



RENOVATED INDUSTRIAL WAREHOUSE

6805 33RD STREET EAST
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- ±21,000 SF industrial building on 1.2 acres
- ±8,500 SF leased with ±12,500 SF available for an owner-user or additional tenant
- Four overhead doors, including one 14' x 14' oversized door
- 3-phase / 480V power and majority of fenced yard
- Extensive renovations including new roof, office improvements, fencing, exterior paint, and seven new overhead doors
- Fully functional paint booth conveys with the sale



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	84	352	2,098
Total Population	178	766	4,632
Average HH Income	\$87,619	\$97,955	\$98,519

For More Information

TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

Sale Price:	\$3,850,000
Building Size:	20,926 SF
Available SF:	5,750 - 12,500 SF
Lot Size:	1.219 Acres
Price / SF:	\$183.98
Renovated:	2025
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6805 33rd St E, Sarasota, FL

Property Type: Industrial

Property Size: ±21,000 SF on 1.2 Acres

This renovated industrial property presents an exceptional opportunity for both owner-users and investors in one of Sarasota's established industrial corridor. Situated on approximately 1.2 acres, the building totals ±21,000 SF and is currently divided into two units. An ±8,500 SF space is leased to an established woodworking company, while the remaining ±12,500 SF is available for immediate occupancy, allowing an owner-user to offset occupancy costs with existing rental income or an investor to lease the remaining space for additional cash flow.

The available ±12,500 SF features four overhead doors, including one oversized 14' x 14' door, 3-phase / 480V power, and the majority of the fenced yard, making it well-suited for manufacturing, warehousing, distribution, contractors, and other industrial users.

Ownership has completed extensive capital improvements, including a new roof and seven (7) new motorized overhead doors, creating a turnkey industrial asset with modern infrastructure and long-term value.

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com



6805 33rd Street East

EXTERIOR / MAIN OFFICE



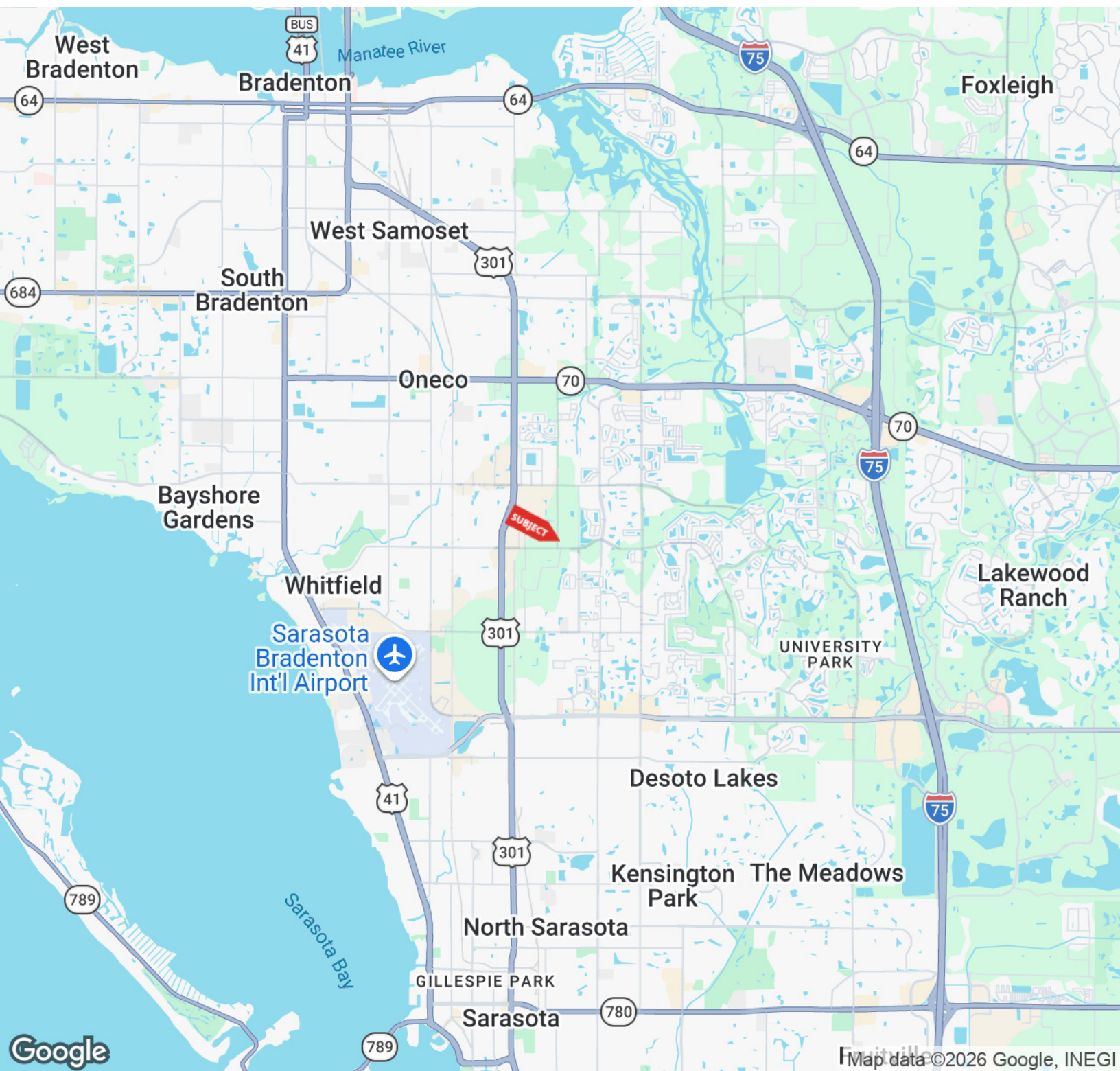
TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

6805 33rd Street East

SARASOTA, FL 34243

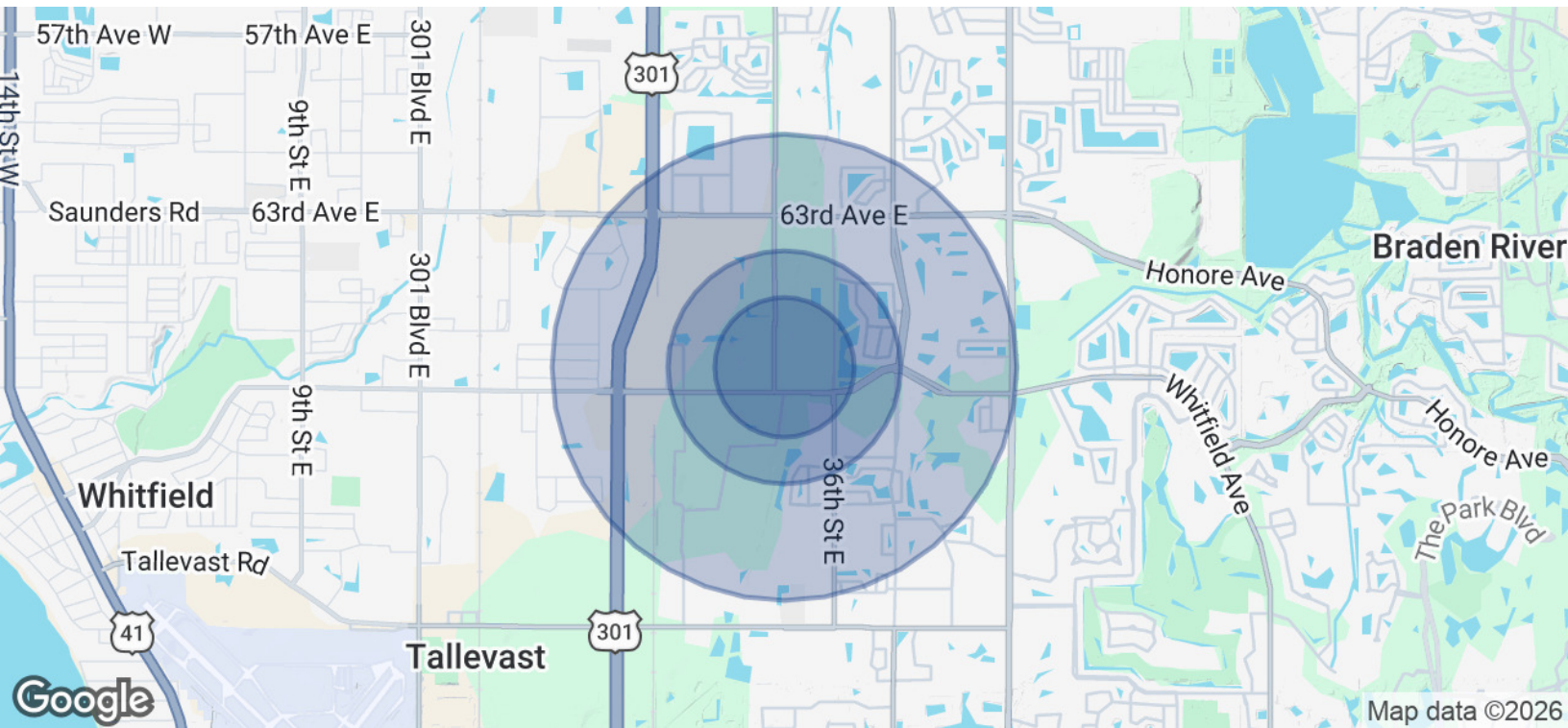


TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

SARASOTA, FL 34243



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	766	4,632
Average Age	56	56	54
Average Age (Male)	54	55	53
Average Age (Female)	57	57	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	352	2,098
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$87,619	\$97,955	\$98,519
Average House Value	\$371,479	\$422,442	\$417,456

2020 American Community Survey (ACS)

TYLER SLUMAN
Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.