

Office/Warehouse with Show Rooms

351 Sand Pine Blvd, Venice, FL 34292

Industrial
Property
For Lease



Property Description

Freestanding office, showroom, and warehouse facility strategically located immediately off Interstate 75 at Exit 193 (Jacaranda Blvd), offering exceptional regional access throughout Sarasota County and SWFL. Built in 2013 and situated on a 23,545 SF parcel, the property is zoned ILW, allowing for a broad range of industrial, service, and commercial uses.

The building features a highly functional and professional office and showroom component totaling approximately 2,498 SF, including (8) private offices, a ± 750 SF showroom, a large conference room, a dedicated 12' x 28' meeting/technology room, a 9' x 17' workstation or storage area, and ± 680 SF of loft storage. The layout supports both client-facing operations and internal administrative efficiency, making it well suited for owner-users or tenants seeking a strong corporate presence.

The warehouse area totals approximately 3,454 SF and is equipped with four grade-level overhead doors, providing excellent circulation and operational flexibility for loading, distribution, light manufacturing, or contractor use. Power is supplied by FPL with supplemental solar, contributing to operational efficiency and long-term cost control.

The freestanding configuration, modern construction, and immediate interstate access combine to create a rare leasing opportunity in a supply-constrained Venice industrial market.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	5,952 SF
Lot Size:	23,554 SF
Building Size:	5,952 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,117	15,986	42,300
Total Population	2,400	31,427	84,206
Average HH Income	\$127,123	\$113,451	\$109,960



Loyd Robbins

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



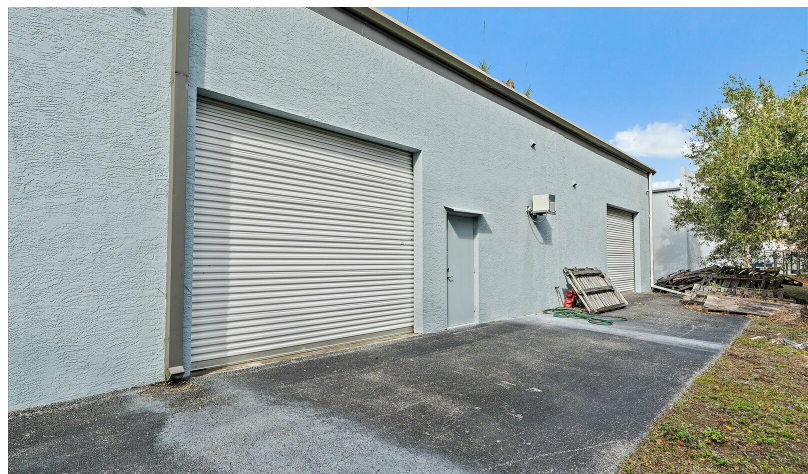
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Located Off I-75 & Jacaranda Blvd

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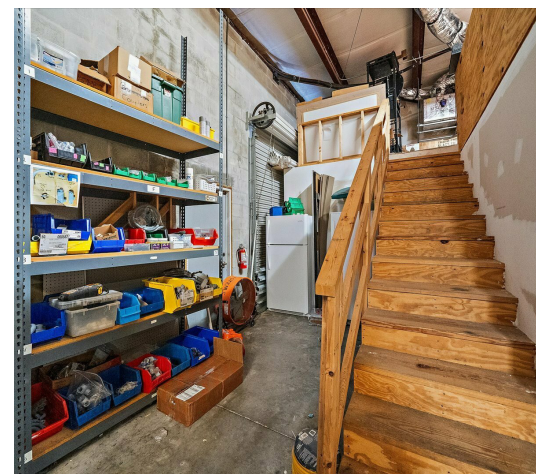
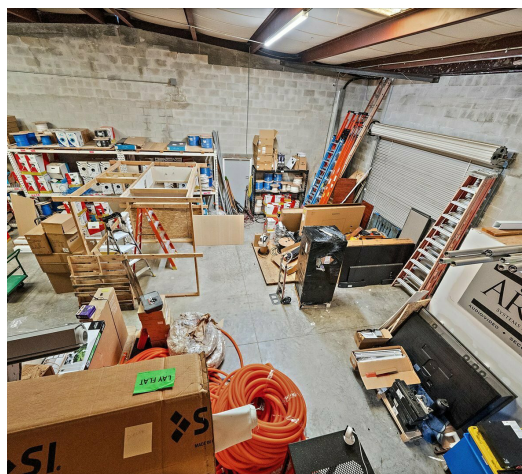
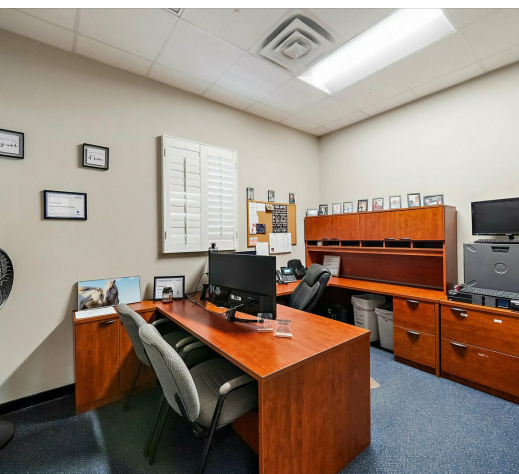
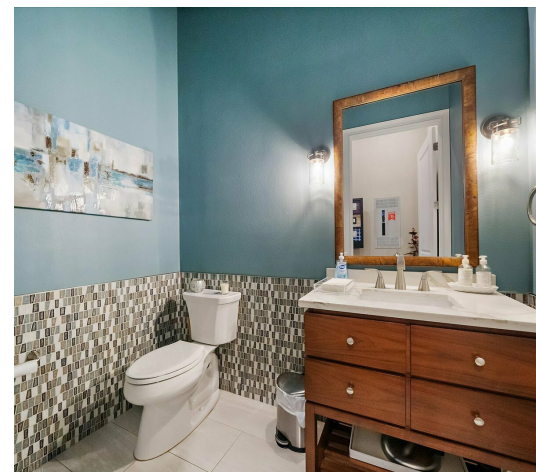
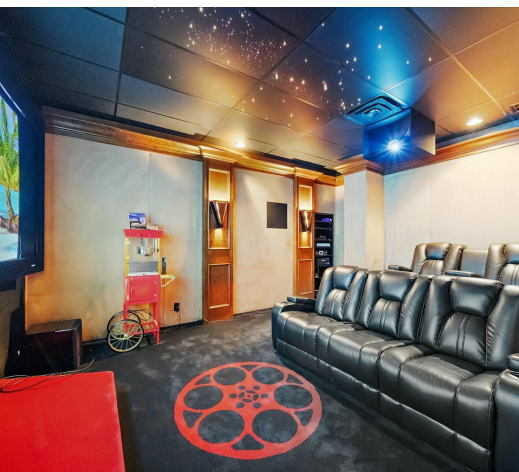
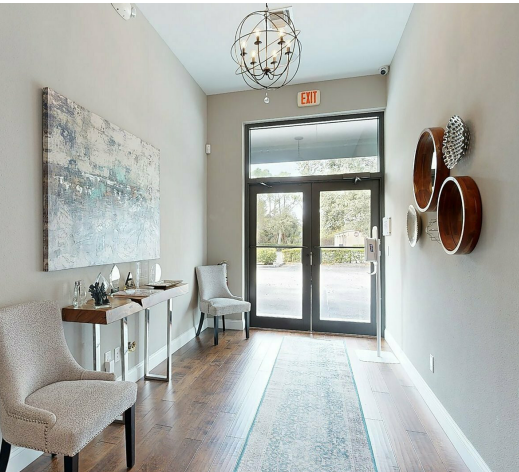


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High Functioning and Professional Layout

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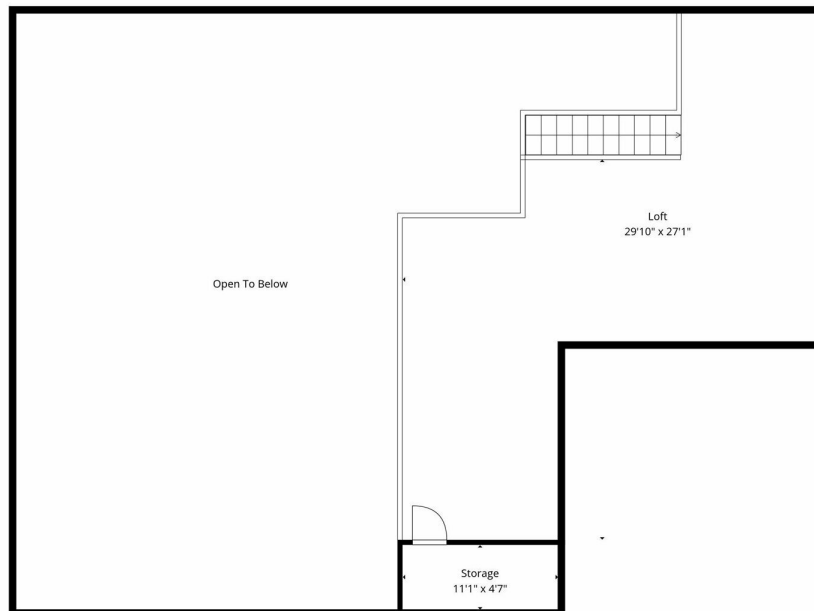
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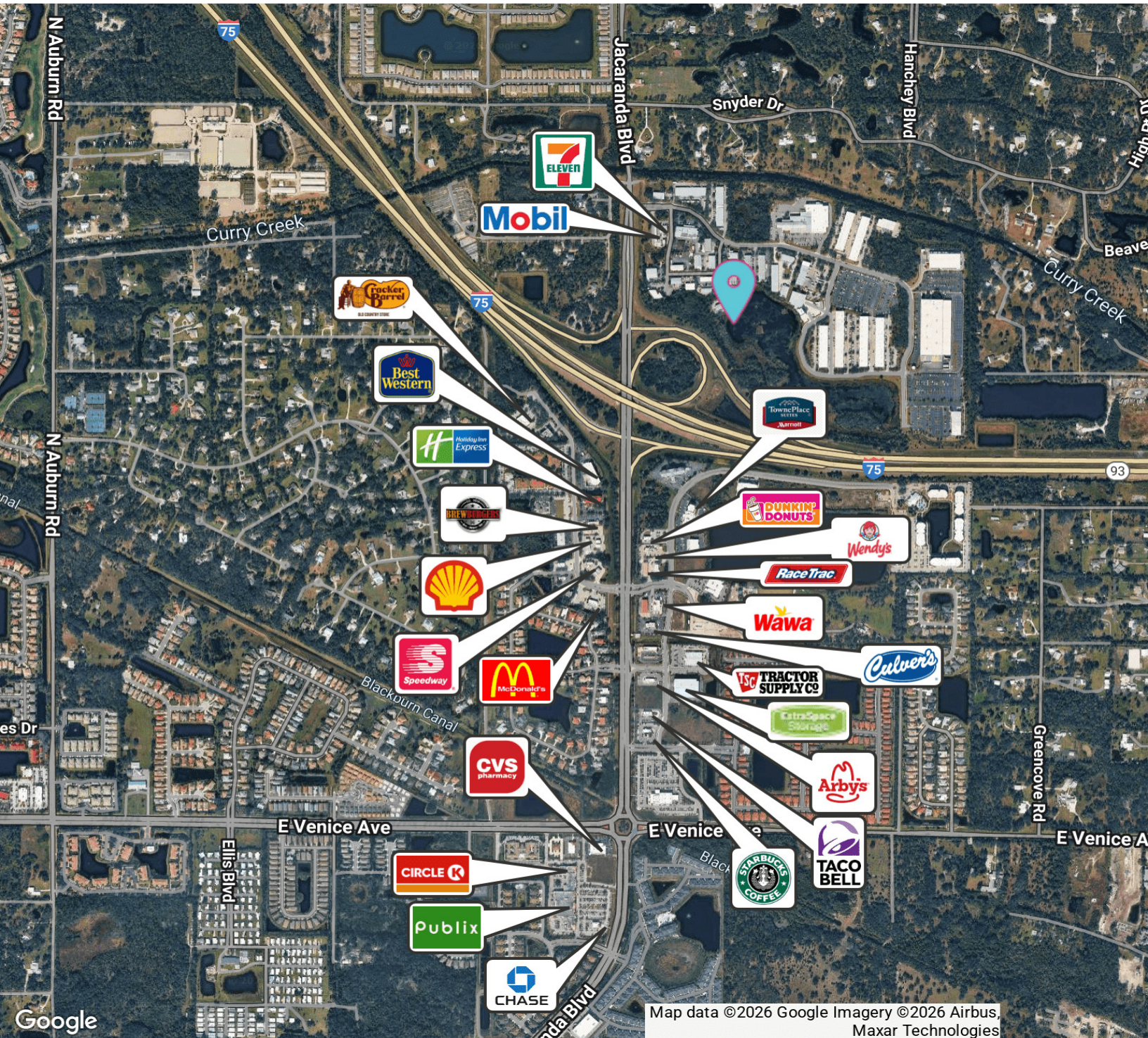
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Strong Commercial Corridor

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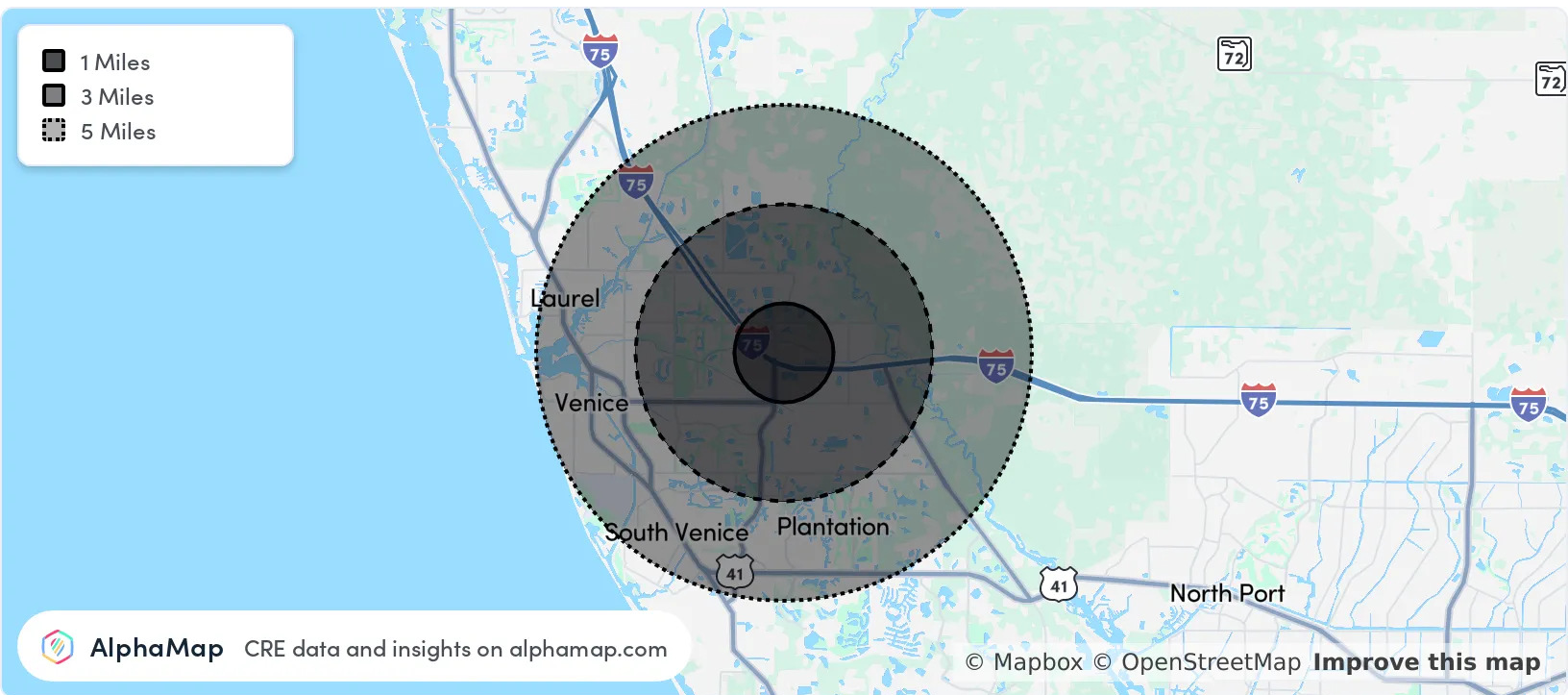


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High Growth Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,400	31,427	84,206
Average Age	58	64	62
Average Age (Male)	57	64	61
Average Age (Female)	58	64	62

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,117	15,986	42,300
Persons per HH	2.1	2	2
Average HH Income	\$127,123	\$113,451	\$109,960
Average House Value	\$535,612	\$485,392	\$465,662
Per Capita Income	\$60,534	\$56,725	\$54,980

Map and demographics data derived from AlphaMap



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