



# For Sale

## 215 Interstate Blvd

Sarasota, FL 34240



### PROPERTY SUMMARY

Presenting a high-visibility, strategically located industrial asset in Sarasota. This property is visible to over 180,000 vehicles per day. A 15,000SF freestanding warehouse on approximately 1.0 acre, situated just off Exit 210 of Interstate 75 offering excellent accessibility and exposure. Freestanding warehouse/distribution assets with strong clear height, multiple doors, office configuration and highway visibility are increasingly scarce. This property checks all the boxes for either a high-performance owner-user location or an income-producing investment with potential upside.

### PROPERTY HIGHLIGHTS

- 14,997 sf
- Built in 1986
- Zoned: ILW (Industrial Light & Warehousing)
- 1 acre lot
- Ample parking

**Asking Price** \$3,250,000

**Site Size** 45,067 SF

**Building Size** 14,997 SF

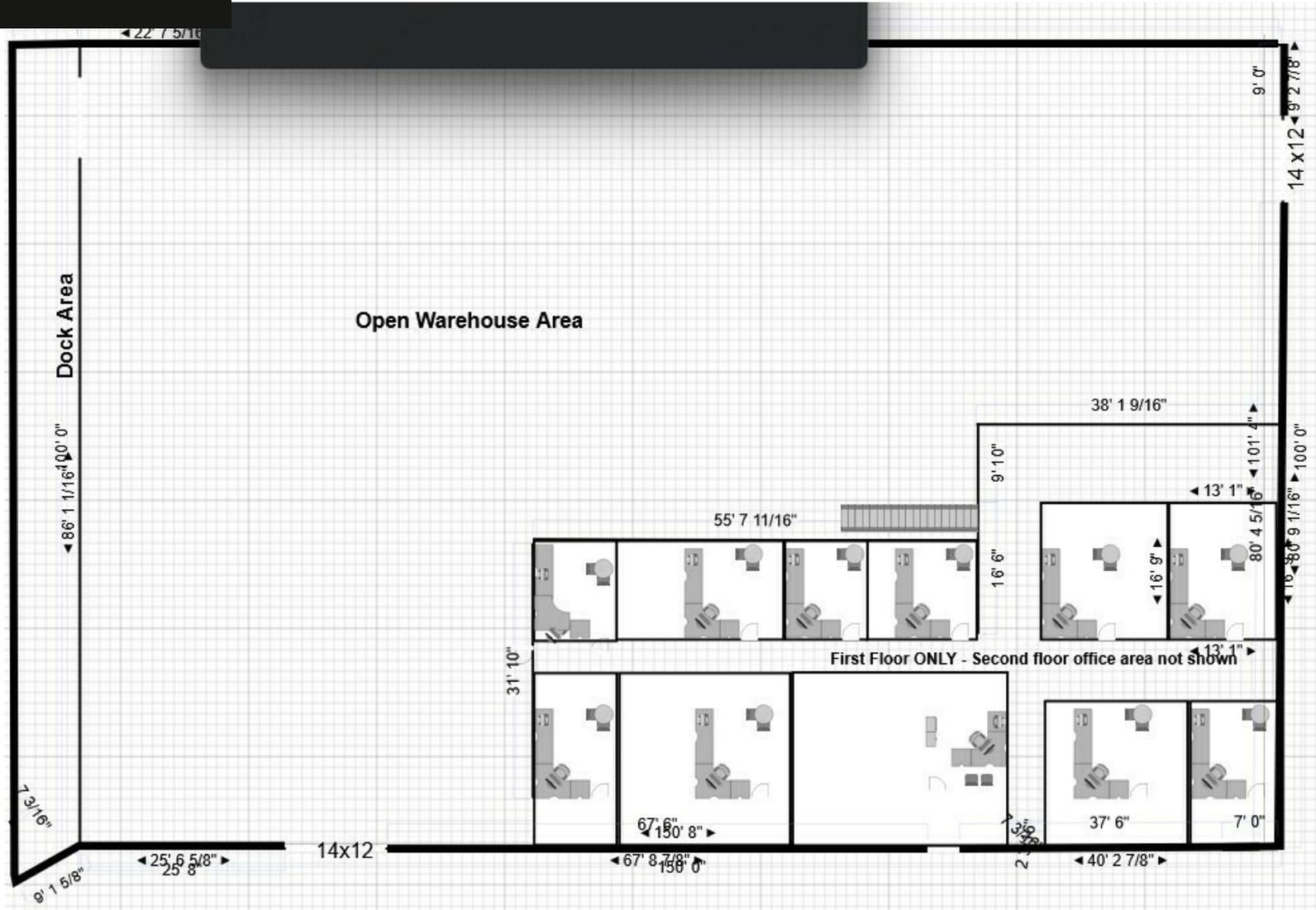
**CAP Rate** 5.63%

**Net Operating Income** \$183,046



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**SALE PRICE** **\$3,250,000**

## LOCATION INFORMATION

**STREET ADDRESS** 215 Interstate Blvd  
**CITY, STATE, ZIP** Sarasota, FL 34240  
**COUNTY** Sarasota

## BUILDING INFORMATION

**BUILDING SIZE** 14,997 SF  
**NOI** \$183,046.00  
**CAP RATE** 5.63  
**OCCUPANCY %** 100.0%  
**TENANCY** Single  
**NUMBER OF GRADE LEVEL DOORS** 4  
**CEILING HEIGHT** 18 ft  
**NUMBER OF FLOORS** 1  
**YEAR BUILT** 1986

## PROPERTY INFORMATION

**PROPERTY TYPE** Industrial  
**PROPERTY SUBTYPE** Warehouse/Distribution  
**ZONING** ILW  
**LOT SIZE** 45,067 SF  
**APN #** 0216040002

## PARKING & TRANSPORTATION

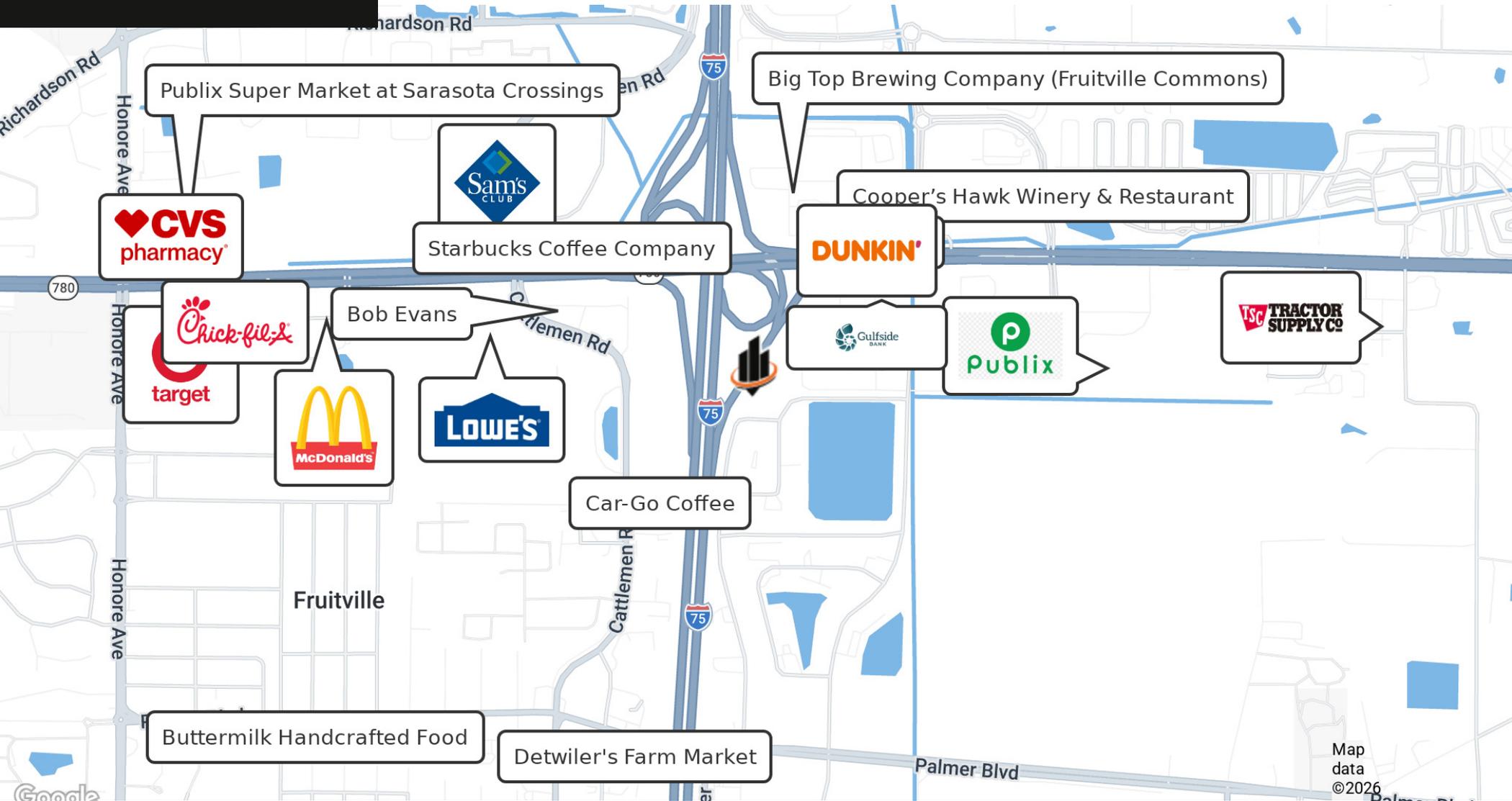
## UTILITIES & AMENITIES

**RESTROOMS** 2.0



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Map data  
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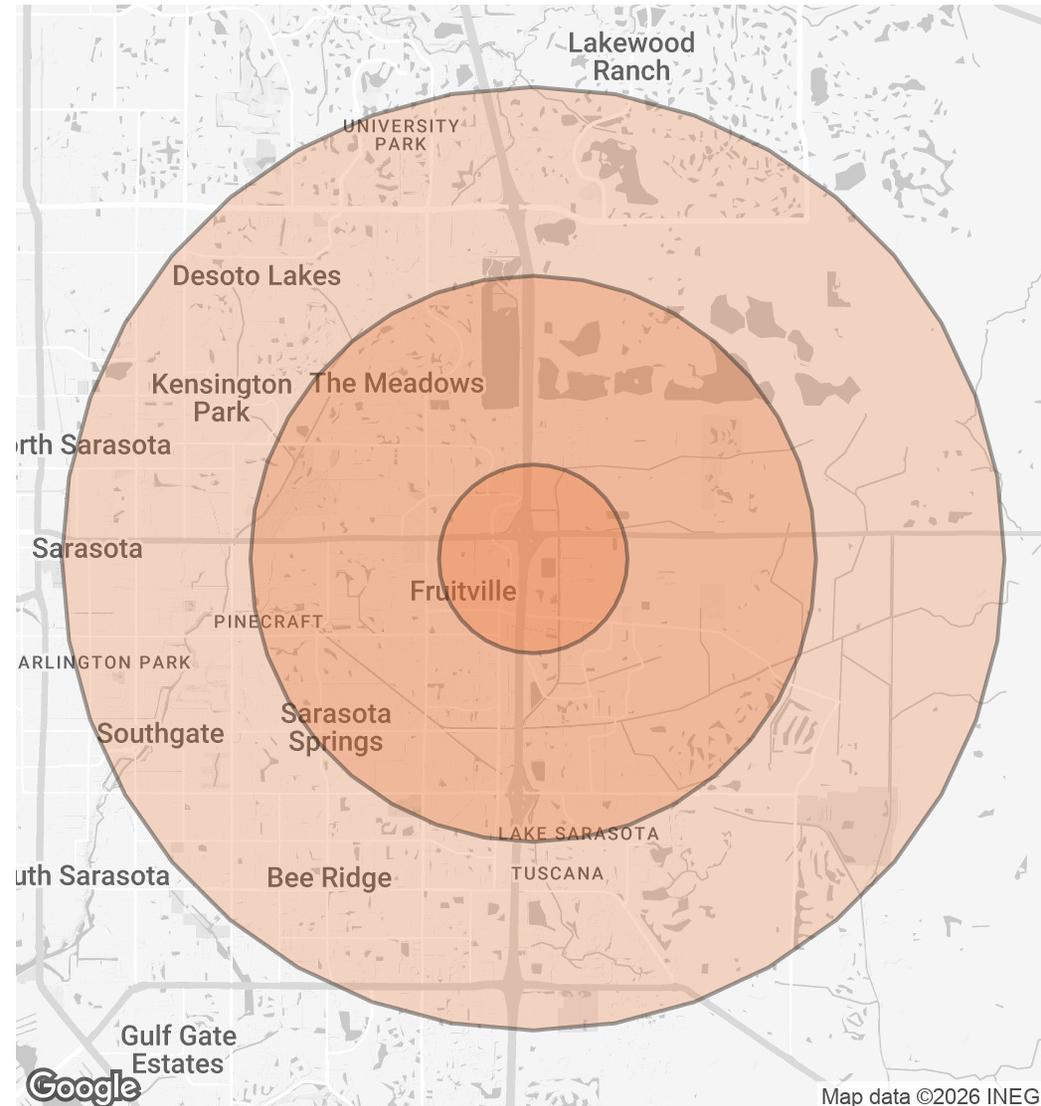
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,904	51,903	148,147
<b>AVERAGE AGE</b>	43	48	49
<b>AVERAGE AGE (MALE)</b>	42	47	48
<b>AVERAGE AGE (FEMALE)</b>	44	49	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,649	22,391	65,662
<b># OF PERSONS PER HH</b>	2.4	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$94,394	\$111,039	\$107,882
<b>AVERAGE HOUSE VALUE</b>	\$402,004	\$442,061	\$446,350

Demographics data derived from AlphaMap



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**STEVE DOWLING**

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## PROFESSIONAL BACKGROUND

Steve Dowling is a distinguished real estate investment professional with comprehensive expertise across Hawaii, Utah, and Florida markets. He provides exceptional market intelligence and transaction proficiency spanning multiple property segments. Known as a trusted advisor to his clients, Steve integrates understanding of real estate fundamentals with a demonstrated ability to build strategic, high-value relationships that consistently produce successful outcomes. His refined interpersonal capabilities and creative problem-solving acumen enable him to navigate complex transactions with precision, consistently delivering solutions that maximize value for all stakeholders.

Steve maintains an unwavering commitment to client success, upholding the highest standards of professional excellence while providing accurate, timely, and strategic guidance designed to maximize long-term investment performance and portfolio value.

Outside of his professional endeavors, Steve enjoys quality time with his family through travel, tennis, skiing, hiking, boating, and mountain biking.

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# Collective Strength, Accelerated Growth

2044 CONSTITUTION  
BOULEVARD  
SARASOTA, FL 34321



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