



6099 DEACON RD

SARASOTA, FLORIDA 34238

PROPERTY HIGHLIGHTS

- 4,480 SF warehouse with first- and second-floor office space
- Office area overlooks warehouse for operational efficiency
- Six (6) overhead doors: three (3) front drive-ins and three (3) rear OHDs
- Two (2) restrooms, including upstairs restroom with shower
- Ample interior storage space
- ±1 Acre with fully fenced yard - ideal for outside storage
- End-of-cul-de-sac location in an established industrial corridor



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	12	124	2,170
Total Population	24	254	4,713
Average HH Income	\$153,045	\$144,751	\$139,347

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

SARASOTA, FL 34238



OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (NNN)
Building Size:	4,480 SF
Available SF:	4,480 SF
Lot Size:	44,906 SF
Year Built:	1981
Zoning:	I

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6099 Deacon Rd

Property Type: Industrial Warehouse with Office

This well-configured industrial property offers a functional warehouse layout with two levels of office space overlooking the warehouse floor, providing excellent visibility and operational efficiency. Located at the end of a cul-de-sac in an established industrial area near Palmer Ranch and Clark Road, the property sits on approx. 1 acre features a fully fenced yard and strong access for a wide range of industrial, service, and contractor uses.

The warehouse is equipped with multiple overhead doors for efficient loading and circulation, while the office build-out supports day-to-day operations and administrative needs. The combination of secure outdoor space, flexible access points, and a private location makes this a highly functional industrial lease opportunity.

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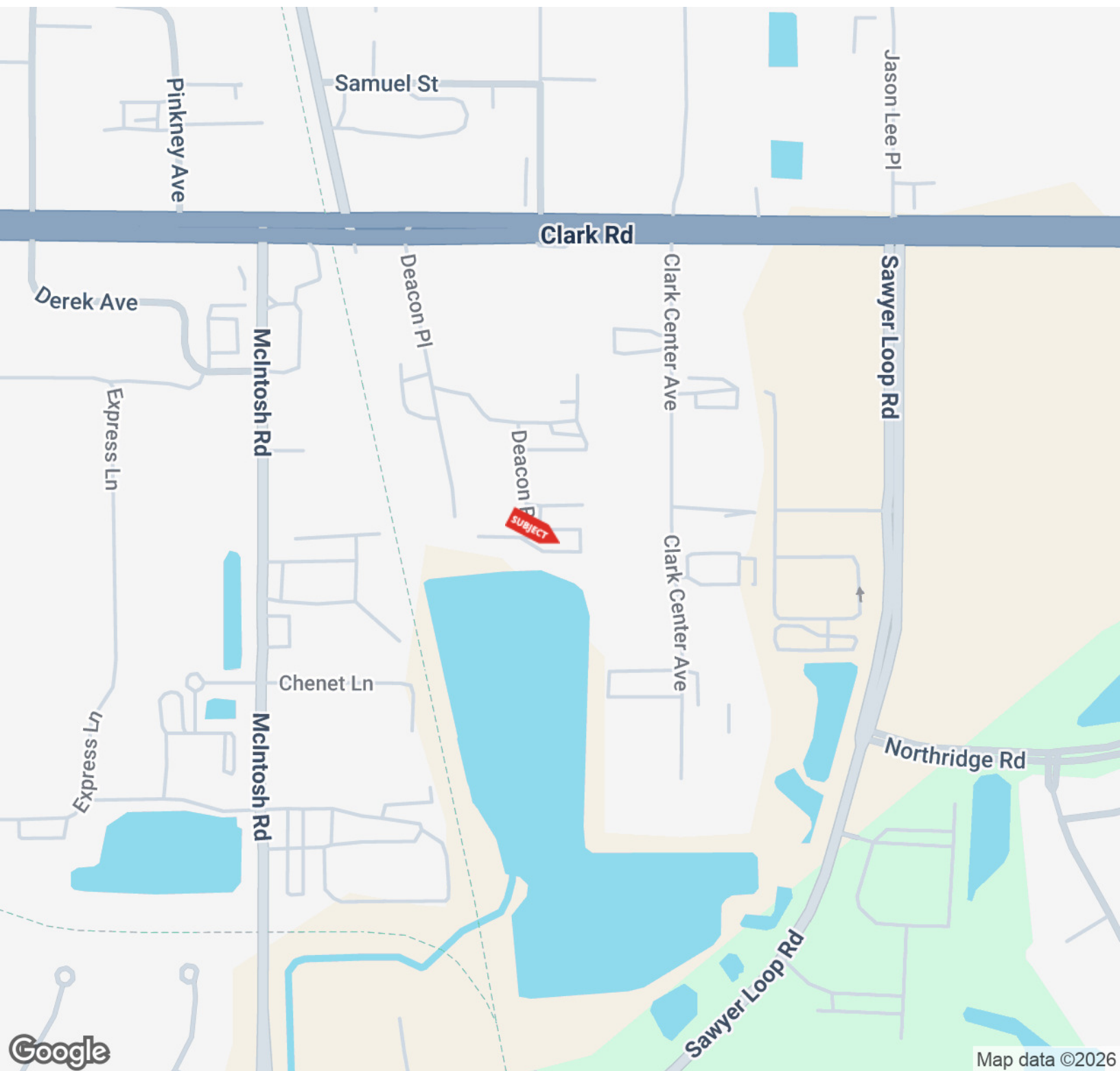
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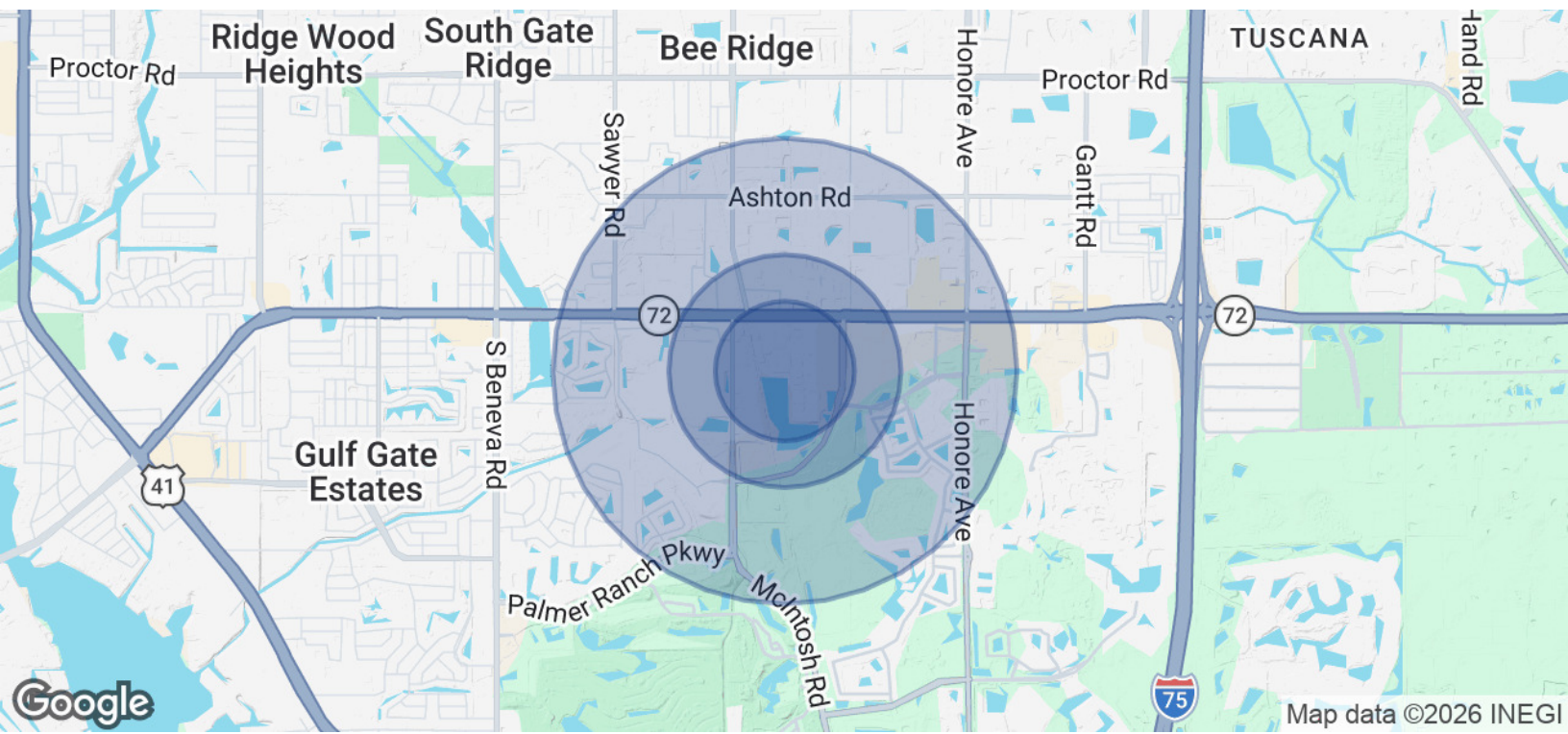


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	254	4,713
Average Age	54	56	55
Average Age (Male)	54	55	54
Average Age (Female)	54	56	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	124	2,170
# of Persons per HH	2	2	2.2
Average HH Income	\$153,045	\$144,751	\$139,347
Average House Value	\$568,702	\$561,135	\$541,648

Demographics data derived from AlphaMap

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