



SARASOTA FLEX SPACE MANUFACTURING & WAREHOUSE

2205 INDUSTRIAL BOULEVARD
SARASOTA, FLORIDA 34234

PROPERTY HIGHLIGHTS

- 41,685 SF industrial building on 2.77 Acres
- Built in 1984, renovated in 2020
- Zoned ILW for Light Industrial Use, SCHOOL. Offices , Mixed Use
- Truck Wells and Drive-thru Overhead Doors
- In the heart of a Sarasota Industrial Park
- Minutes to Downtown and SRQ Airport
- SRQ County Zoning says SCHOOLS are allowed
- Income from 6450sf of the Building



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	121	392	2,189
Total Population	297	887	4,619

For More Information

MARCIA CUTTLER

Agent/Associate
941 923 0535 x308
marcia@americanpropertygroup.com

SARASOTA, FL 34234



OFFERING SUMMARY

Sale Price:	\$7,800,000
Building Size:	41,685 SF
Lot Size:	99,175 SF
Number of Units:	4
Price / SF:	\$187.12
Year Built:	1984
Renovated:	2020
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2205 Industrial Blvd, Sarasota, FL

Property Type: Industrial/Flex Space – Manufacturing & Warehouse

Situated in the heart of Sarasota’s industrial district near downtown Sarasota and SRQ Airport, this property offers numerous attractive attributes for both users and investors. With 6,450 SF leased to a major tenant, it provides a stable income while allowing ample space for an owner-user or expansion.

This property is an excellent opportunity for manufacturers, industrial businesses, or investors seeking a well-located, well-equipped facility with strong infrastructure and flexible usage options.

For additional information and to obtain an NDA, please contact:
Marcia Cuttler – (941) 544-1020 – Cuttler@verizon.net

Visit us online at AmericanPropertyGroup.com to explore more listings.

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**2205 Industrial Blvd
Sarasota, FL 34234**

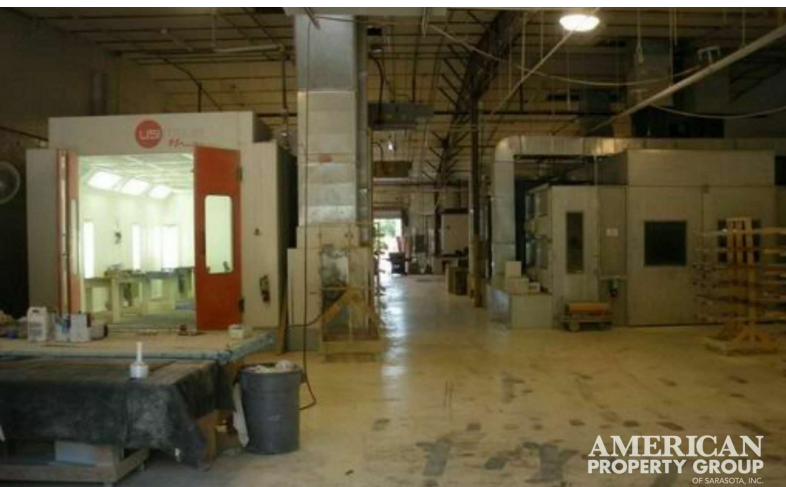
Situated in the heart of the Industrial area near downtown Sarasota, and SRQ Airport, this Property offers many attractive attributes for a User or an Investor. These include (but are not limited to):

- 41,685sf
- 6,450sf is leased to a Major Tenant
- 2.77 acres and partially Fenced
- 440/3 Phase Power
- Truck Wells in addition to Drive-thru Overhead Doors
- 3 Extremely Large Paint/Finish Booth
- Desirable Durable Concrete Block Construction
- Ideal for Manufacturing
- 3 Offices and Reception Room
- 25ft High Interior with a 22ft Clearance
- Current Use is the Manufacturer of High-End Yacht Interiors and Cabinetry
- ILW Zoning – Industrial Light Warehouse
- SCHOOLS are also an allowed use per SRQ County Zoning.
- Property Offered at \$7,800,000.

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2205 Industrial Boulevard

SARASOTA, FL 34234

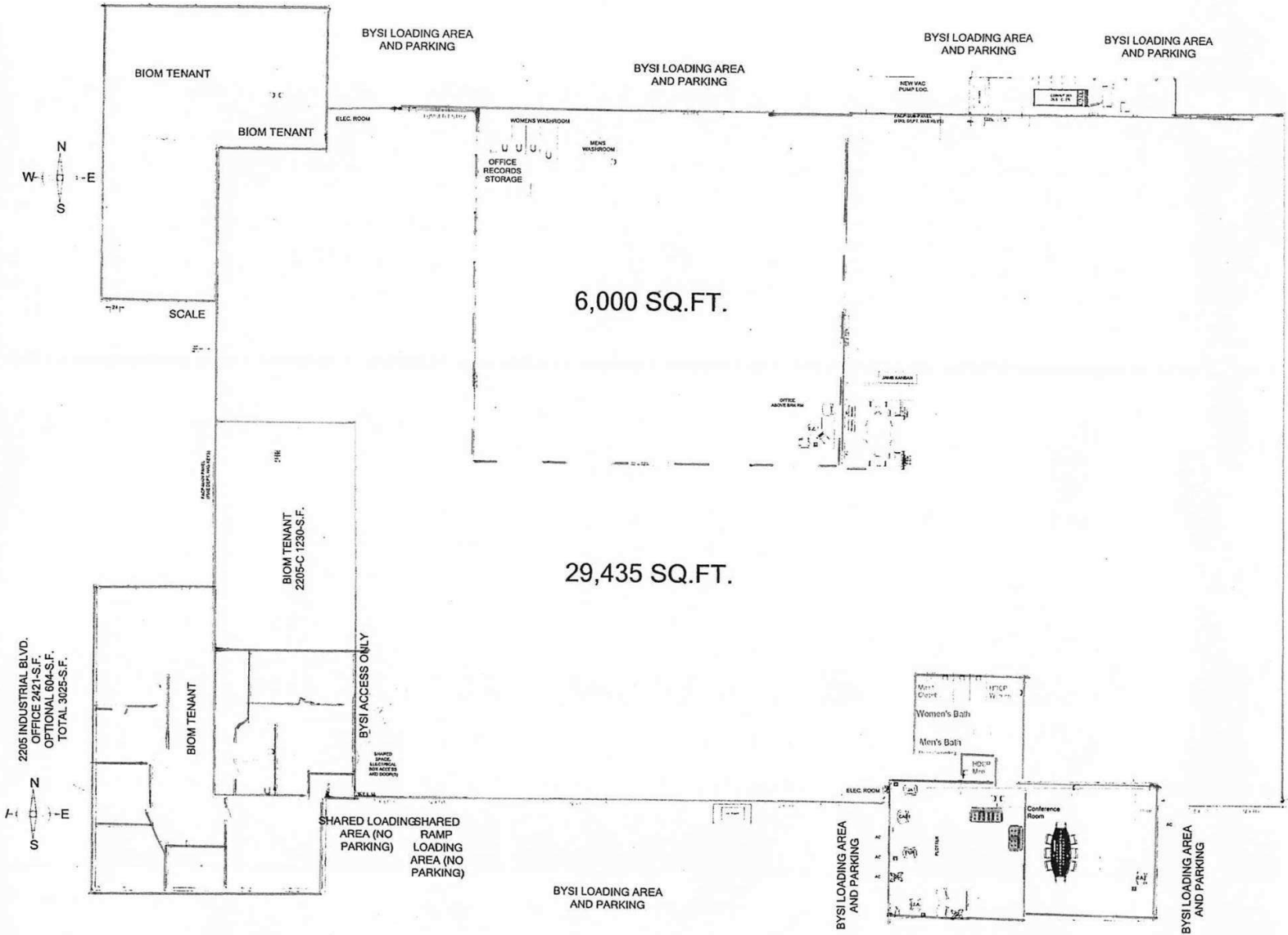


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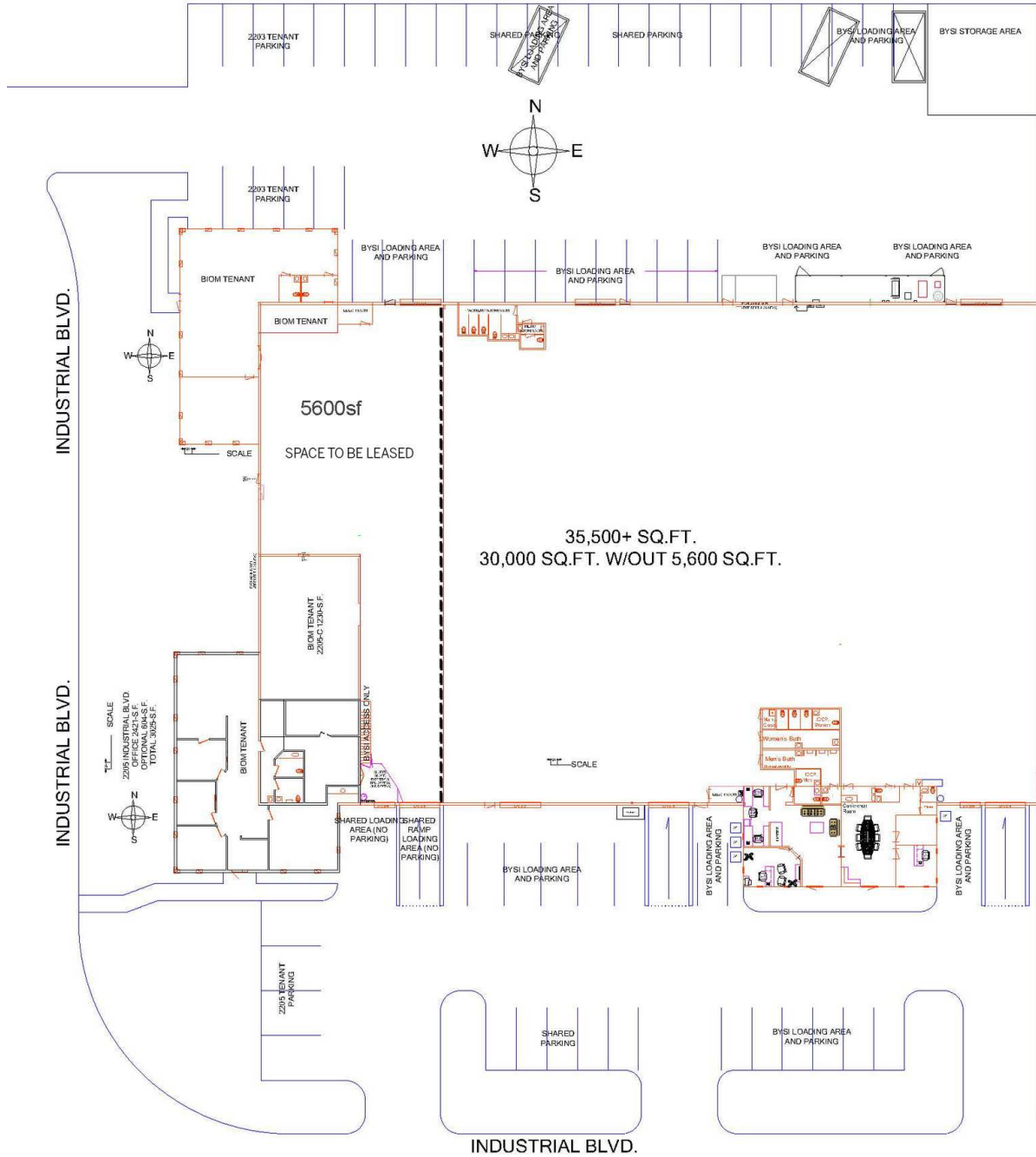
2205 INDUSTRIAL BLVD.
OFFICE 2421-S.F.
OPTIONAL 604-S.F.
TOTAL 3025-S.F.

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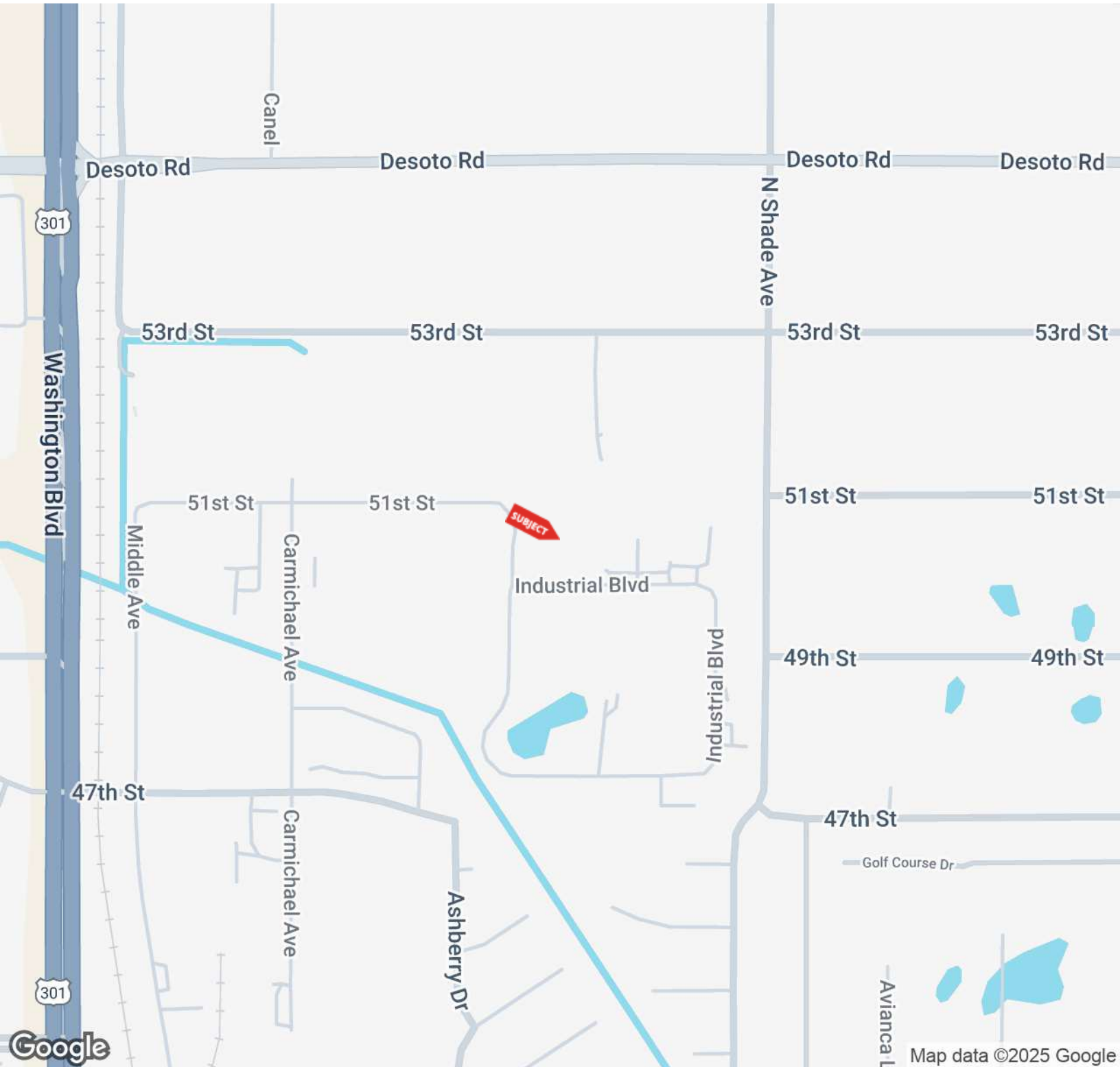
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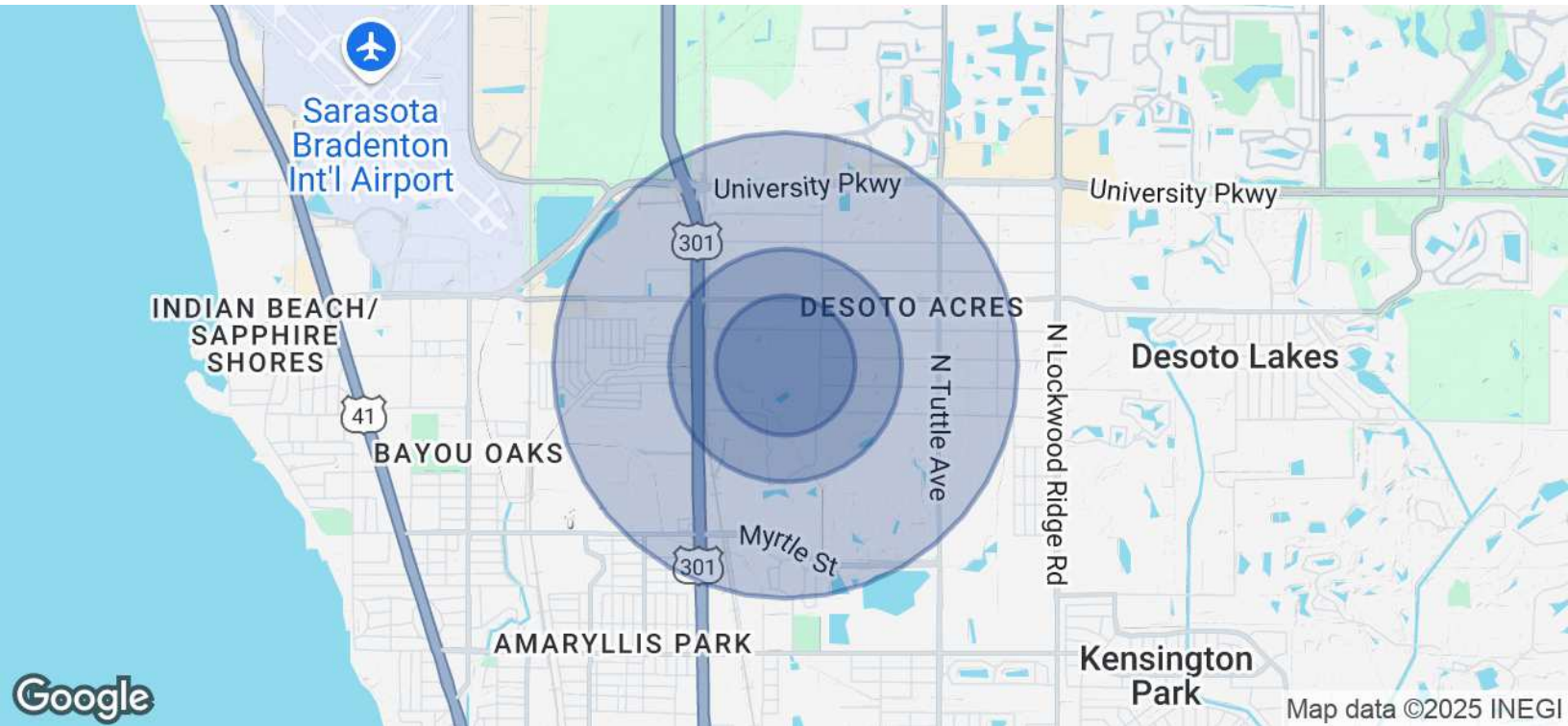


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	297	887	4,619
Average Age	44	48	51
Average Age (Male)	41	46	49
Average Age (Female)	46	49	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	121	392	2,189
# of Persons per HH	2.5	2.3	2.1
Average HH Income	\$75,353	\$76,394	\$79,953
Average House Value	\$303,924	\$319,182	\$299,316

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

American Property Group of Sarasota Inc

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