

Whitfield Industrial Way Building 1

2311 Whitfield Industrial Way, Sarasota, FL 34243

Industrial
Property
For Sale



Property Description

This versatile industrial warehouse offers 4,100± total square feet, including 3,600± SF of open warehouse space and 500± SF of finished office space, providing an ideal combination of operational efficiency and administrative functionality.

Designed to accommodate a variety of industrial users, the warehouse features an open floor plan, two private restrooms, and an efficient office layout that supports day-to-day business operations. Two grade-level overhead doors allow for convenient loading and unloading, making the property well suited for distribution, warehousing, light manufacturing, contractors, service companies, and e-commerce businesses.

Building 1 has corner, frontage placement and includes nine on-site parking spaces and excellent accessibility to major transportation routes including US-41, I-75, and Sarasota-Bradenton International Airport.

OFFERING SUMMARY

Sale Price:	\$1,175,000
Building Size:	4,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,571	28,429	75,769
Total Population	3,506	65,241	184,933
Average HH Income	\$67,312	\$84,670	\$85,396



Loyd Robbins

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

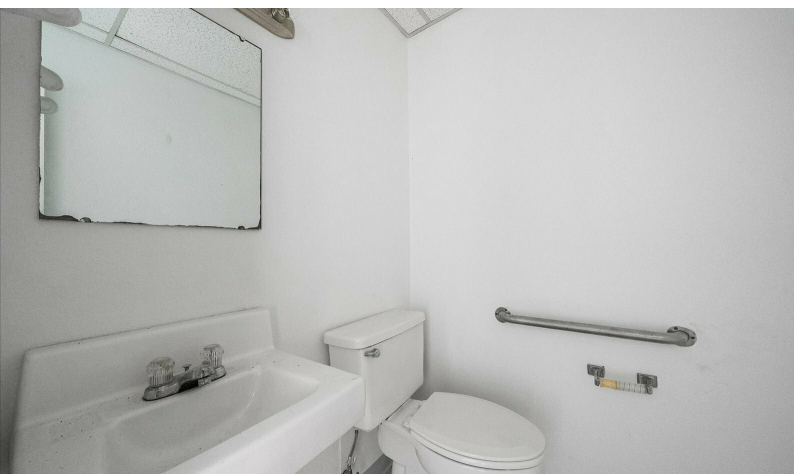
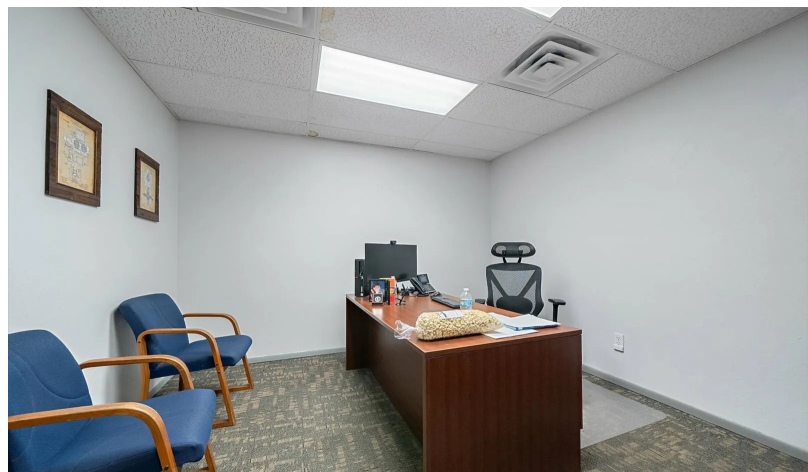


3580 S. Tuttle Ave
Sarasota FL 34239
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Versatile Warehouse/Office

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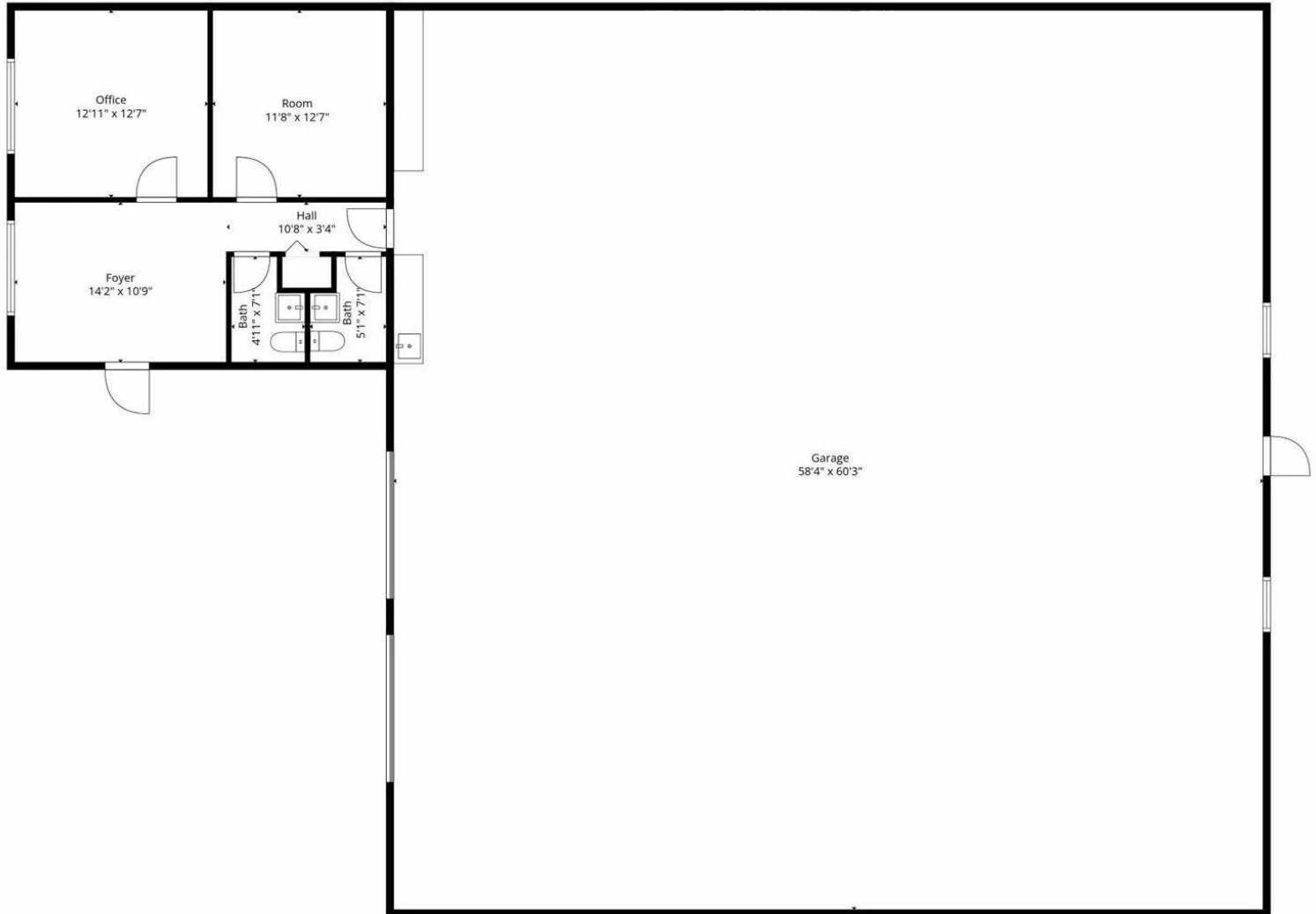


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Open Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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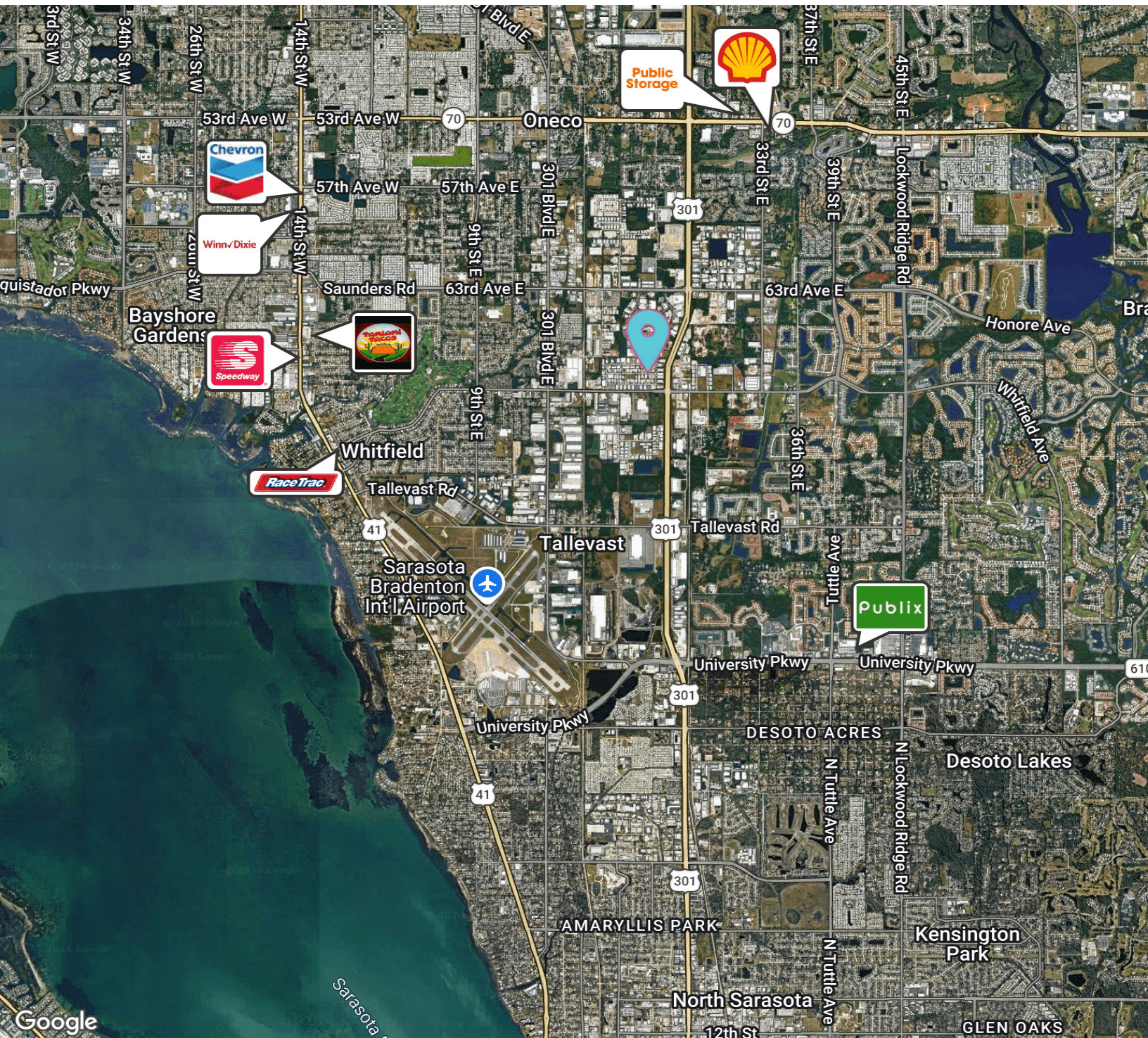


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Centrally Located Between Sarasota & Bradenton

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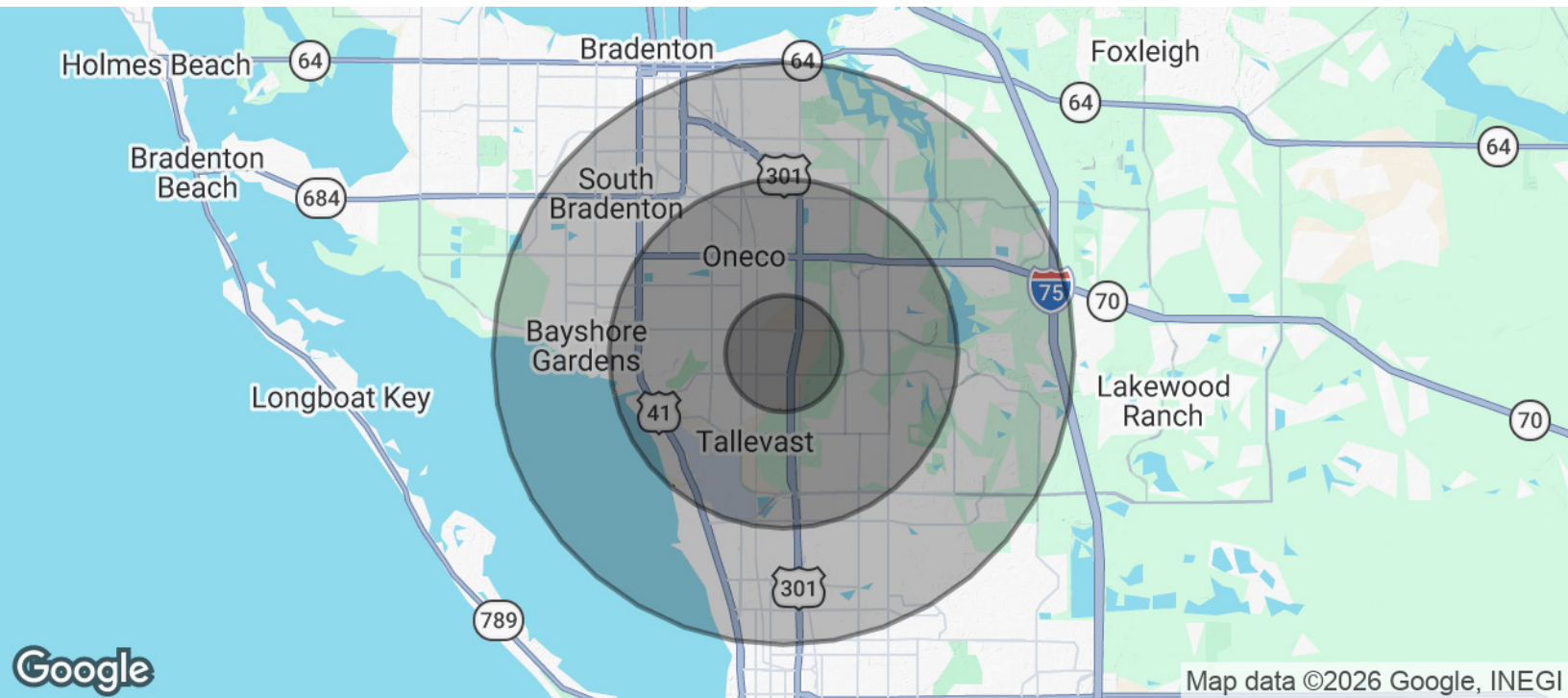


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Whitfield Industrial Way Park - Bldg 1

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,506	65,241	184,933
Average Age	48.7	49.0	46.2
Average Age (Male)	48.4	46.7	44.8
Average Age (Female)	47.5	50.4	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,571	28,429	75,769
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$67,312	\$84,670	\$85,396
Average House Value	\$259,764	\$270,861	\$290,125

2023 American Community Survey (ACS)



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