

7.5 +/- Acres Whitfield Ave./US301



Features:

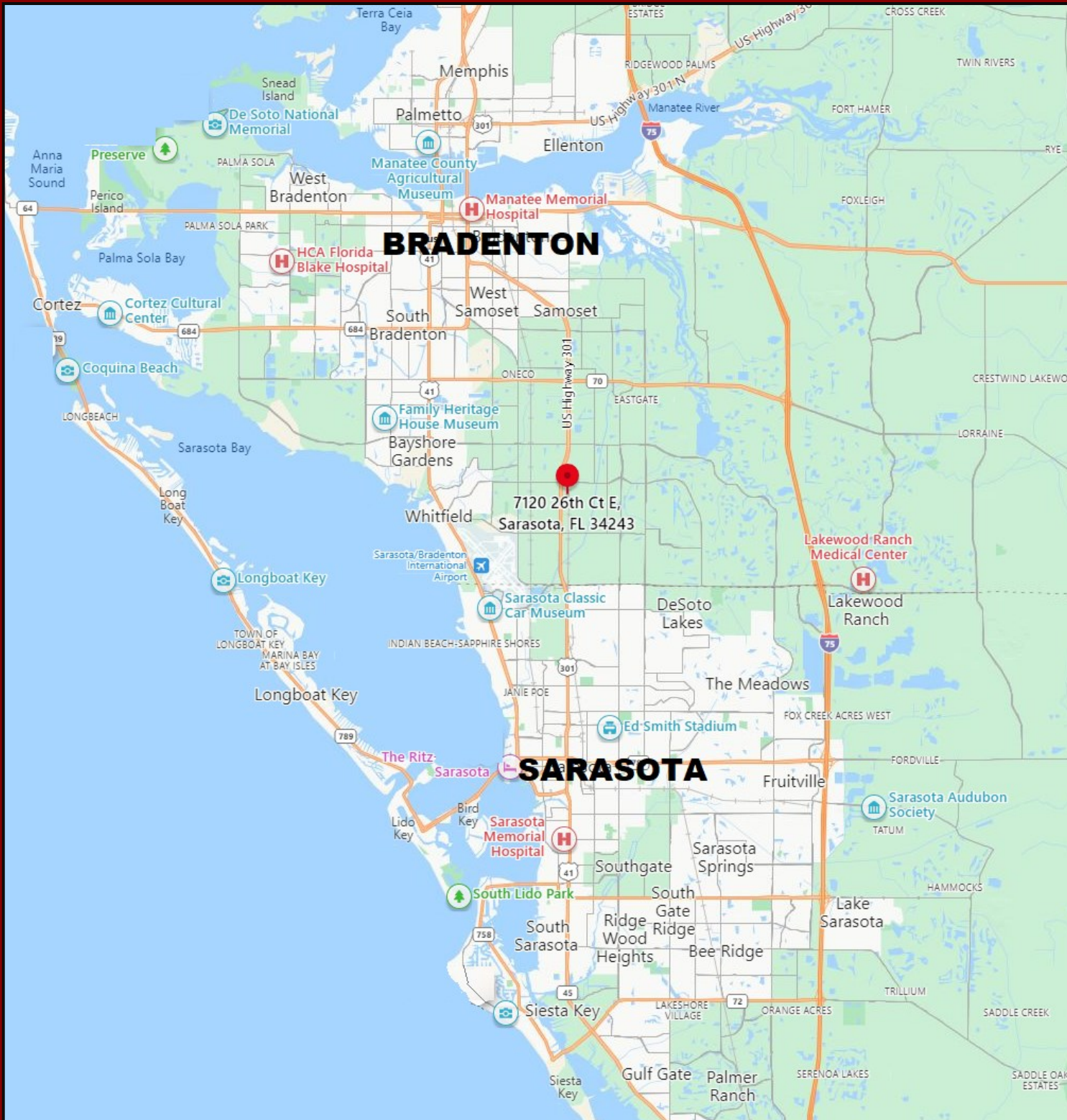
Total land area: 7.5 +/- AC Zoned: HM—Heavy Manufacturing

Future land uses: HC, HM, LM Great retail sales site: yard storage related uses, vehicle sales, equipment rental, etc. Great visibility. Access from Whitfield Ave. only.



\$12,000,000

1% cooperating commission



7.5 ACRES
2560 Whitfield Ave.
Sarasota, FL, 34243
(Manatee County)

Highway Corner
Rare opportunity!

**This site is located halfway
between Sarasota & Bradenton
at the southeast corner of
Whitfield Ave & US301.
Located within 1 mile of the
Amazon delivery warehouse
and other planned distribution
facilities.**

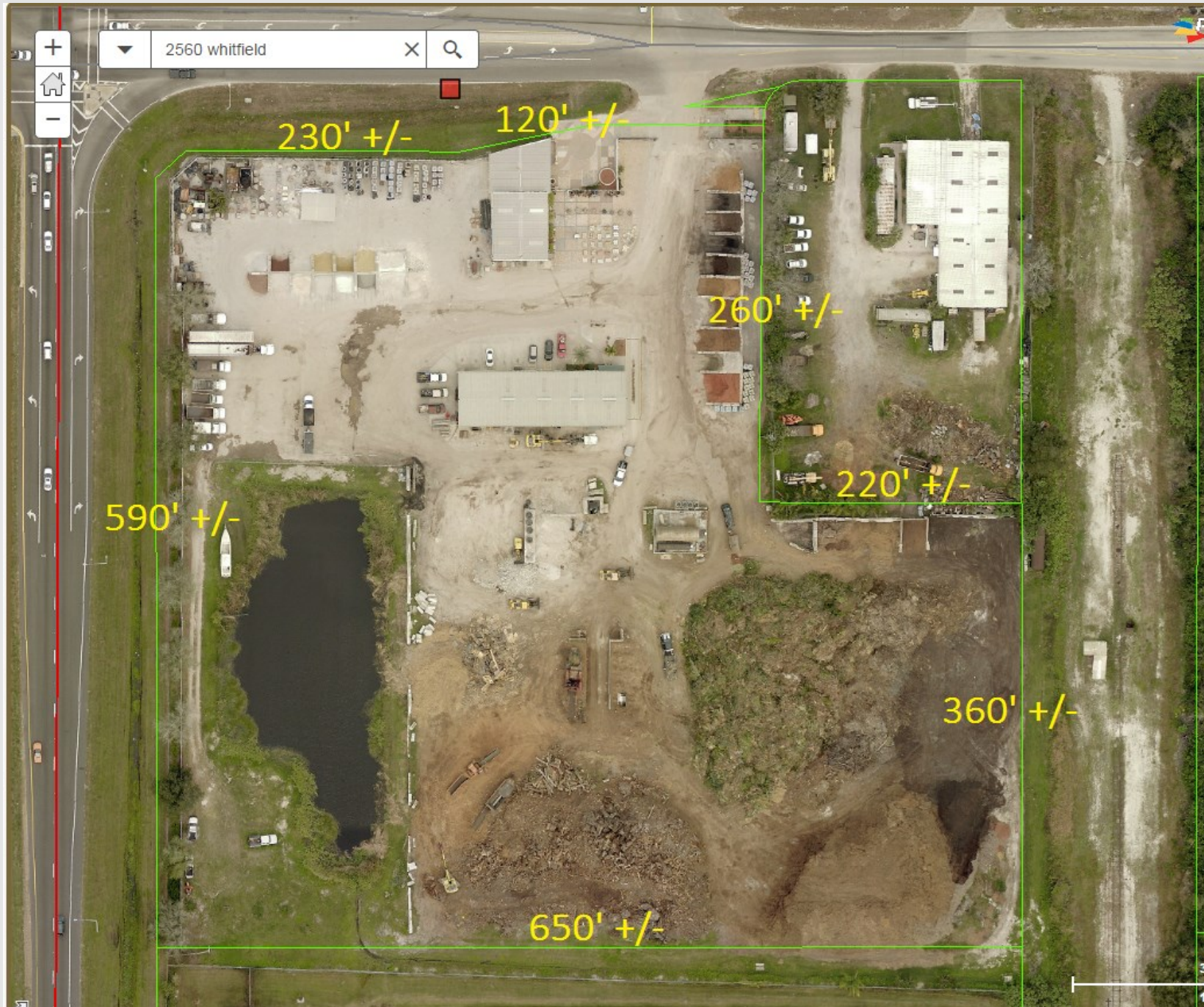
**Corner parcel offers older small
industrial buildings with large
graveled yard area. Water,
Sewer and 3-phase power.**



Jon Kleiber,
Regional Manger/Broker
941-780-4623 cell/text
Jkleiber@high.net
WarehouseBroker.com

2560 Whitfield Ave., Sarasota, FL - 4,500 SF & 3,300 warehouse buildings on 7.5 Acres zoned HM





2560 whitfield



Site & Utilities

The screenshot displays a GIS application interface for site and utility mapping. On the left, the 'Widgets' panel is active, showing a 'Data' tab and a 'Settings' tab. Under 'Live Layers', the following layers are checked:

- City Boundaries
- Parcels
- Address Labels
- Subdivisions
- Potable Water
 - County Hydrant, Water
 - Has Sheet
 - No Sheet
 - County Meter, Water
 - County Lateral Line, Water
 - County Main Line, Water <1:5k
 - County Main Line, Water >1:9k
 - Private Hydrant, Water
 - Private Meter, Water
 - MC Utilities Mapping/Utilities Recd
 - Private Main Line, Water <1:5k
 - Private Main Line, Water >1:9k
- Reclaimed Water
- Sewer
 - County Cleanout, Sewer
 - County Structure, Sewer <1:5k
 - Pumping Station
 - Lift Station

The main map area shows an aerial view of a site with a yellow boundary. A search bar at the top center contains the text 'Find address or place'. The map displays various utility lines (blue and green) and nodes (green circles) overlaid on the site. A 'manate' logo is visible in the top right corner of the map area.

7.5 Acre rent roll as of 7/1/2024

<u>2560 Whitfield Ave</u>	<u>Tenant</u>	<u>Monthly Rate</u>	<u>Start</u>	<u>End</u>
5,000 SF WH BLDG on 2 acres less driveway * Landlord has right to cancel lease.	Synergy Rental	\$13,973	7/1/2022	6/30/2025
3,300 SF WH BLDG on 1/2 acre	occupied without income until 2/28/2025			
3 Acre fenced storage	Landmark Services SWFL	\$9,500	3/1/2024	2/28/2025
GROSS MONTHLY INCOME		\$23,473		

Rents are gross: landlord pays property tax and insurance.
Buildings are old and tenants “maintain” them.

*This information has been obtained from other reliable sources and is deemed accurate however is not warranted or guaranteed.
It is up to purchaser to verify all information during due-diligence. Broker is not responsible for errors, omissions or unknown changes.*

DEP Cleanup Sites: DESROSIERS EXCAVATING INC

DEP_CLEANUP_SITE_KEY		80,527,488
SOURCE_DATABASE_NAME	STCM	
SOURCE_DATABASE_ID		9046626
CPAC_PROGRAM_AREA_ID	TK	
CLCC_CLEANUP_CATEGORY_KEY	PETRO	
RSC2_REMEDIATION_STATUS_KEY	ACTIVE	
DATA_LOAD_DATE	7/18/2024, 3:00 AM	
CC2_COUNTY_ID		41
OC3_OFFICE_ID	SWD	
BUSINESS_NAME	DESROSIERS EXCAVATING INC	
ADDRESS1	2560 WHITFIELD AVE	
ADDRESS2		
CITY	SARASOTA	
STCD1_STATE_ID	FL	
ZIP5		34,243
ZIP4		3,927
OIC_OBJECT_OF_INTEREST_ID	FACIL	
PC2_PROXIMITY_ID	EXACT	
CALC_COORD_ACCURACY_LEVEL_ID		4
CMC2_COORDINATE_METHOD_ID	DPHO	
DC4_DATUM_ID	HARN	
VSC1_VERIFICATION_STATUS_ID	REVIEWED	
COLLECT_USERNAME	BACHMANN_J	