



## INDUSTRIAL PROPERTY WITH IOS

1227 HARDIN AVENUE  
SARASOTA, FLORIDA 34243

### PROPERTY HIGHLIGHTS

- $\pm 40,496$  SF combined building area across two single-story structures
- $\pm 3.354$  acre site with  $\pm 1.1$  acres of outside storage (IOS)
- 12 total overhead doors with dock-high and grade-level access
- Clear heights up to 26.6' to roof truss supports
- Heavy power: 400-amp to 800-amp main electrical service
- Wet-pipe sprinkler system and monitored fire alarm
- 36 on-site parking spaces (including ADA-compliant)
- Direct frontage on Hardin Avenue with paved drives and loading areas



For More Information

**BRIAN SEIDEL**

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

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## OFFERING SUMMARY

Sale Price:	\$5,950,000
Building Size:	40,496 SF
Lot Size:	3.354 Acres
Price / SF:	\$146.93
Zoning:	LM

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1227 & 1231 Hardin Avenue, Sarasota, FL 34243

Property Type: Light Manufacturing / Industrial with Outside Storage

Property Size: ±40,496 SF (combined) on ±3.354 acres

This rare multi-building industrial offering features substantial building area, heavy power, extensive loading, and approximately ±1.1 acres of outside storage (IOS). The property is strategically located just north of Sarasota-Bradenton International Airport (SRQ), offering excellent regional connectivity for distribution, logistics, and manufacturing users.

The site consists of single-story warehouse with multiple overhead doors, dock-high and grade-level loading, ample parking, and asphalt-paved drives and loading areas. Zoned LM with future land use designated IL, the property offers flexibility for a wide range of industrial users.

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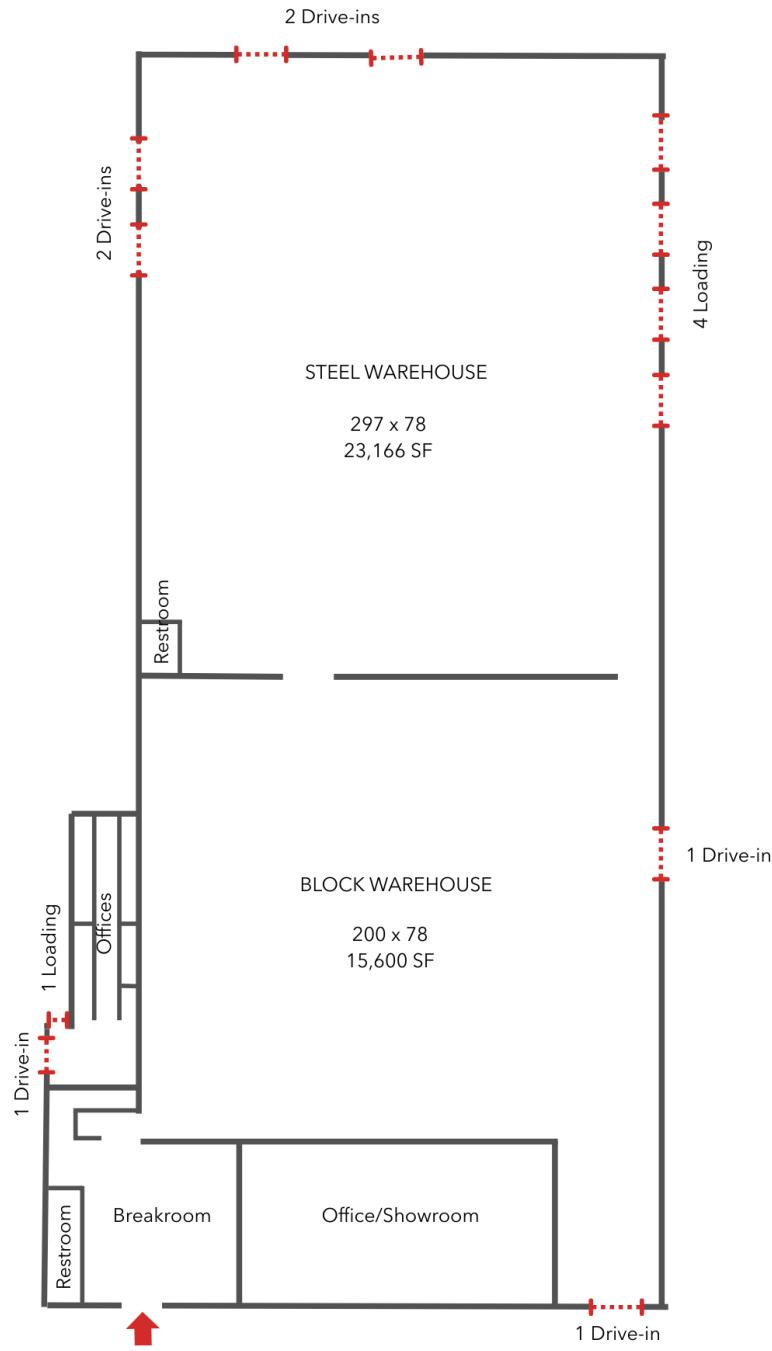
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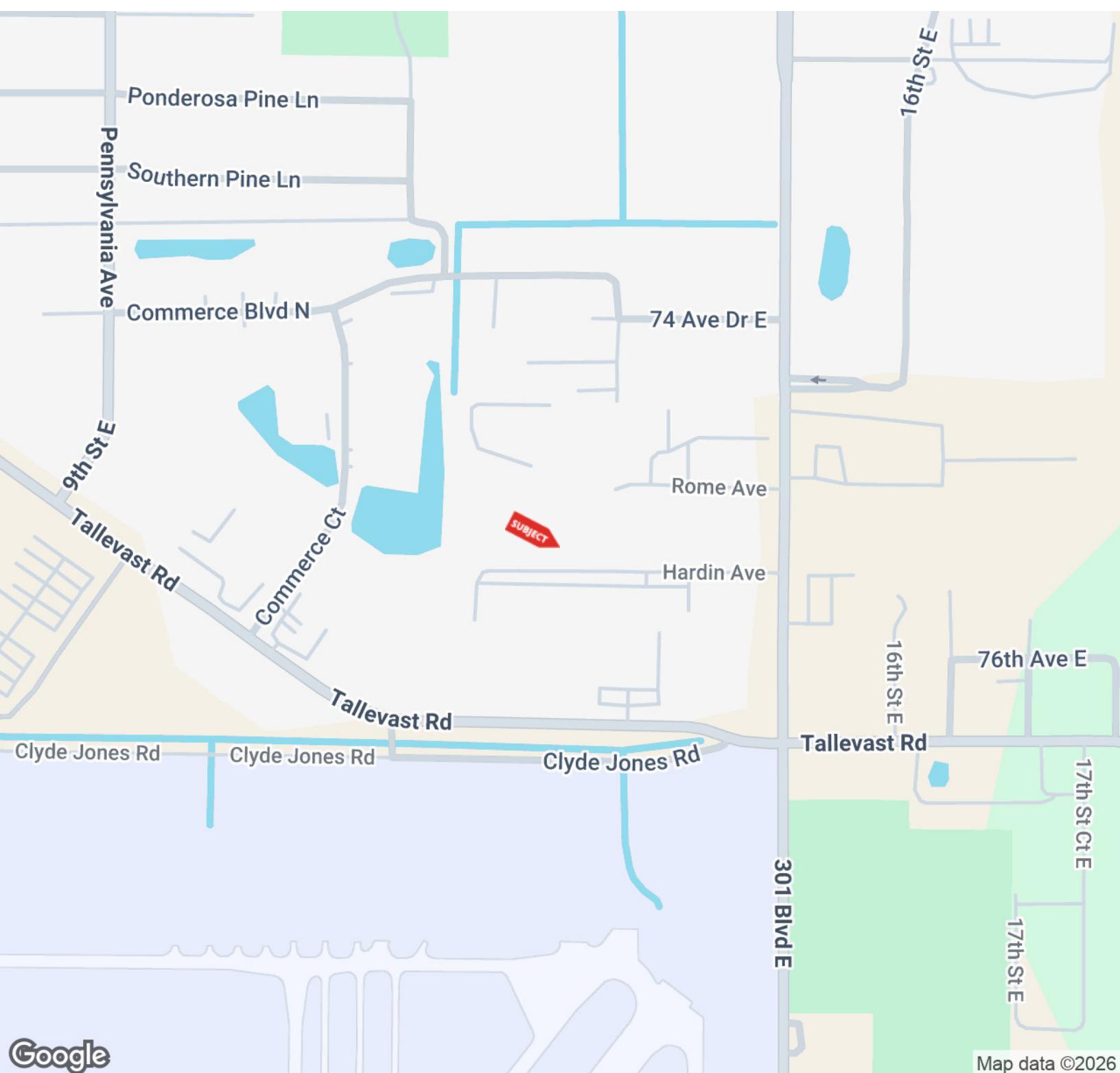


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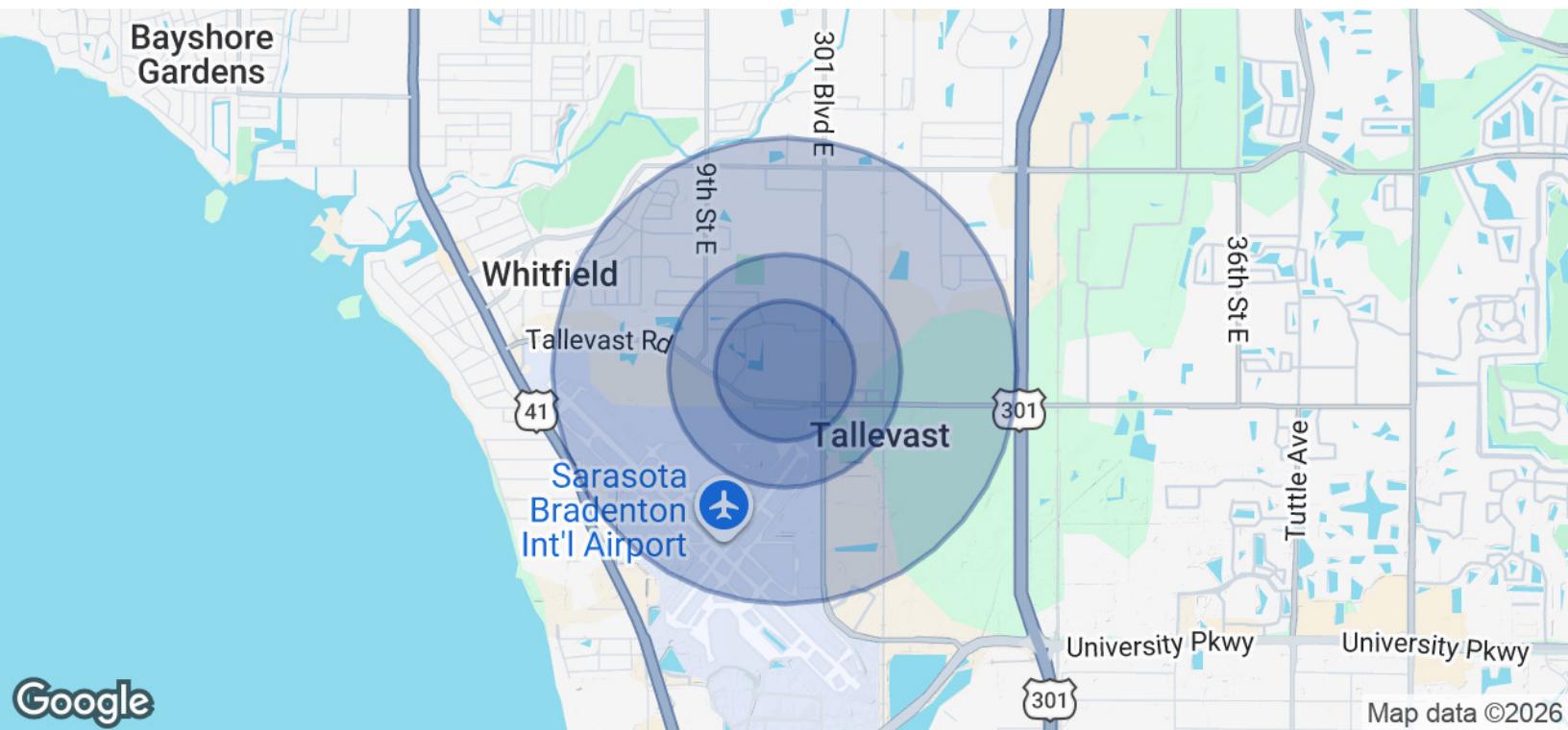


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# INDUSTRIAL PROPERTY WITH IOS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	505	2,931
Average Age	46	47	46
Average Age (Male)	45	46	46
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	210	1,231
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$90,891	\$88,532	\$84,724
Average House Value	\$433,126	\$394,588	\$351,175

Demographics data derived from AlphaMap

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