

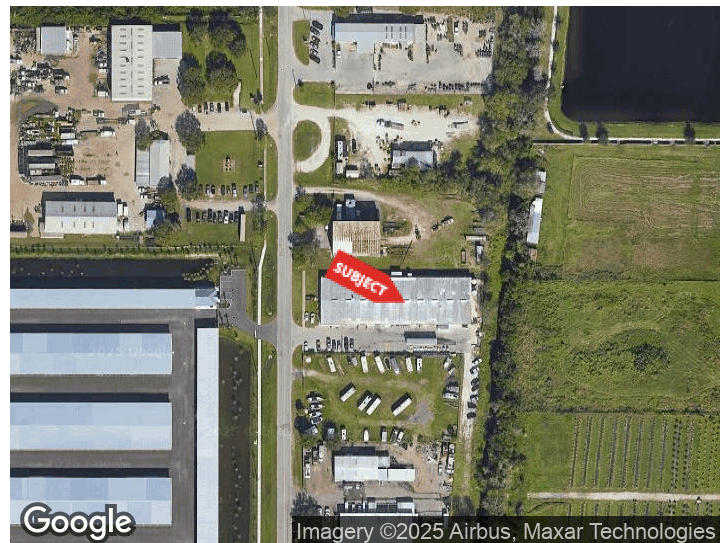


# RENOVATED INDUSTRIAL WAREHOUSE

6805 33RD STREET EAST  
SARASOTA, FLORIDA 34243

## PROPERTY HIGHLIGHTS

- Fully renovated interior and exterior
- New roof and insulation repairs
- 7 new electrical overhead doors
- 3 Phase / 480V power
- New fencing and exterior paint
- Renovated office spaces with modern finishes
- Fully functional paint booth (can be removed upon request)
- Excellent location with easy access to major highways



For More Information

**TYLER SLUMAN**

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# RENOVATED INDUSTRIAL WAREHOUSE



## OFFERING SUMMARY

Sale Price:	\$3,990,000
Lease Rate:	\$13.00 - 14.00 SF/yr (NNN)
Building Size:	20,926 SF
Available SF:	8,500 - 21,000 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

Available Size: 8,500 SF - 21,000 SF

Strategically positioned in one of Sarasota's established industrial corridors, this fully renovated 21,000 SF industrial/flex building offers flexibility for both owner-users and tenants. Whether you're looking to purchase a turnkey industrial facility or lease customizable space, this property offers multiple configurations to fit your needs.

The building can be delivered as a single open-span unit or divided into two suites: 12,500 SF and 8,500 SF - each with their own office/reception areas, restrooms, and overhead access.

Renovations & Features:

- New roof
- 7 new electrical overhead doors
- New fencing
- Renovated office spaces
- New exterior paint
- Full electrical upgrades (3 Phase / 480V power)
- All insulation repairs completed
- Fully functional paint booth (removable upon request)

## TYLER SLUMAN

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



6805 33rd Street East

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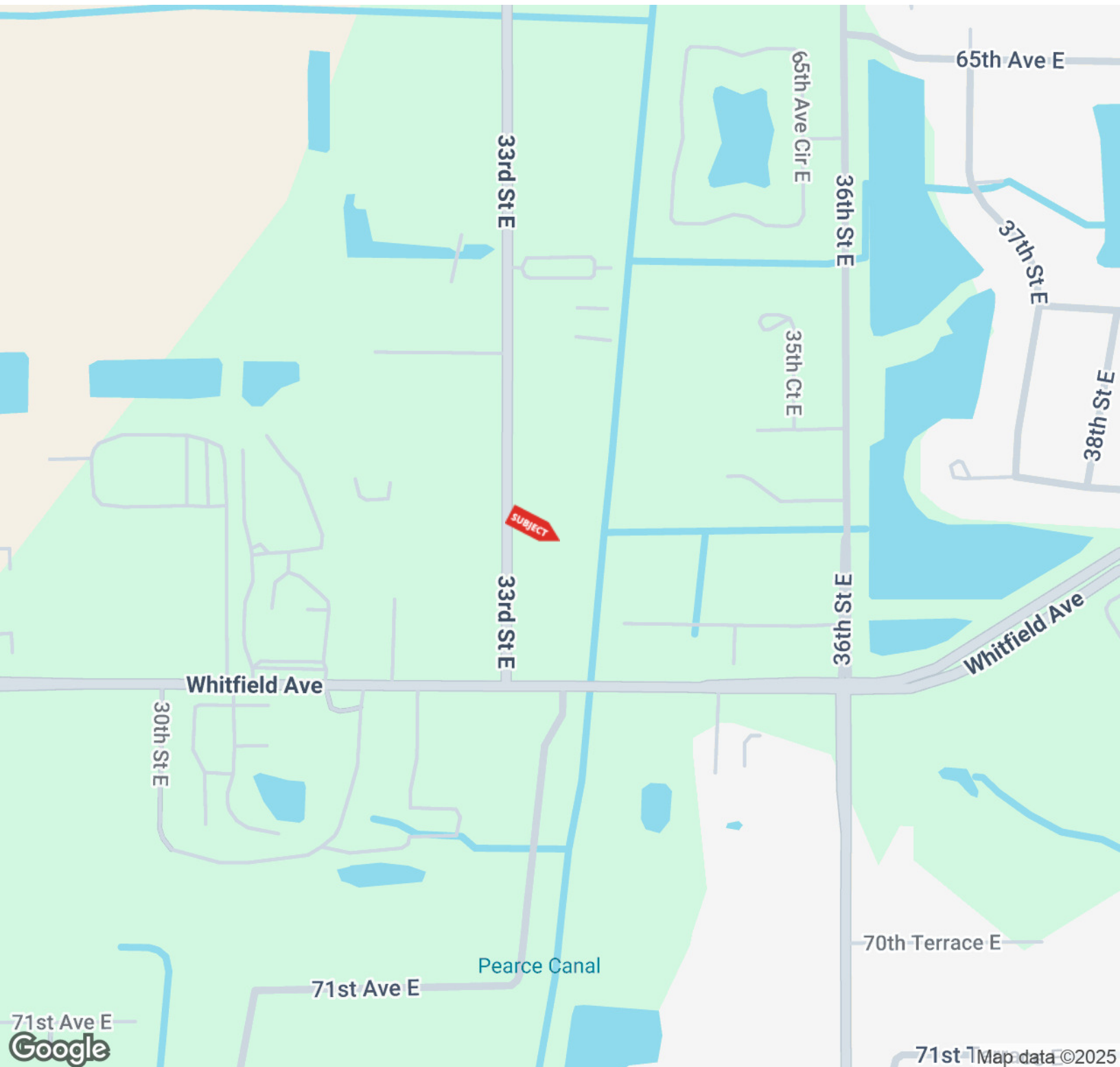
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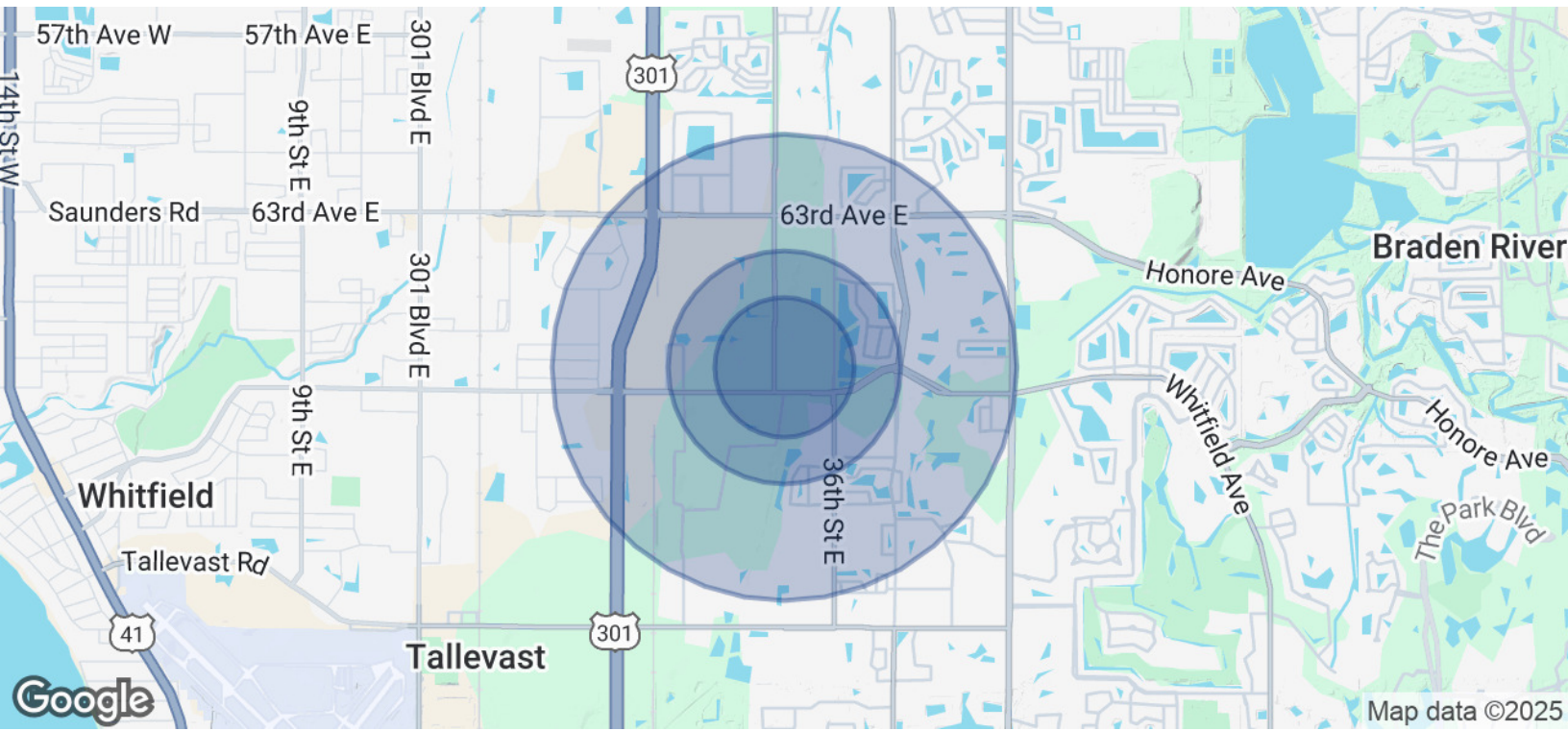
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# RENOVATED INDUSTRIAL WAREHOUSE



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

Demographics data derived from AlphaMap

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