



RENOVATED INDUSTRIAL WAREHOUSE

6805 33RD STREET EAST
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- ±21,000 SF industrial building on 1.2 acres
- Flexible layout with potential for dual occupancy/income
- Recently renovated with significant capital improvements including a NEW ROOF
- 7 overhead doors + upgraded power and insulation
- Turnkey for industrial, warehouse, or manufacturing use



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	352	2,098
Total Population	178	766	4,632
Average HH Income	\$87,619	\$97,955	\$98,519

For More Information

TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

Sale Price:	\$3,890,000
Building Size:	20,926 SF
Available SF:	8,500 - 21,000 SF
Lot Size:	1.219 Acres
Price / SF:	\$185.89
Renovated:	2025
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6805 33rd St E, Sarasota, FL

Property Type: Industrial

Property Size: ±21,000 SF on 1.2 Acres

This renovated industrial building offers flexibility and income potential in one of Sarasota's established industrial corridors. Sitting on 1.2 acres, the property features a total of ±21,000 SF with multiple configuration options to suit a buyer's needs.

The current layout includes:

- Office/Reception Area #1: ±2,000 SF with 7 offices, kitchenette, and 2 restrooms
- Office/Reception Area #2: ±1,600 SF with 4 offices, kitchenette, and 4 restrooms (removable for open-span warehouse)

A buyer could occupy approximately 60% of the warehouse and office space for their own operations while leasing the remaining 40% to another user for additional cash flow.

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)

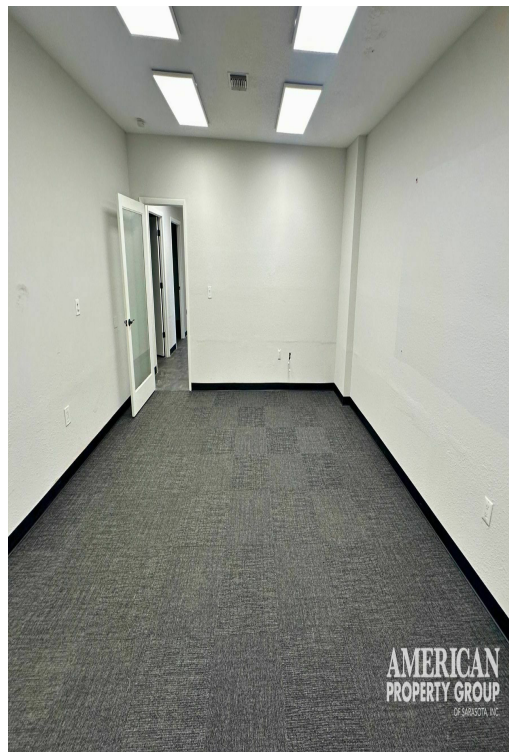
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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

6805 33rd Street East

EXTERIOR / MAIN OFFICE



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INTERIOR WAREHOUSE



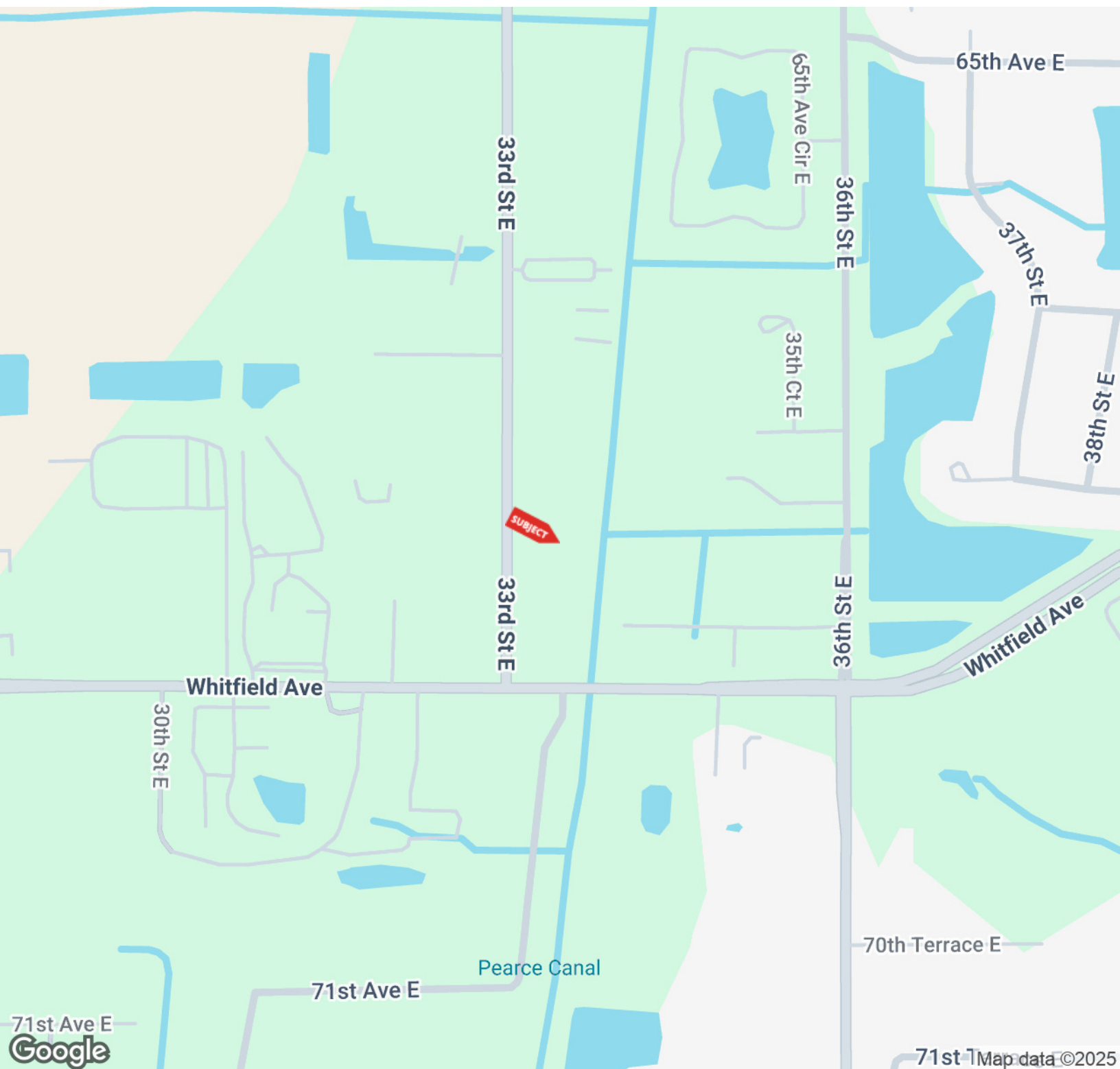
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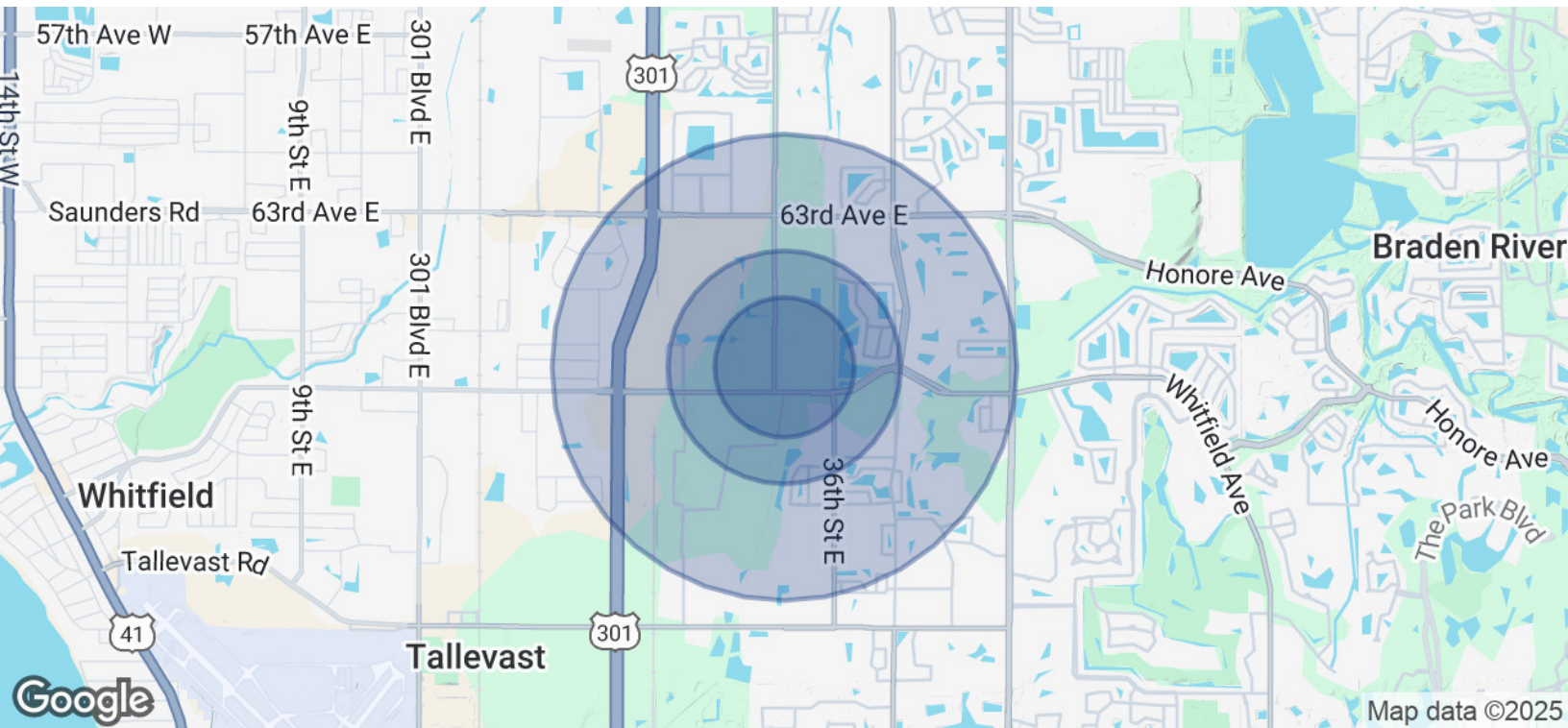


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	766	4,632
Average Age	56	56	54
Average Age (Male)	54	55	53
Average Age (Female)	57	57	54

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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