



**6055 PORTER WAY**  
SARASOTA, FLORIDA 34232

**PROPERTY HIGHLIGHTS**

- 12,000 SF industrial warehouse
- Prime location near I-75 & Cattlemen Rd
- Large open warehouse floorplan
- Ample room for storage, logistics, or light manufacturing
- Easy access for deliveries and transportation
- Convenient Sarasota location within an established industrial corridor



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	436	2,424
Total Population	355	1,104	6,136
Average HH Income	\$102,567	\$101,672	\$106,914

For More Information

**BRIAN SEIDEL**  
CCIM - Broker Associate  
941 544 2970  
brian@americanpropertygroup.com

# SARASOTA, FL 34232



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	12,499 SF
Available SF:	12,000 SF
Lot Size:	43,596 SF
Number of Units:	2
Year Built:	1977
Zoning:	ILW

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6055 Porter Way, Sarasota, FL

Property Type: Warehouse

Available Size: 12,000 SF

Discover a versatile 12,000 SF warehouse ideally located just off Cattlemen Road and minutes from I-75, offering excellent accessibility for distribution, storage, and service-based operations. This industrial space provides a functional layout suitable for a wide range of commercial real estate users seeking convenience and efficiency in the heart of Sarasota.

## BRIAN SEIDEL

CCIM - Broker Associate  
941.544.2970  
brian@americanpropertygroup.com

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

6055 Porter Way

# SARASOTA, FL 34232



## BRIAN SEIDEL

CCIM - Broker Associate  
941.544.2970  
brian@americanpropertygroup.com

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

6055 Porter Way

# SARASOTA, FL 34232



**BRIAN SEIDEL**

CCIM - Broker Associate  
941.544.2970  
brian@americanpropertygroup.com

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

6055 Porter Way

# SARASOTA, FL 34232

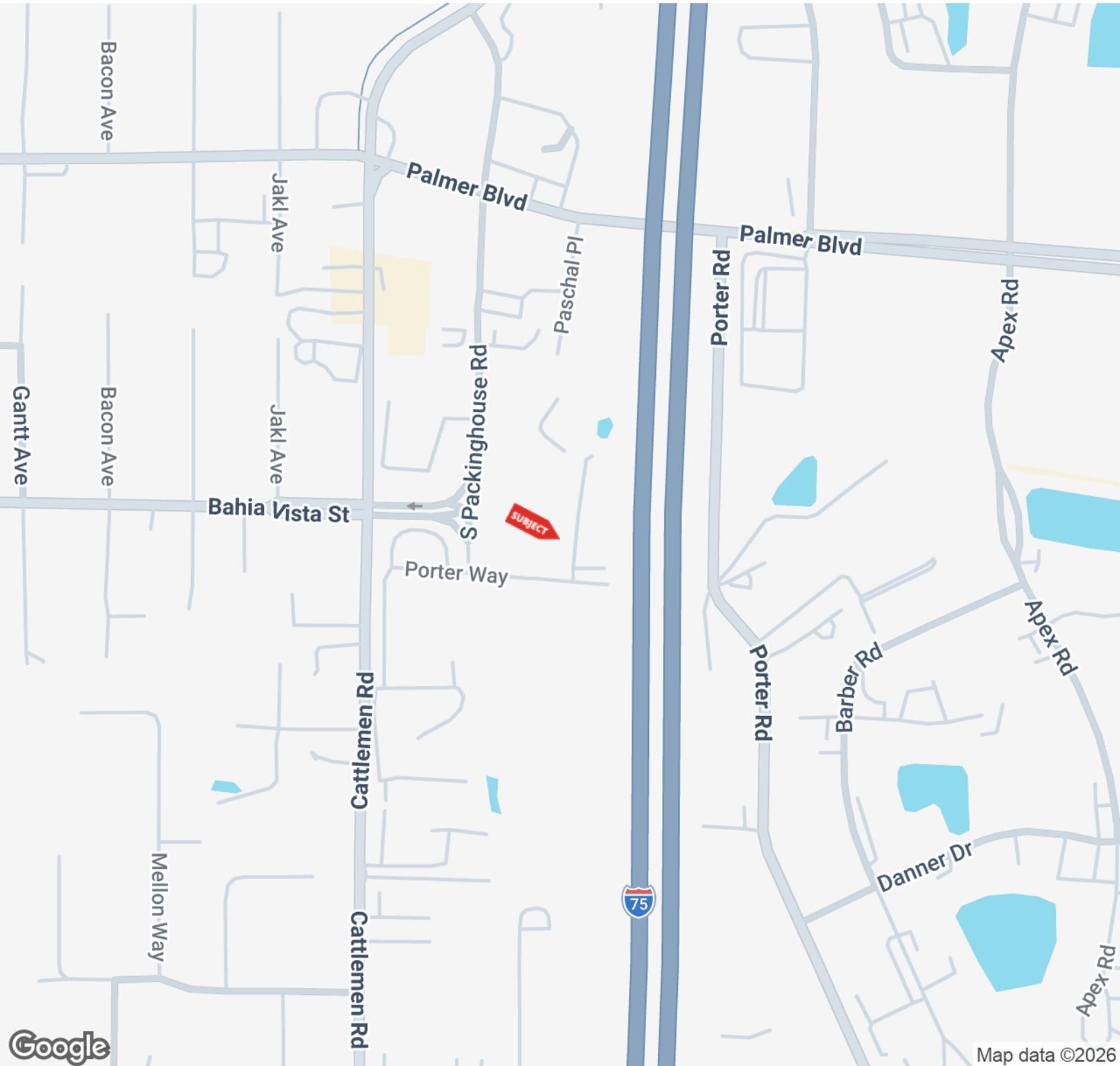


**BRIAN SEIDEL**

CCIM - Broker Associate  
941.544.2970  
brian@americanpropertygroup.com

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

# SARASOTA, FL 34232

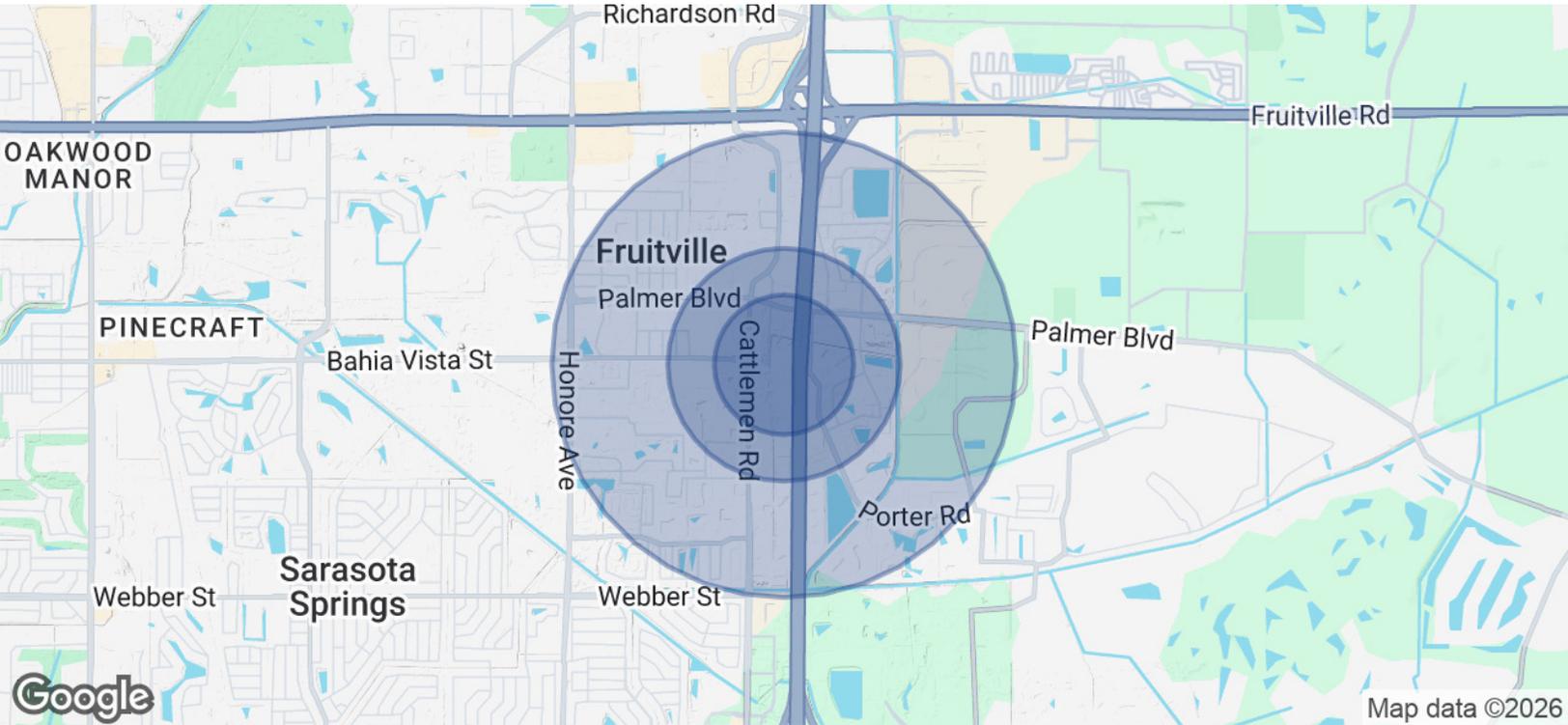


**BRIAN SEIDEL**

CCIM - Broker Associate  
941.544.2970  
brian@americanpropertygroup.com

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

# SARASOTA, FL 34232



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	355	1,104	6,136
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	45	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	436	2,424
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$102,567	\$101,672	\$106,914
Average House Value	\$441,093	\$436,632	\$450,294

Demographics data derived from AlphaMap

**BRIAN SEIDEL**

CCIM - Broker Associate  
 941.544.2970  
 brian@americanpropertygroup.com

