

Whitfield Industrial Way Building 4

2311 Whitfield Industrial Way, Sarasota, FL 34243

Industrial
Property For
Sale & Lease



Property Description

This versatile industrial warehouse offers 3,500 Sq Ft of open warehouse floor area, 600 Sq Ft of finished office space and 2 private restrooms, making it ideal for businesses that need storage, workspace, and administrative functionality. The building includes two ground level roll up doors, allowing for easy loading and unloading, and an efficient interior layout suitable for light manufacturing, distribution, or service operations.

The property includes approximately 5,000 Sq Ft of yard space and 10 on-site parking spaces, providing ample room for vehicles, equipment, or outdoor storage. Conveniently located near major transportation routes including US 41 and I-75, and just minutes from Sarasota Bradenton International Airport, this location offers excellent accessibility for regional or statewide operations.

Property Highlights

- AVAILABLE JAN 1, 2026 FOR LEASE
- Lease with Option to Purchase after 1 year

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lease Rate:	\$21.50 SF/yr (Gross)
Available SF:	4,100 SF
Building Size:	4,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,261	32,181	83,575
Total Population	3,102	74,465	195,830
Average HH Income	\$66,445	\$80,723	\$78,980



Loyd Robbins

Principal Broker
(941)-356-9659
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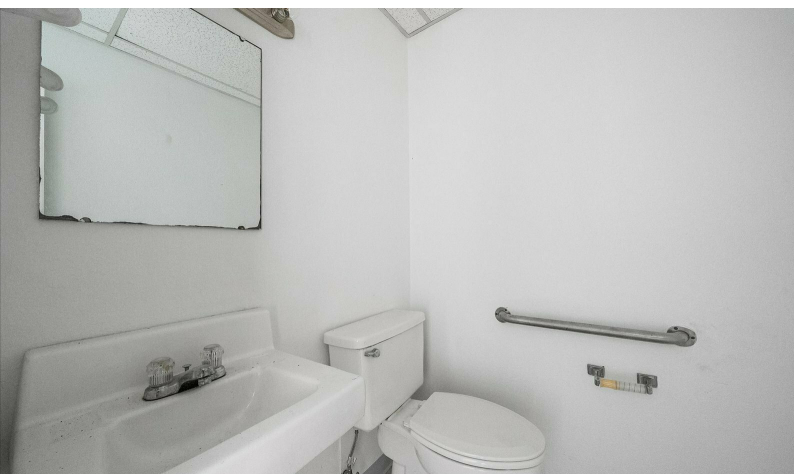


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Versatile Warehouse/Office

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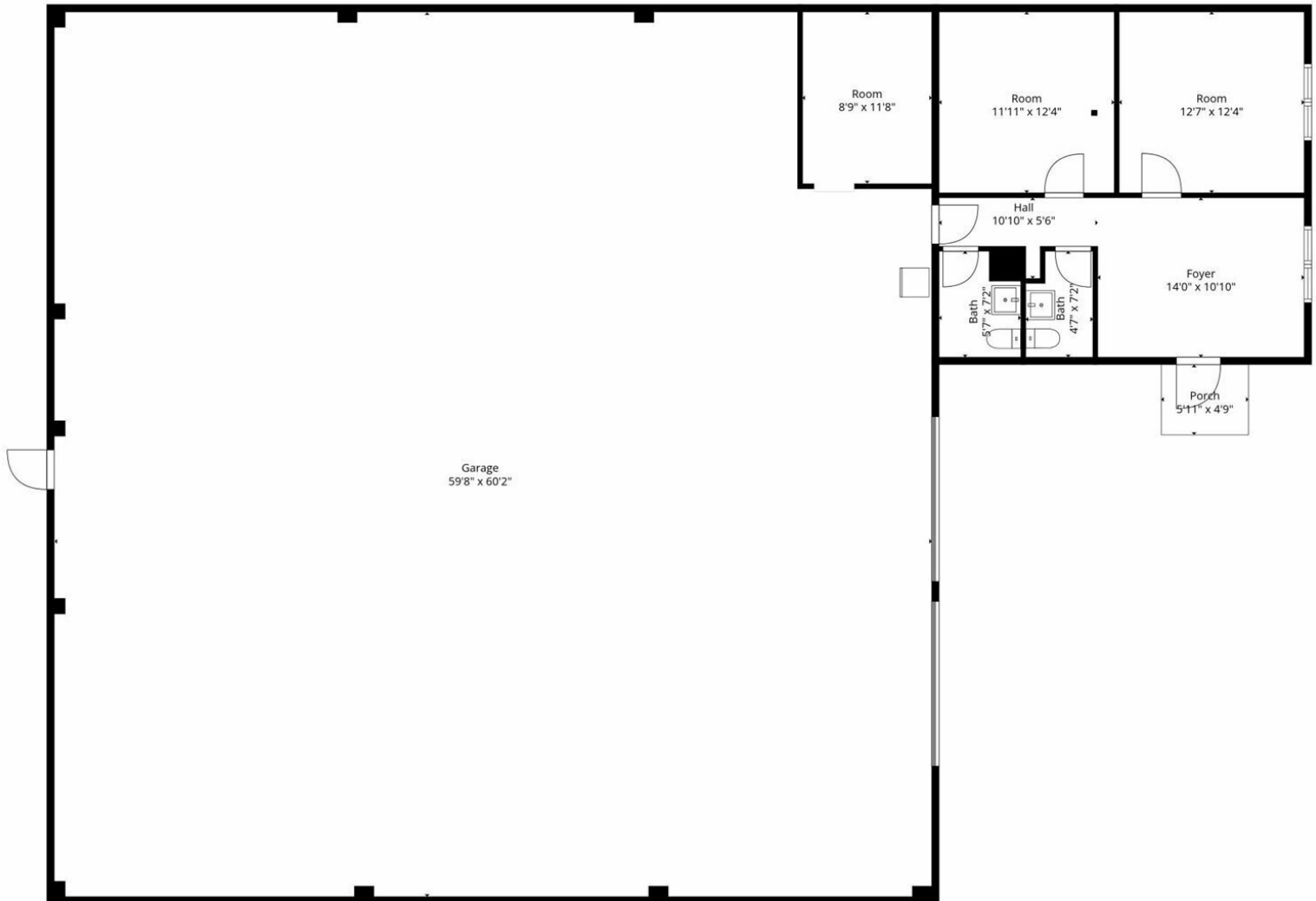


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Open Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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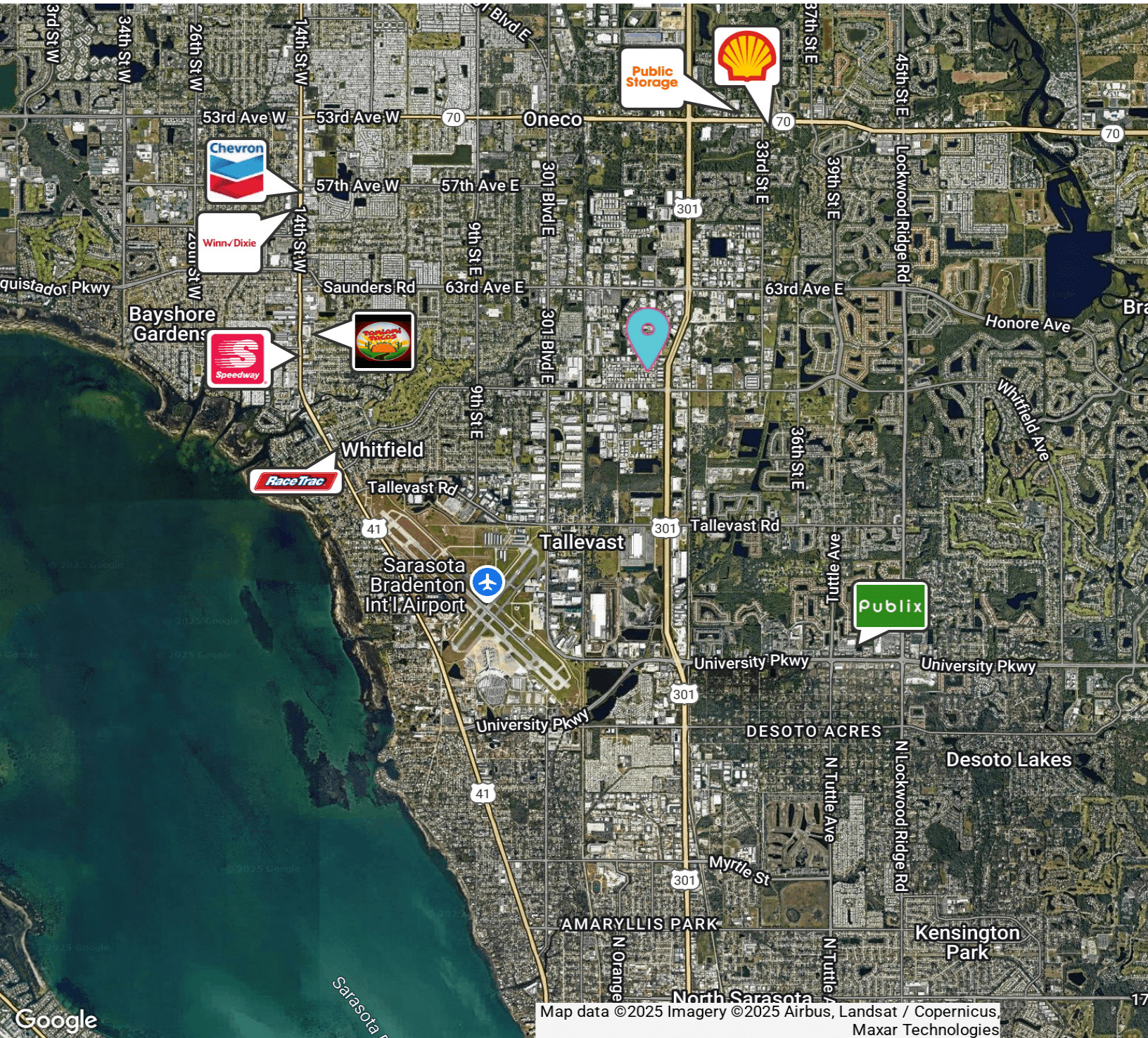
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Centrally Located Between Sarasota & Bradenton

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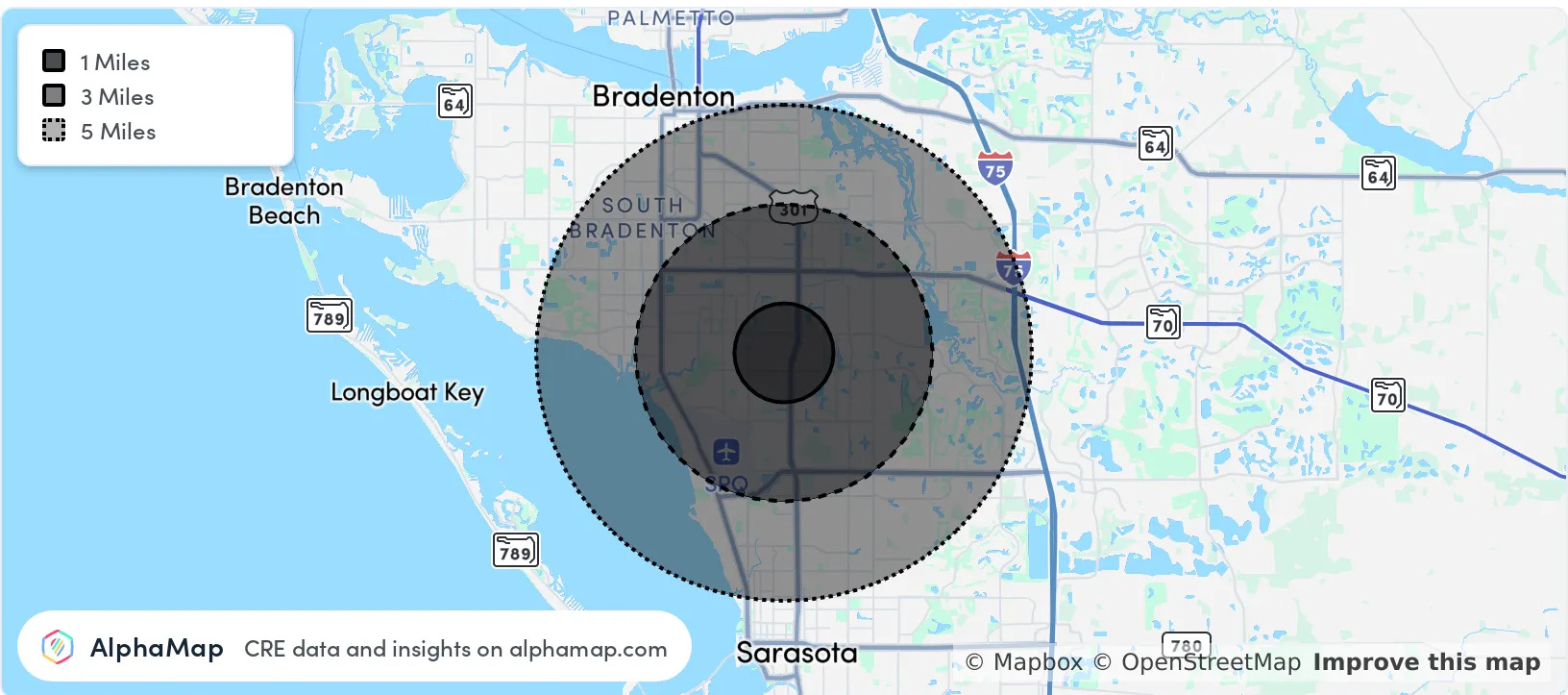
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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,102	74,465	195,830
Average Age	42	48	46
Average Age (Male)	42	47	45
Average Age (Female)	42	48	47
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,261	32,181	83,575
Persons per HH	2.5	2.3	2.3
Average HH Income	\$66,445	\$80,723	\$78,980
Average House Value	\$278,024	\$290,665	\$299,374
Per Capita Income	\$26,578	\$35,096	\$34,339

Map and demographics data derived from AlphaMap



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