



INDUSTRIAL PROPERTY WITH IOS

1227 HARDIN AVENUE
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- Up to ±40,496 SF available across two single-story warehouse buildings
- Divisible lease options: ±15,000 SF or ±25,000 SF
- ±1.1 acres of outside storage (IOS)
- Multiple overhead doors with dock-high and grade-level loading
- Heavy electrical capacity and fire sprinkler protection
- Direct frontage on Hardin Avenue
- Located just north of Sarasota-Bradenton International Airport (SRQ)

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	210	1,231



For More Information

BRIAN SEIDEL

CCIM - Broker Associate

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OFFERING SUMMARY

Sale Price:	\$5,150,000
Lease Rate:	\$8.95 SF/yr (NNN)
Building Size:	40,496 SF
Available SF:	15,000 - 40,496 SF
Lot Size:	3.354 Acres
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1227 & 1231 Hardin Avenue, Sarasota, FL 34243

Property Type:
Light Manufacturing / Industrial with Outside Storage

Available for Lease:
±40,496 SF (Divisible: 15,000 SF or 25,000 SF)

This multi-building industrial property offers a rare leasing opportunity featuring substantial warehouse space, heavy power, extensive loading capabilities, and approximately ±1.1 acres of outside storage (IOS). The property is strategically located just north of Sarasota-Bradenton International Airport (SRQ), providing excellent access for distribution, logistics, and light manufacturing operations.

The site consists of single-story warehouse improvements with multiple overhead doors, dock-high and grade-level loading, ample on-site parking, and asphalt-paved drives and loading areas. Zoned LM (Light Manufacturing) with future land use designated IL, the property is well suited for a wide range of industrial, contractor, and service-oriented users requiring IOS and strong infrastructure.

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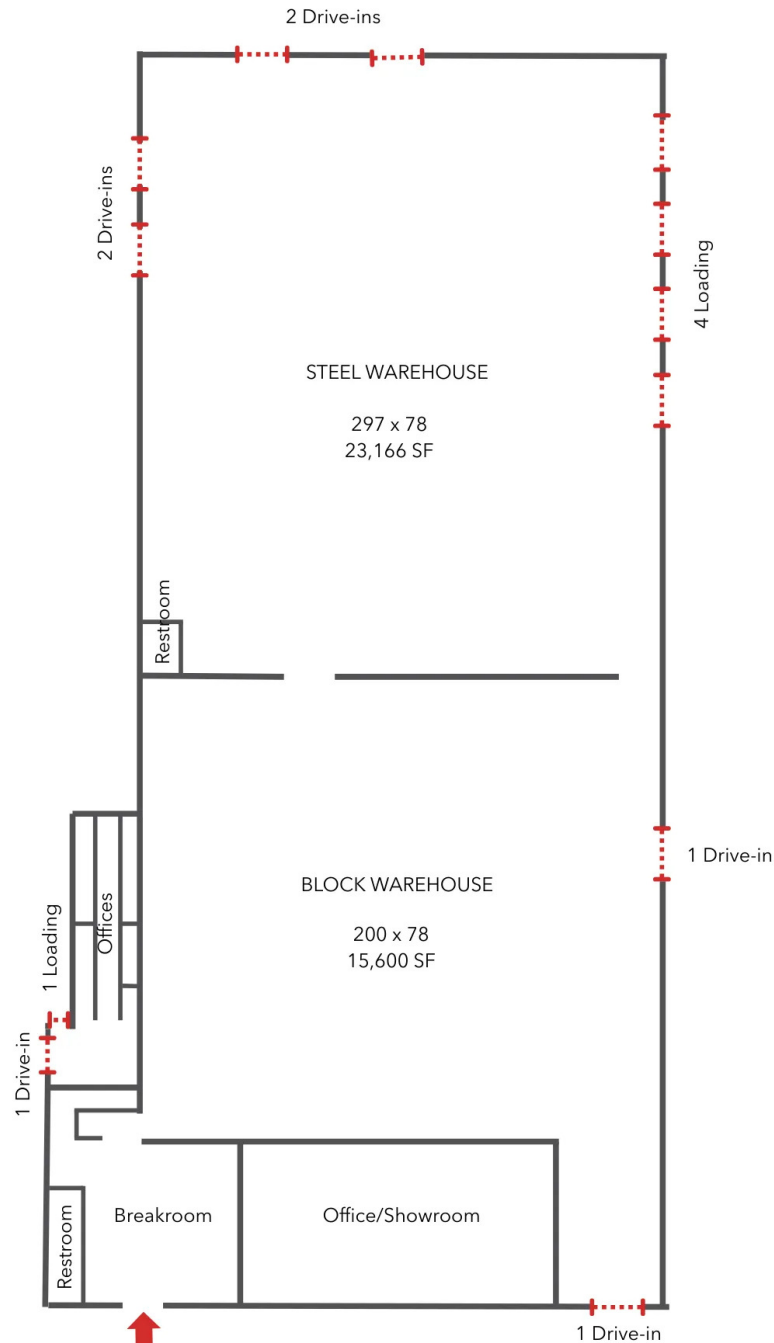
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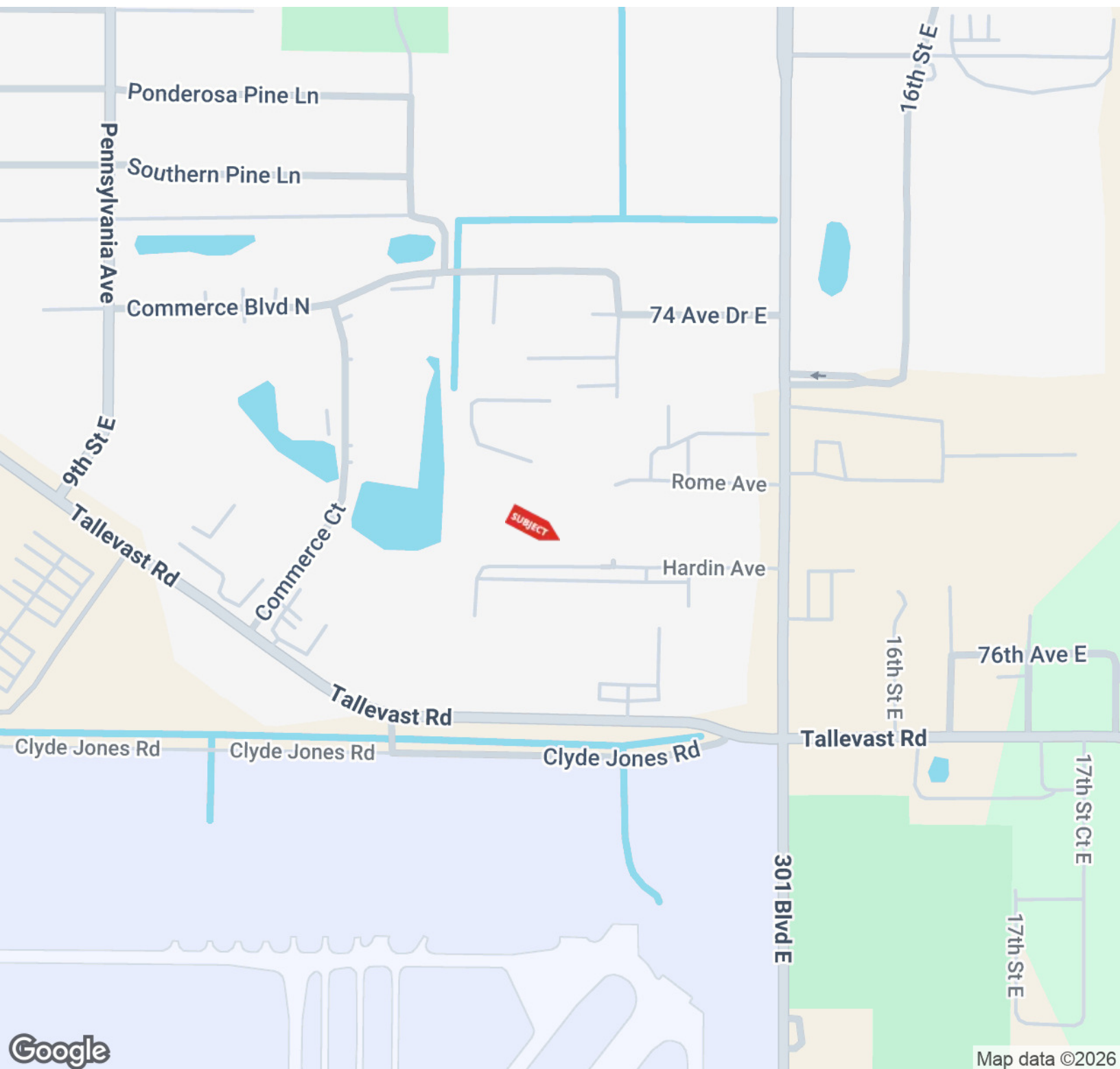
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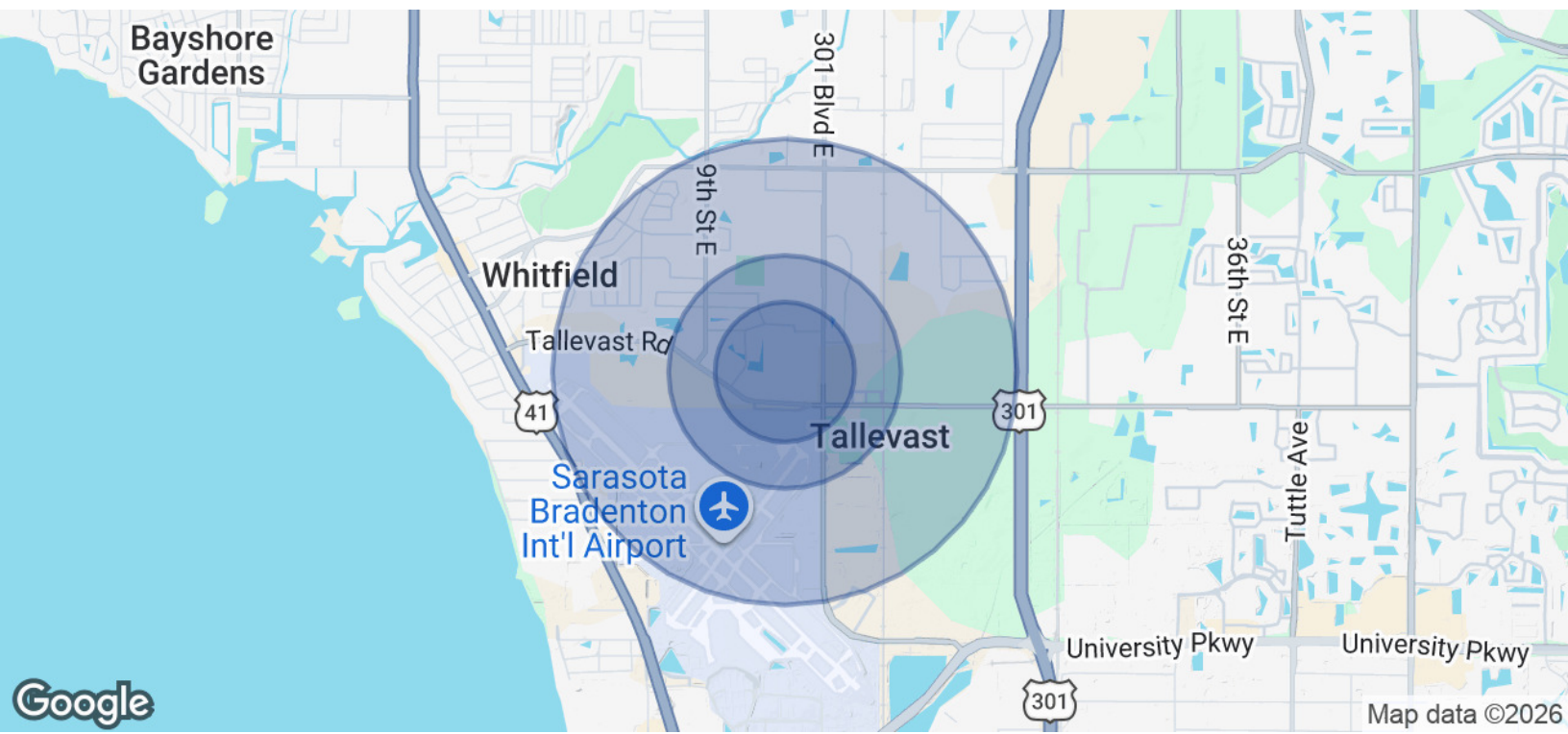


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	505	2,931
Average Age	46	47	46
Average Age (Male)	45	46	46
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	210	1,231
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$90,891	\$88,532	\$84,724
Average House Value	\$433,126	\$394,588	\$351,175

2020 American Community Survey (ACS)

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