



**SALE**

# Freestanding Industrial Building

**2053 13TH ST**

Sarasota, FL 34237

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**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,850,000
<b>BUILDING SIZE:</b>	10,756 SF
<b>LOT SIZE:</b>	0.962 Acres
<b>PRICE / SF:</b>	\$172.00
<b>YEAR BUILT:</b>	1958
<b>ZONING:</b>	IGD
<b>MARKET:</b>	Sarasota
<b>TRAFFIC COUNT:</b>	36,500
<b>APN:</b>	2023-05-0033
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Introducing a prime opportunity for industrial and manufacturing investors or an opportunity for redevelopment. The property has two buildings: an 8,076 SF concrete building, which offers a robust foundation for business success, and an additional 2,680 SF metal building. Built-in 1958 for industrial purposes, the property features a generous layout and is zoned IGD. Boasting a strategic location within the Sarasota area, this property presents a compelling investment prospect with its versatile space and potential for customization to meet specific business needs. Whether seeking a new operational hub or an expansion opportunity, this property provides a solid platform for industrial and manufacturing ventures, making it a valuable asset within the Sarasota commercial real estate landscape.

## PROPERTY HIGHLIGHTS

- 8,076 SF industrial building ideal for manufacturing operations
- 1600 AMP 3-phase power
- Located in an Opportunity Zone
- Zoned IGD, providing flexibility for a variety of industrial uses
- Strategically situated in the thriving Sarasota area
- Ample space for production, storage, and logistical operations

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## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$1,850,000</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Freestanding Industrial Building
<b>STREET ADDRESS</b>	2053 13th St
<b>CITY, STATE, ZIP</b>	Sarasota, FL 34237
<b>COUNTY</b>	Sarasota
<b>MARKET</b>	Sarasota
<b>SUB-MARKET</b>	Bradenton
<b>CROSS-STREETS</b>	13th St & Washington Blvd
<b>TOWNSHIP</b>	36S
<b>RANGE</b>	18E
<b>SECTION</b>	17
<b>SIDE OF THE STREET</b>	North
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	.1 mile to US 301
<b>NEAREST AIRPORT</b>	4 miles to Sarasota Bradenton International Airport

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	10,756 SF
<b>TENANCY</b>	Single
<b>NUMBER OF CRANES</b>	0
<b>CEILING HEIGHT</b>	15 ft
<b>MINIMUM CEILING HEIGHT</b>	10 ft
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	1958
<b>CONSTRUCTION STATUS</b>	Existing
<b>CONDITION</b>	Average
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	2
<b>FOUNDATION</b>	Slab

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SALE PRICE	<b>\$1,850,000</b>
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### PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	IGD
LOT SIZE	0.962 Acres
APN #	2023-05-0033
LOT FRONTAGE	200 ft
LOT DEPTH	285 ft
CORNER PROPERTY	No
TRAFFIC COUNT	36500
TRAFFIC COUNT STREET	Washington Blvd
WATERFRONT	No
POWER	Yes
RAIL ACCESS	No

### PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

### UTILITIES & AMENITIES

SECURITY GUARD	No
ELEVATORS	0
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
RESTROOMS	3
POWER	1600 AMP 3 phase power

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# AERIAL MAP



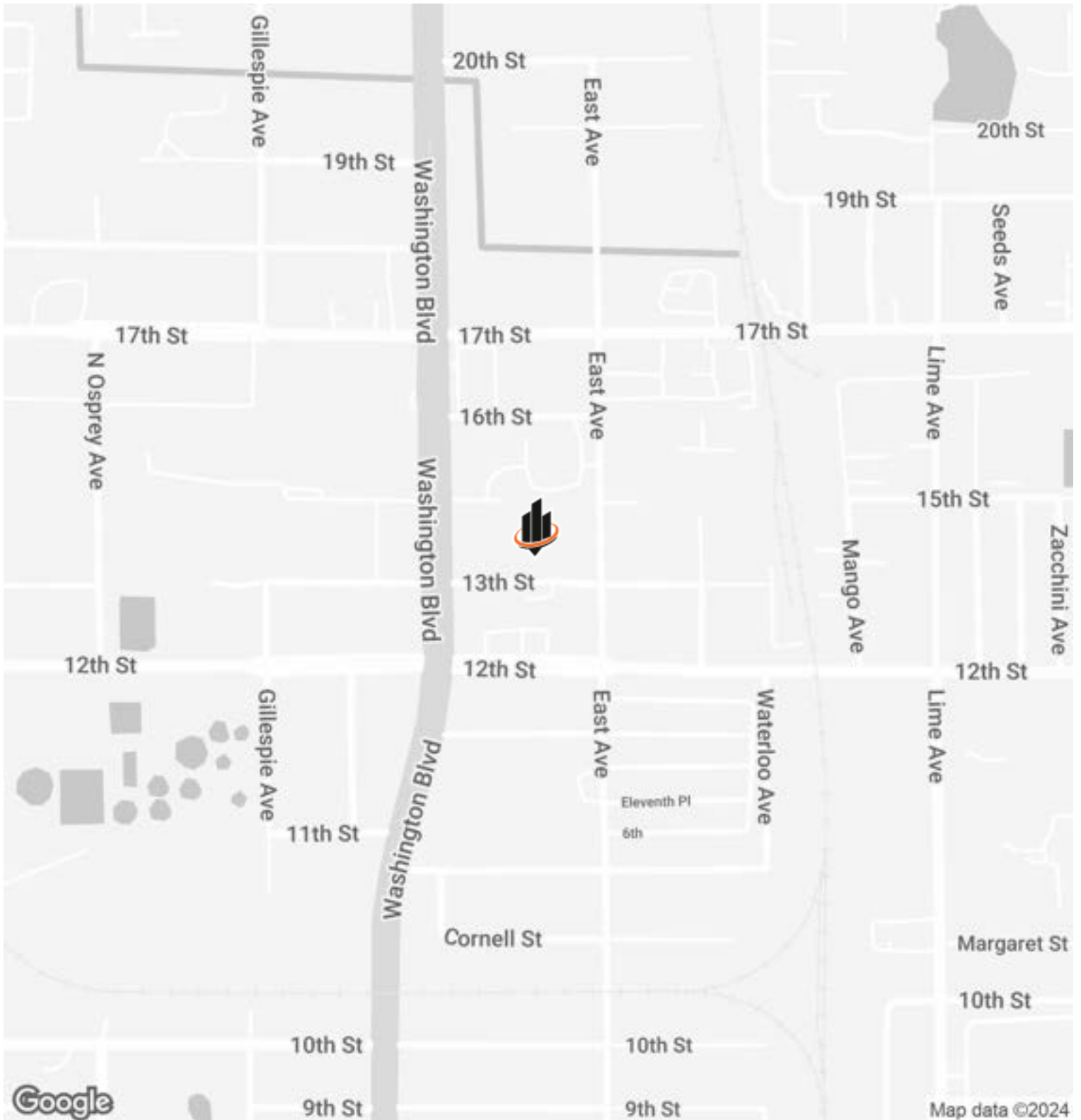
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# AERIAL MAP



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	12,889	158,596	428,279
<b>AVERAGE AGE</b>	37.4	49.3	49.5
<b>AVERAGE AGE (MALE)</b>	36.9	47.2	47.7
<b>AVERAGE AGE (FEMALE)</b>	39.4	51.3	50.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	5,607	84,864	230,465
<b># OF PERSONS PER HH</b>	2.3	1.9	1.9
<b>AVERAGE HH INCOME</b>	\$47,396	\$74,652	\$69,647
<b>AVERAGE HOUSE VALUE</b>	\$179,206	\$339,064	\$297,976

2020 American Community Survey (ACS)

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## GAIL BOWDEN

Senior Investment Advisor

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## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | SW Florida | Industrial Warehouse Portfolio | \$10,000,000

### SVN | Commercial Advisory Group

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