



PROPERTY SUMMARY

Presenting a high-visibility, strategically located industrial asset in northern Sarasota. A 15,000 sf freestanding warehouse on approximately 1.0 acre, situated just off Exit 210 of Interstate 75 offering excellent accessibility and exposure. Freestanding warehouse/distribution assets with strong clear height, multiple doors, and highway visibility are increasingly scarce. This property checks all the boxes for either a high-performance owner-user location or an income-producing investment with potential upside.

PROPERTY HIGHLIGHTS

- 14,997 sf
- Built in 1986
- Zoned: ILW (Industrial Light & Warehousing)
- 1 acre lot

Asking Price \$3,250,000

Site Size 45,067 SF

Building Size 14,997 SF

CAP Rate 5.63%

Net Operating Income \$183,046



Steve Dowling

Senior Advisor

O: 800.899.5564

stevedowling@svn.com



For Sale

215 Interstate Blvd

Sarasota, FL 34240

SALE PRICE **\$3,250,000**

LOCATION INFORMATION

STREET ADDRESS 215 Interstate Blvd
CITY, STATE, ZIP Sarasota, FL 34240
COUNTY Sarasota

BUILDING INFORMATION

BUILDING SIZE 14,997 SF
NOI \$183,046.00
CAP RATE 5.63
OCCUPANCY % 100.0%
TENANCY Single
NUMBER OF GRADE LEVEL DOORS 4
CEILING HEIGHT 18 ft
NUMBER OF FLOORS 1
YEAR BUILT 1986

PROPERTY INFORMATION

PROPERTY TYPE Industrial
PROPERTY SUBTYPE Warehouse/Distribution
ZONING ILW
LOT SIZE 45,067 SF
APN # 0216040002

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

RESTROOMS 2.0



Steve Dowling
Senior Advisor
O: 800.899.5564
stevedowling@svn.com





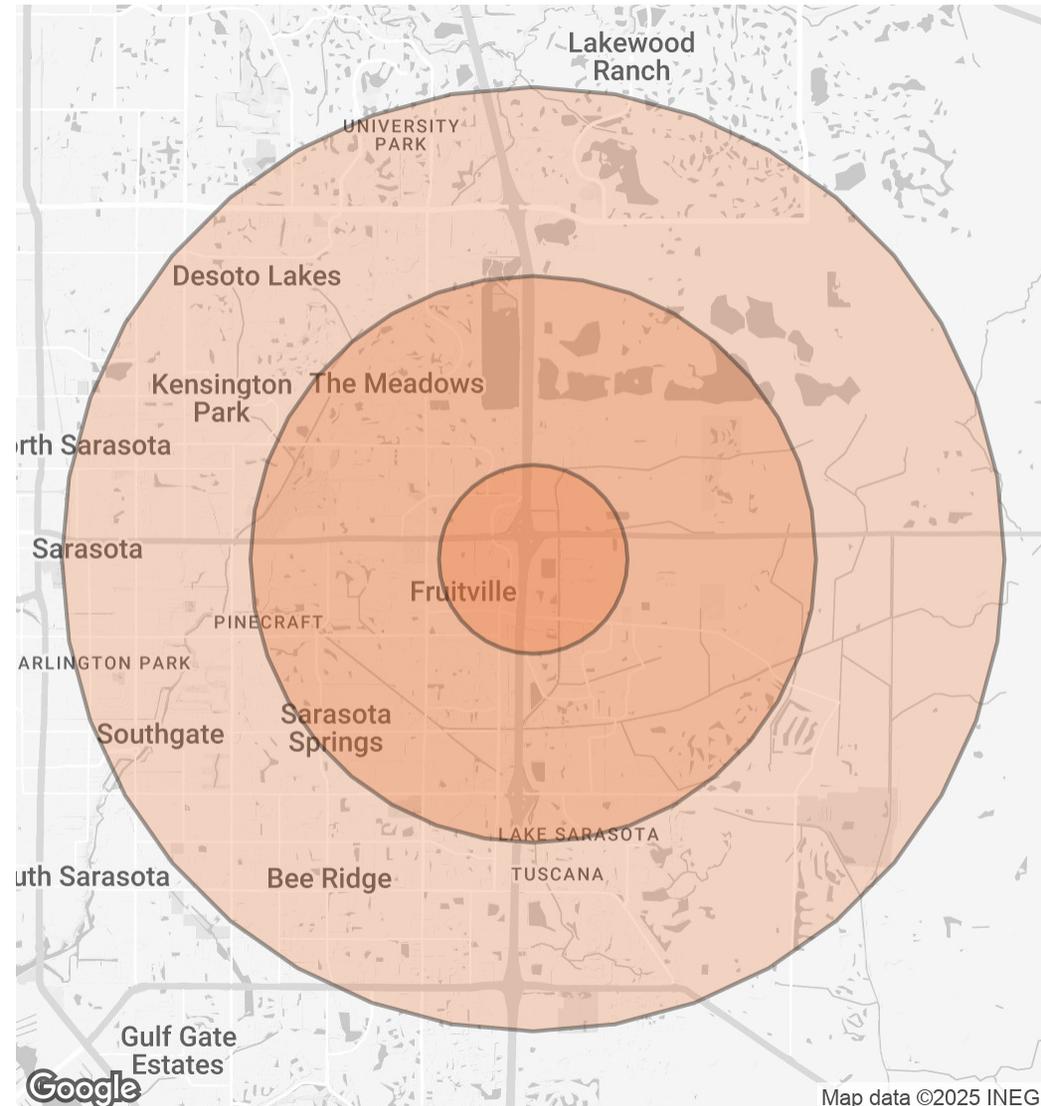
For Sale

215 Interstate Blvd

Sarasota, FL 34240

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,904	51,903	148,147
AVERAGE AGE	43	48	49
AVERAGE AGE (MALE)	42	47	48
AVERAGE AGE (FEMALE)	44	49	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,649	22,391	65,662
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$94,394	\$111,039	\$107,882
AVERAGE HOUSE VALUE	\$402,004	\$442,061	\$446,350

Demographics data derived from AlphaMap



Steve Dowling
 Senior Advisor
 O: 800.899.5564
 stevedowling@svn.com





For Sale

215 Interstate Blvd

Sarasota, FL 34240



STEVE DOWLING

Senior Advisor

stevedowling@svn.com

Direct: **877.725.0050** | Cell: **808.640.6586**

PROFESSIONAL BACKGROUND

Steve Dowling is a distinguished real estate investment professional with comprehensive expertise across Hawaii, Utah, and Florida markets. He provides exceptional market intelligence and transaction proficiency spanning multiple property segments. Known as a trusted advisor to his clients, Steve integrates understanding of real estate fundamentals with a demonstrated ability to build strategic, high-value relationships that consistently produce successful outcomes. His refined interpersonal capabilities and creative problem-solving acumen enable him to navigate complex transactions with precision, consistently delivering solutions that maximize value for all stakeholders.

Steve maintains an unwavering commitment to client success, upholding the highest standards of professional excellence while providing accurate, timely, and strategic guidance designed to maximize long-term investment performance and portfolio value.

Outside of his professional endeavors, Steve enjoys quality time with his family through travel, tennis, skiing, hiking, boating, and mountain biking.

SVN | Commercial Partners
2044 Constitution Boulevard
Sarasota, FL 34321
941.366.1004



Steve Dowling

Senior Advisor

O: 800.899.5564

stevedowling@svn.com

