

PRIME SARASOTA INDUSTRIAL INVESTMENT OPPORTUNITY

5330 Ashton Ct, Sarasota, FL 34233



PROPERTY OVERVIEW

Ian Black Real Estate is proud to present this compelling 1031 exchange investment opportunity located within one of Sarasota's established commercial corridors, offering convenient access to I-75 via Clark Road. This tenanted industrial property is occupied by a well-established business for more than ten years and recently executed a new five-year lease commencing June 2026. The triple net lease structure provides stable cash flow with limited landlord responsibilities, restricted to roof and structural components, along with 3% annual rent escalations. The property also features secure outside storage and designated parking. Building square footage does not include the second-story storage area, providing additional functional storage.

PROPERTY SUMMARY

Sale Price:	\$1,350,000
Lot Size:	0.34 Acres
Year Built/Effective Year:	1973/2003
Building Size:	3,800 SF
Zoning:	ILW
Cap Rate:	6.7%



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

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

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ADDITIONAL PHOTOS

Prime Sarasota Industrial Investment Opportunity

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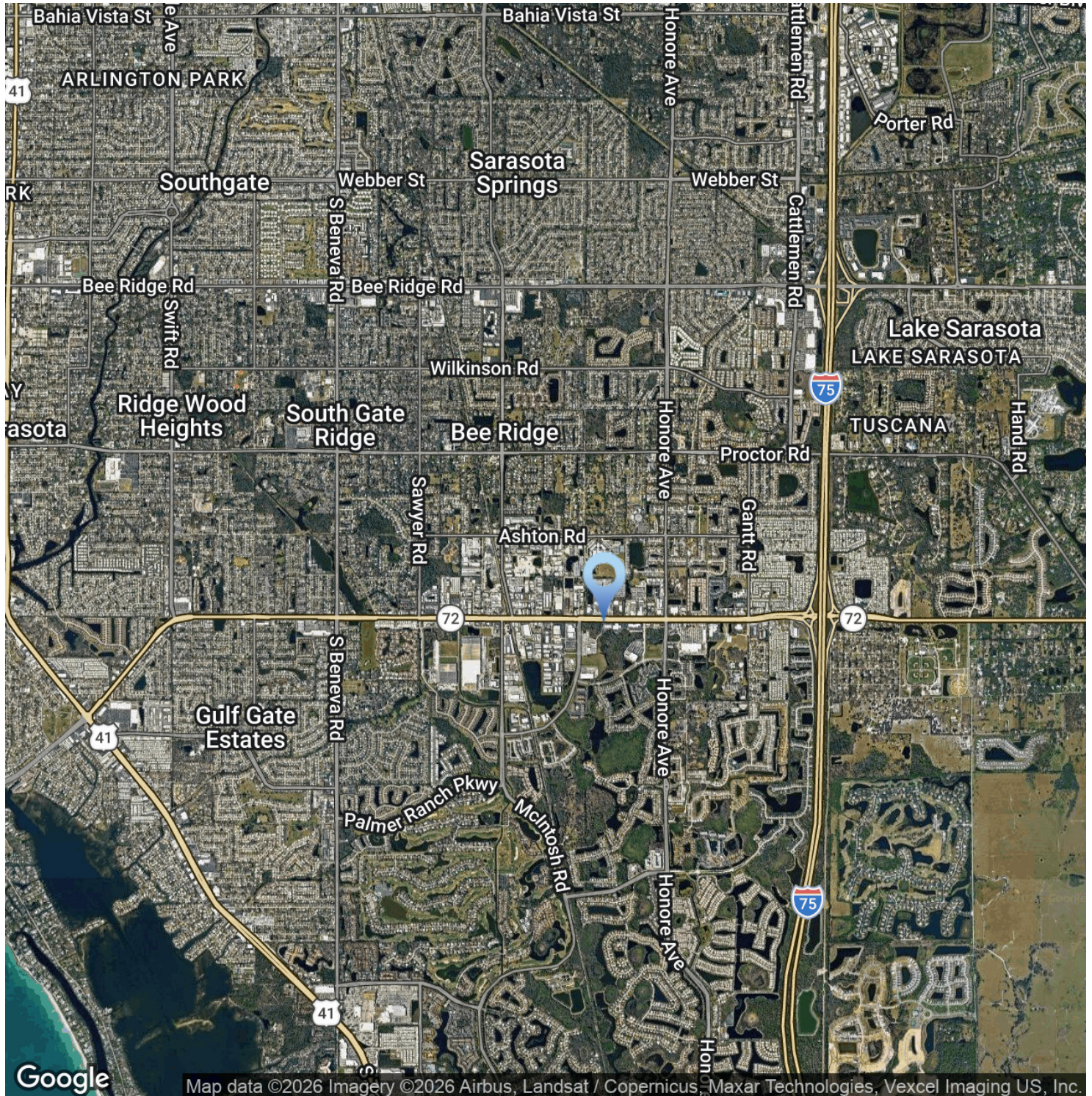
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LOCATION MAP

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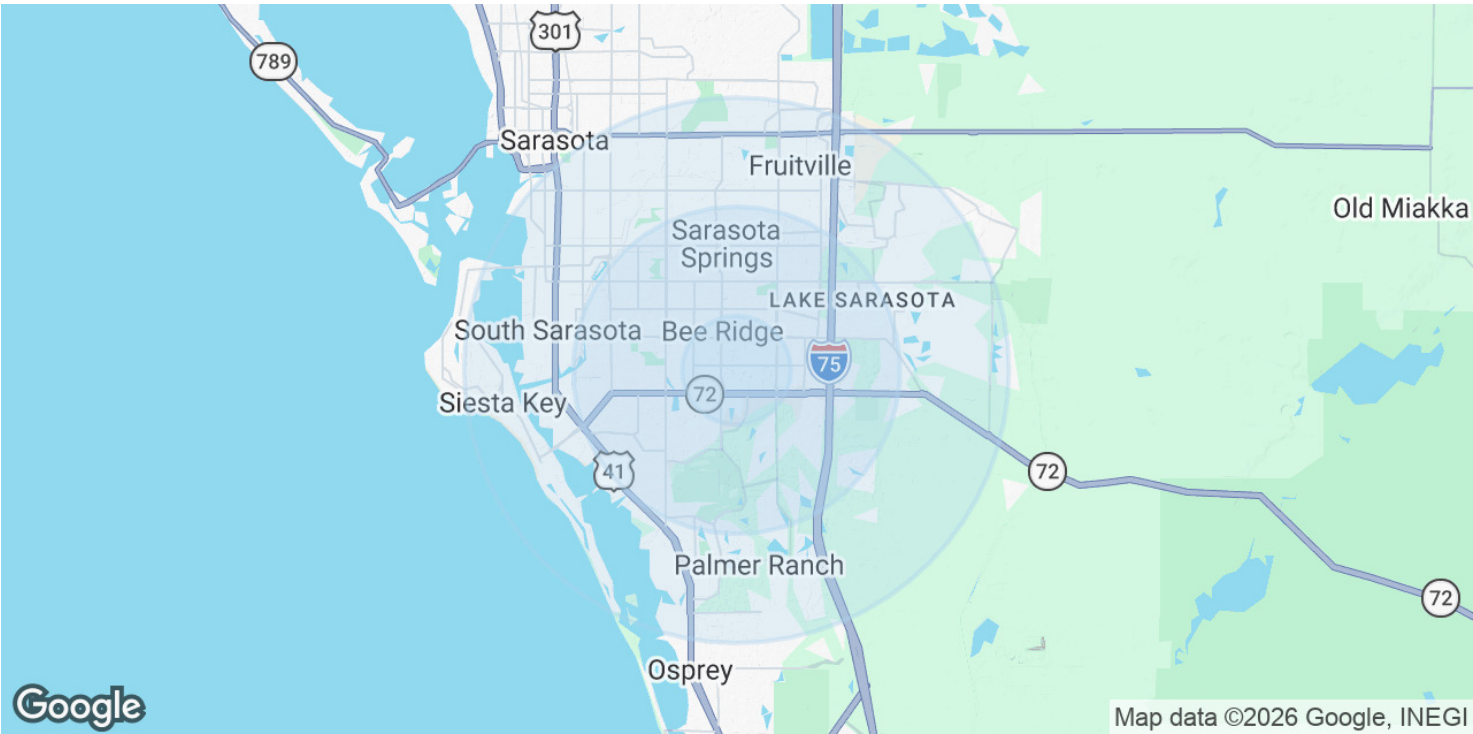
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,943	76,007	150,149
Average Age	49.9	51.5	52.9
Average Age (Male)	46.5	48.3	50.6
Average Age (Female)	53.4	54.4	54.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,510	34,560	69,031
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$124,534	\$109,516	\$122,741
Average House Value	\$472,929	\$397,384	\$515,882

2023 American Community Survey (ACS)



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