



INDUSTRIAL

For Sale

Versatile Industrial Warehouse In A High-Demand Sarasota Corridor

5671 McIntosh Road, Sarasota, FL 34233

PRESENTED BY:

SARAH TOEDMAN

Commercial Real Estate Advisor

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Senior Commercial Advisor

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EXECUTIVE SUMMARY

5671 MCINTOSH ROAD, SARASOTA, FL

**OFFERING SUMMARY**

Sale Price:	\$1,450,000
Lease Rate:	N/A
Building Size:	7,620 SF
Available SF:	2,000+/-
Lot Size:	0.486 Acres
Price / SF:	\$190.29

PROPERTY OVERVIEW

Attention industrial and manufacturing users and investors—this is a prime opportunity. 5671 McIntosh Rd offers $\pm 5,000$ SF of working warehouse bays with roll-up doors, complemented by $\pm 2,620$ SF of upper-level storage and/or office space. With a new roof installed in 2023 and excellent access to Clark Road, US-41, and I-75, this Industrial Light Warehouse-zoned property is ideally positioned for long-term value and flexibility.

PROPERTY HIGHLIGHTS

- Proximity to Clark, 41 and 75
- ILW Zoning
- Ample Parking
- Substantial storage and or office space above bays

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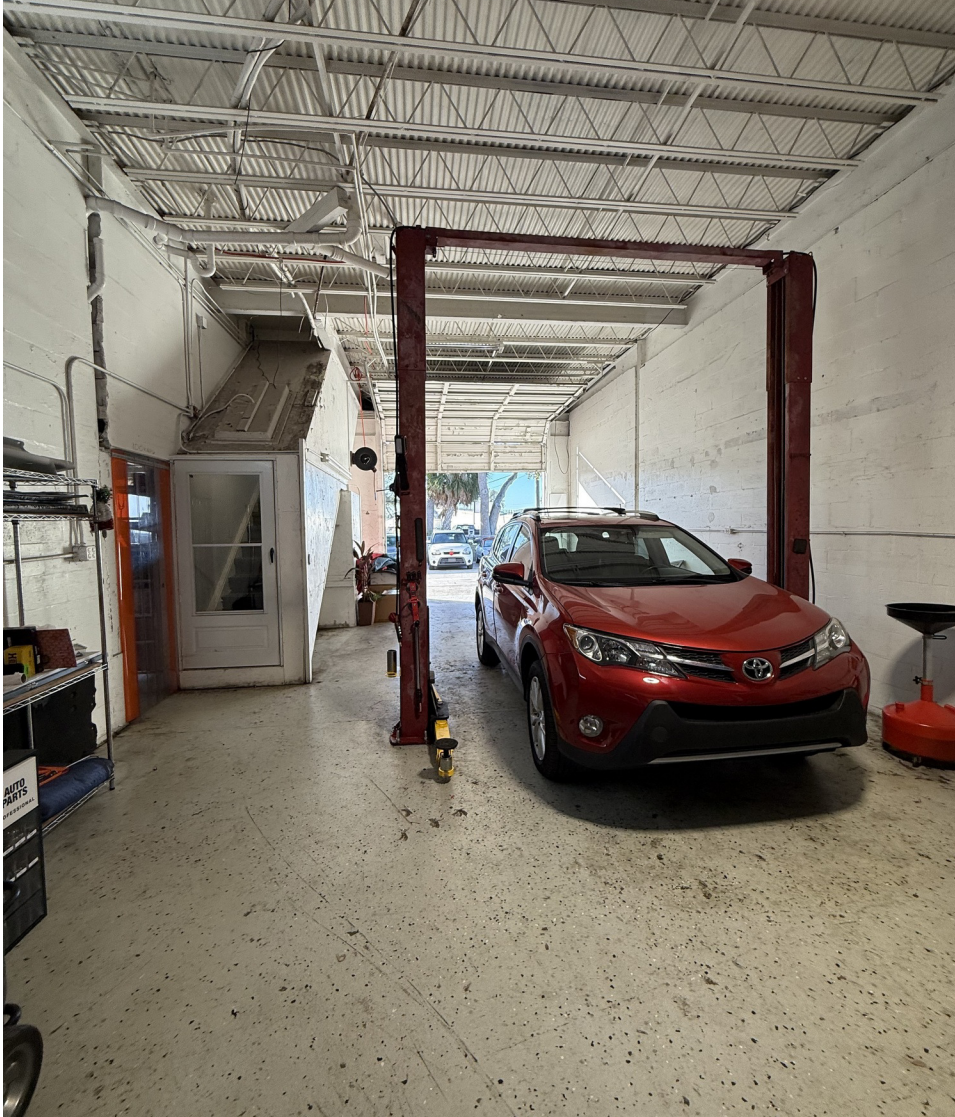
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ADDITIONAL PHOTOS

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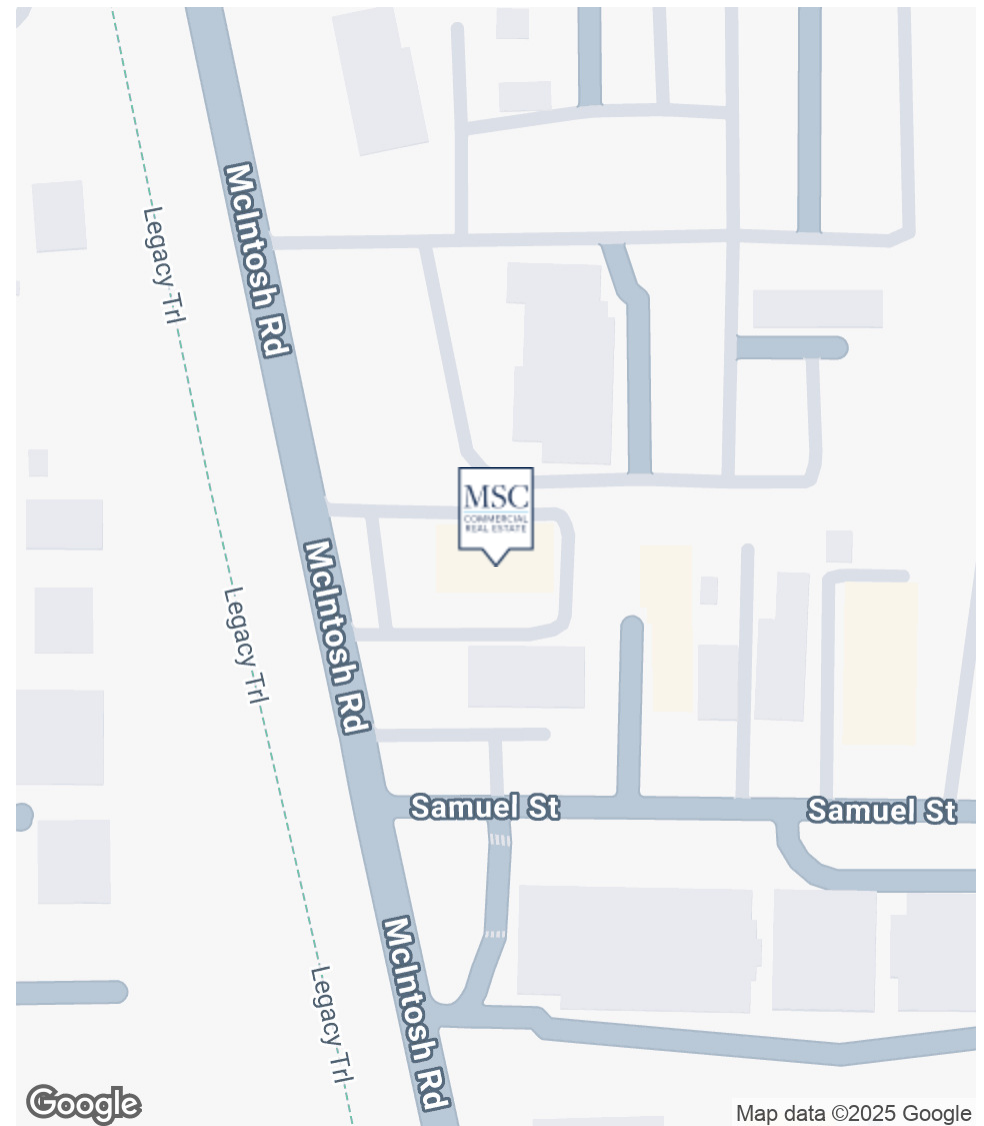
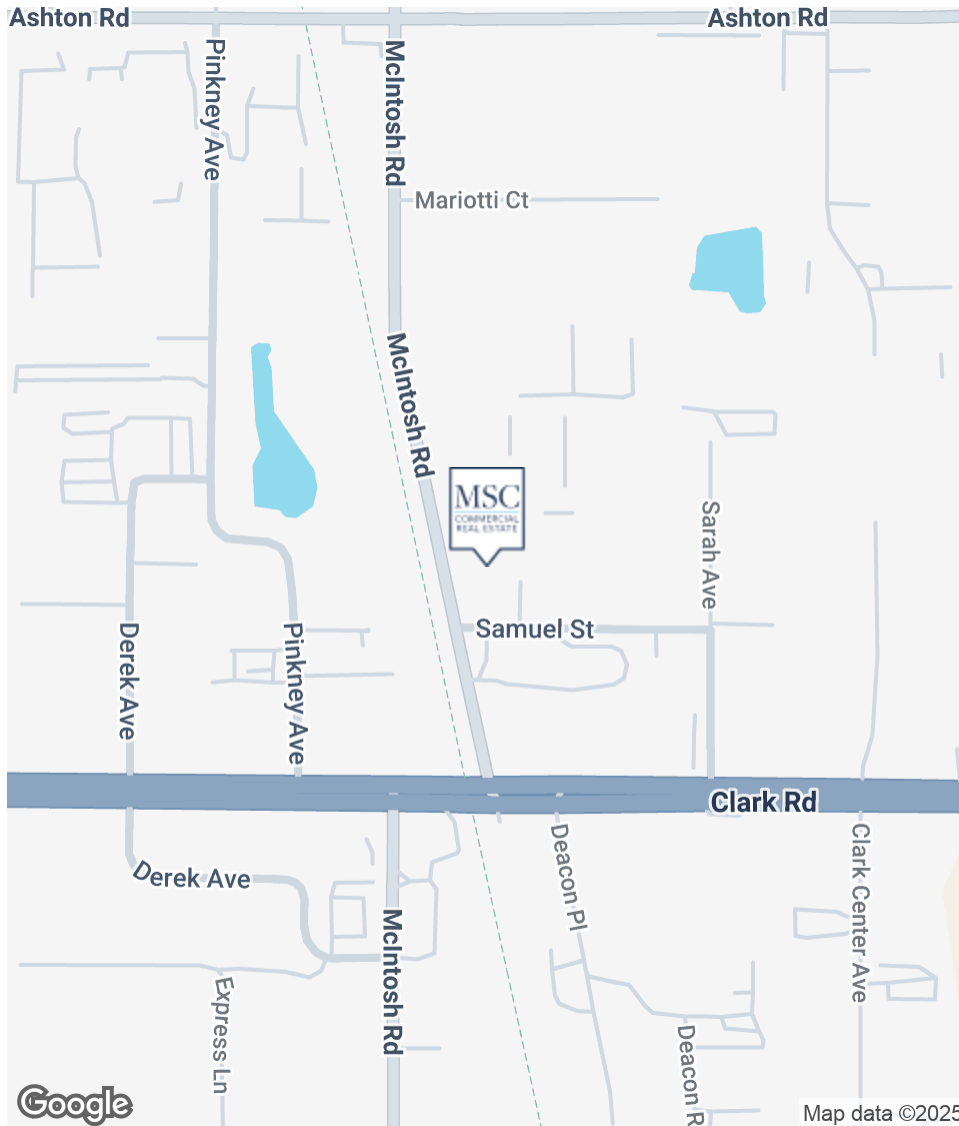
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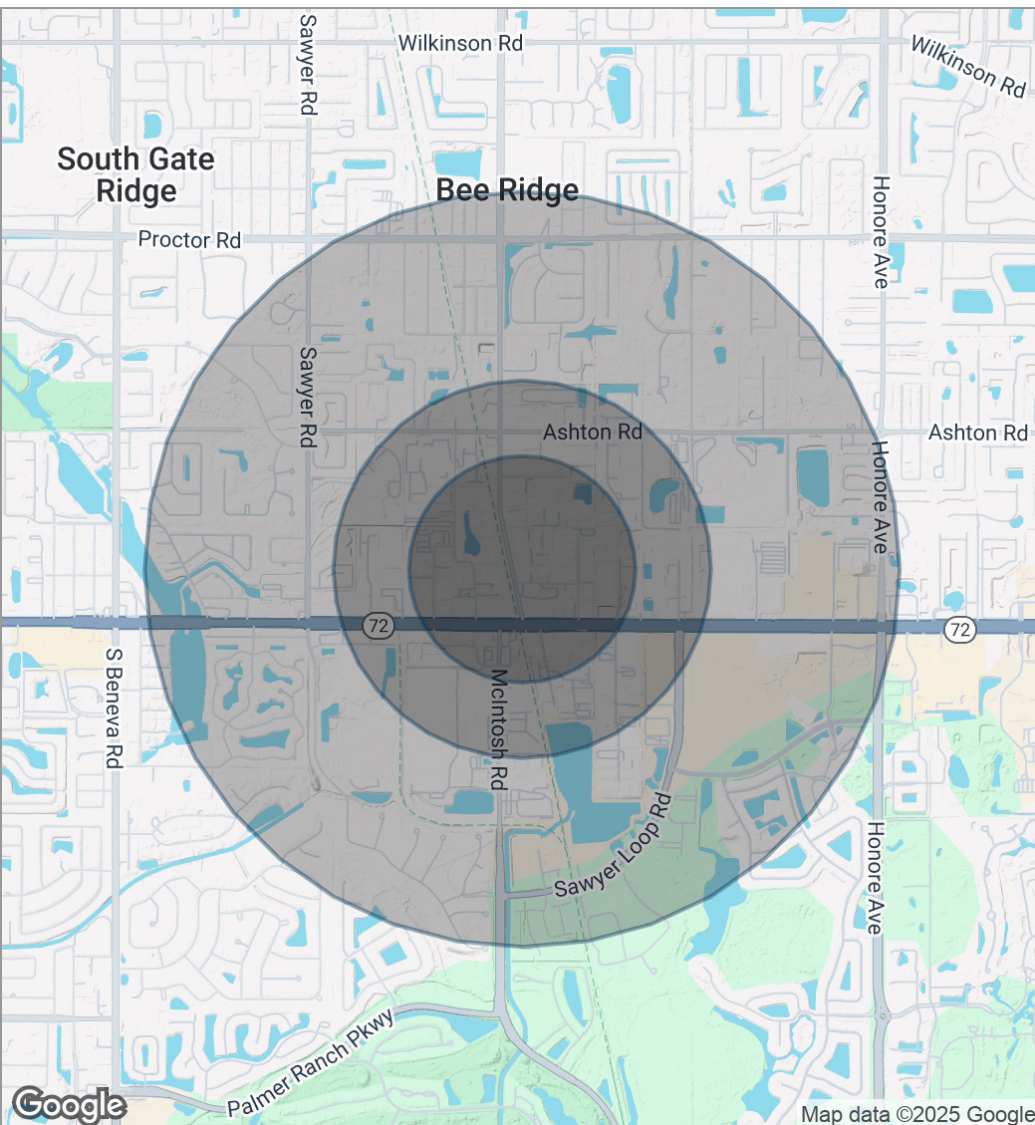
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DEMOGRAPHICS MAP

5671 MCINTOSH ROAD, SARASOTA, FL

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	72	443	4,628
Median age	51	50	51
Median age (male)	50	49	51
Median age (Female)	52	51	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	29	176	1,942
# of persons per HH	2.5	2.5	2.4
Average HH income	\$129,330	\$133,046	\$135,740
Average house value	\$528,158	\$531,042	\$521,757

* Demographic data derived from 2020 ACS - US Census

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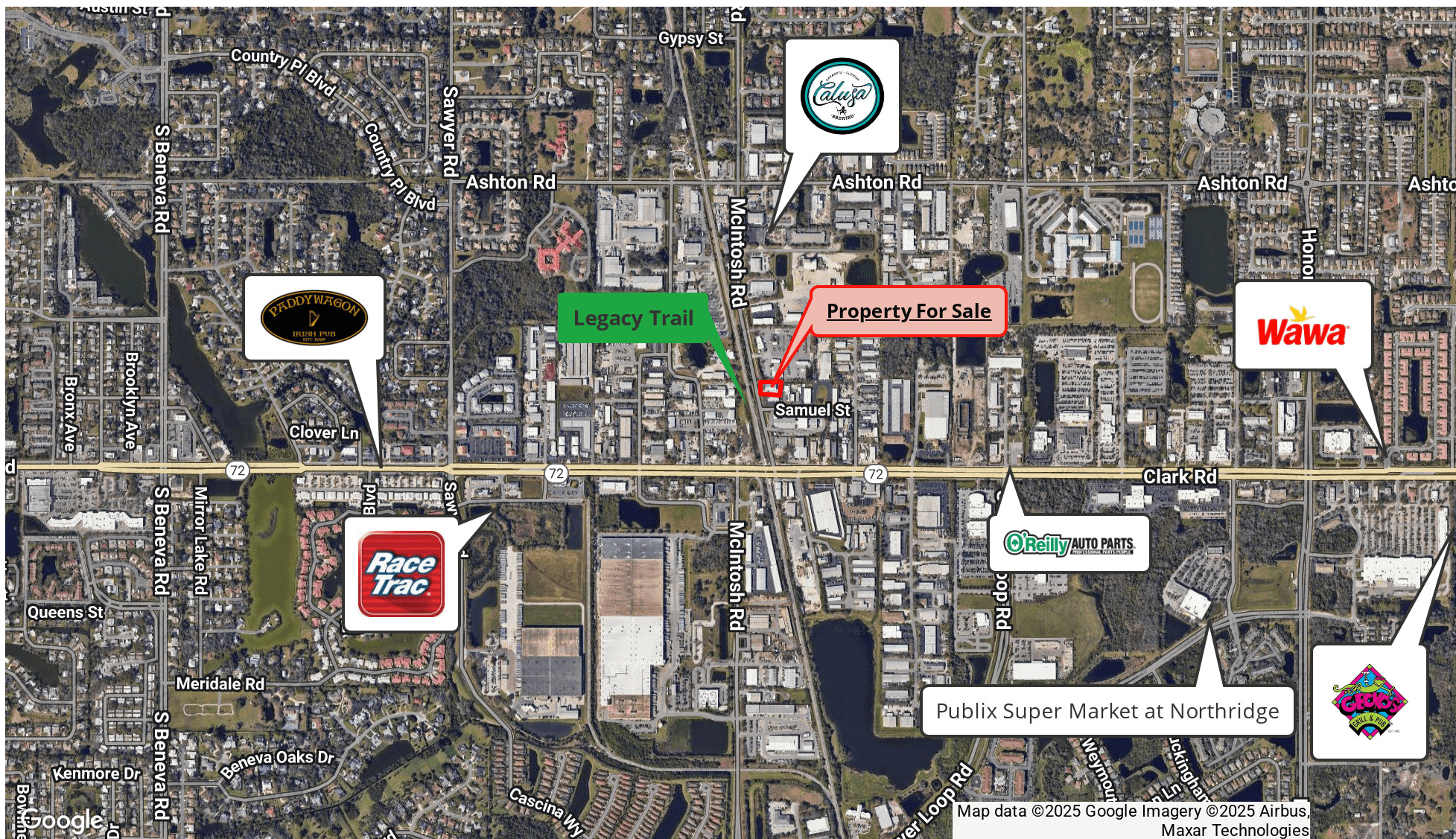
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RETAILER MAP

5671 MCINTOSH ROAD, SARASOTA, FL

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ADVISOR BIO

5671 MCINTOSH ROAD, SARASOTA, FL

**SARAH TOEDMAN**

Commercial Real Estate Advisor

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Cell: 941.518.4966

PROFESSIONAL BACKGROUND

Sarah Toedman is a Commercial Advisor with Michael Saunders & Company, focusing on investment and leasing opportunities across Manatee and Sarasota counties. She brings strong skills in market analysis, negotiation, and strategic property marketing, approaching each assignment with clarity and purpose.

Sarah takes the time to understand each client's goals—whether they're leasing, acquiring, or listing commercial property—and guides them through a straightforward, informed process. Known for her professionalism and responsiveness, she pairs local market knowledge with the extensive resources of MSC Commercial to deliver effective results.

Driven by a genuine commitment to client success, Sarah enjoys helping business owners and investors make confident real estate decisions that support long-term growth.

EDUCATION

Bachelors of Political Science from Florida State University

MEMBERSHIPS

Member of CREA & Tiger Bay Club of Sarasota

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FL #3125850

PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation

Columbia University Business School MBA

Duke University BA

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.