,060	\$411,114	\$497,116

2023 American Community Survey (ACS)



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