



RENOVATED INDUSTRIAL WAREHOUSE

6805 33RD STREET EAST
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- ±12,500 SF industrial/flex space available
- Four overhead doors, including one 14' x 14' oversized door
- 3-phase / 480V electrical service
- Majority of fenced yard included
- Renovated industrial facility
- Ownership willing to customize or renovate for qualified tenants
- Ideal for manufacturing, distribution, warehouse, contractor, or service operations
- Convenient access to IIS-301, I-75, and major transportation



For More Information

TYLER SLUMAN

Commercial Specialist

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OFFERING SUMMARY

Sale Price:	\$3,850,000
Lease Rate:	\$13 SF/yr (NNN)
Building Size:	20,926 SF
Available SF:	12,500 SF
Lot Size:	1.219 Acres
Renovated:	2025
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6805 33rd St E, Sarasota, FL

Property Type: Industrial / Flex Space
Available Size: ±12,500 SF

Located in one of Sarasota’s established industrial corridors, this partially leased industrial/flex building now offers ±12,500 SF available for lease. The property has undergone extensive renovations, delivering a clean, functional space suited for a variety of industrial, warehouse, or service-based users.

With upgraded infrastructure and flexible layout potential, this space is ideal for businesses seeking a well-located and move-in ready industrial facility.

The available 12,500 SF comes equipped with most of the fenced yard space as well as roughly 20-25 parking spaces. This section has four (4) overhead doors, one of which being 14' x 14'. The unit has a small office area with four restrooms and a break room.

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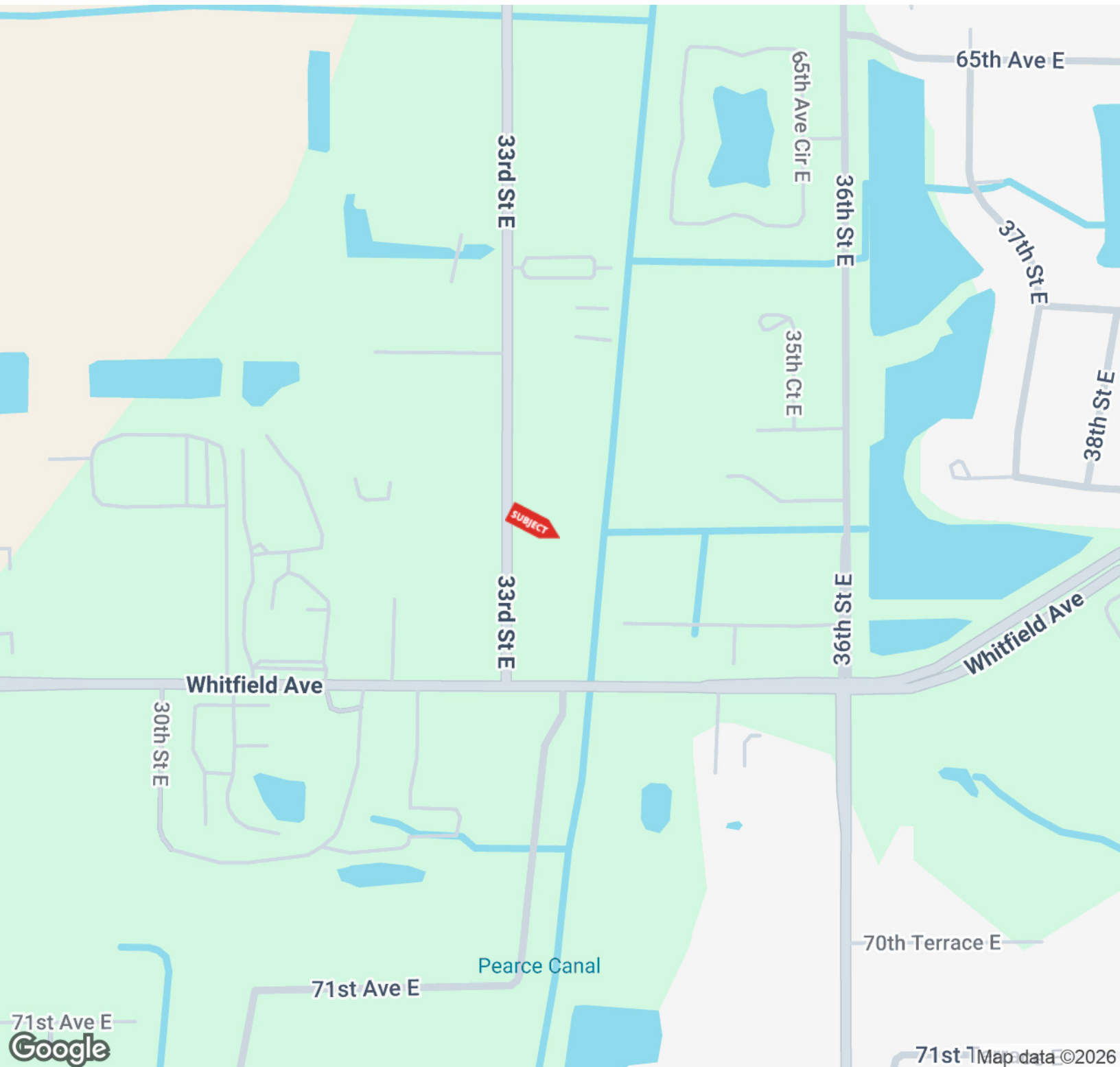
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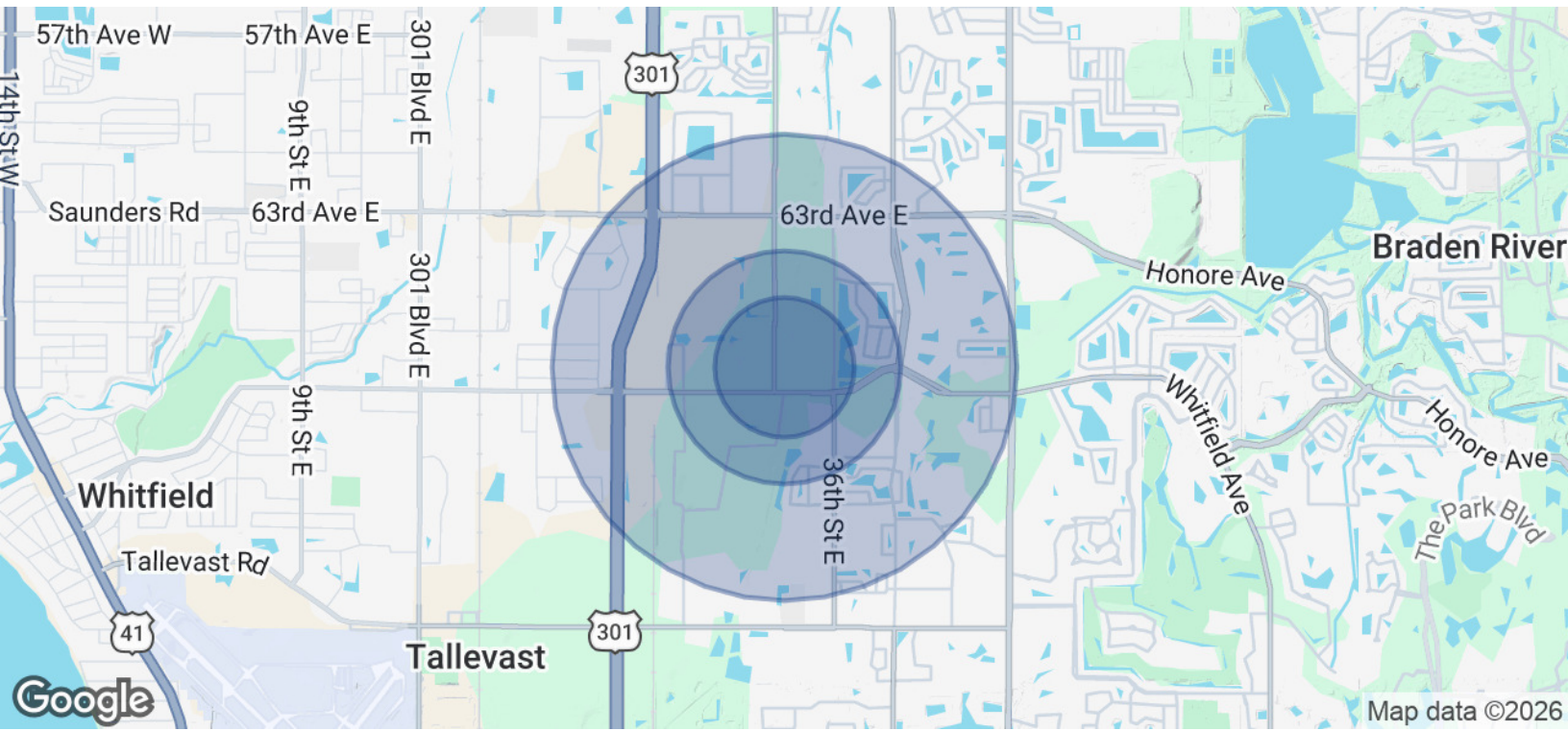


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	766	4,632
Average Age	56	56	54
Average Age (Male)	54	55	53
Average Age (Female)	57	57	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	352	2,098
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$87,619	\$97,955	\$98,519
Average House Value	\$371,479	\$422,442	\$417,456

2020 American Community Survey (ACS)

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