



**WAGNER REALTY**  
COMMERCIAL/INVESTMENT DIVISION



# **INDUSTRIAL/WAREHOUSE FOR LEASE**

**21,750 Sq Ft +/-**

**2231 Whitfield Park Loop, Sarasota FL 34243**



David Fletcher - Wagner Realty 941-727-2800  
davidfletchercommercial@gmail.com  
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210



# Property Summary

- Location: 2231 Whitfield Park Loop, Sarasota FL 34243
- Easy Access to I-75
- Rental Rate \$12.99 sq ft NNN
- Lot Size 2.10 Acres +/-
- Zoning ILW-Industrial Light & Warehousing
- 21,750 sq ft Warehouse and 3,500 sq ft elevated Office
- Ceiling Heights - 20 Ft to 24 Ft
- Power - 3 Phase/800 Amps
- Dock Type:
  - Six Truck Wells
  - Two Grade Level Doors both 20ft High, 18ft wide +/-
- Building fully sprinkled
- Ample Parking and Outdoor Storage

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

**David Fletcher - Wagner Realty 941-727-2800**  
**davidfletchercommercial@gmail.com**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Aerial

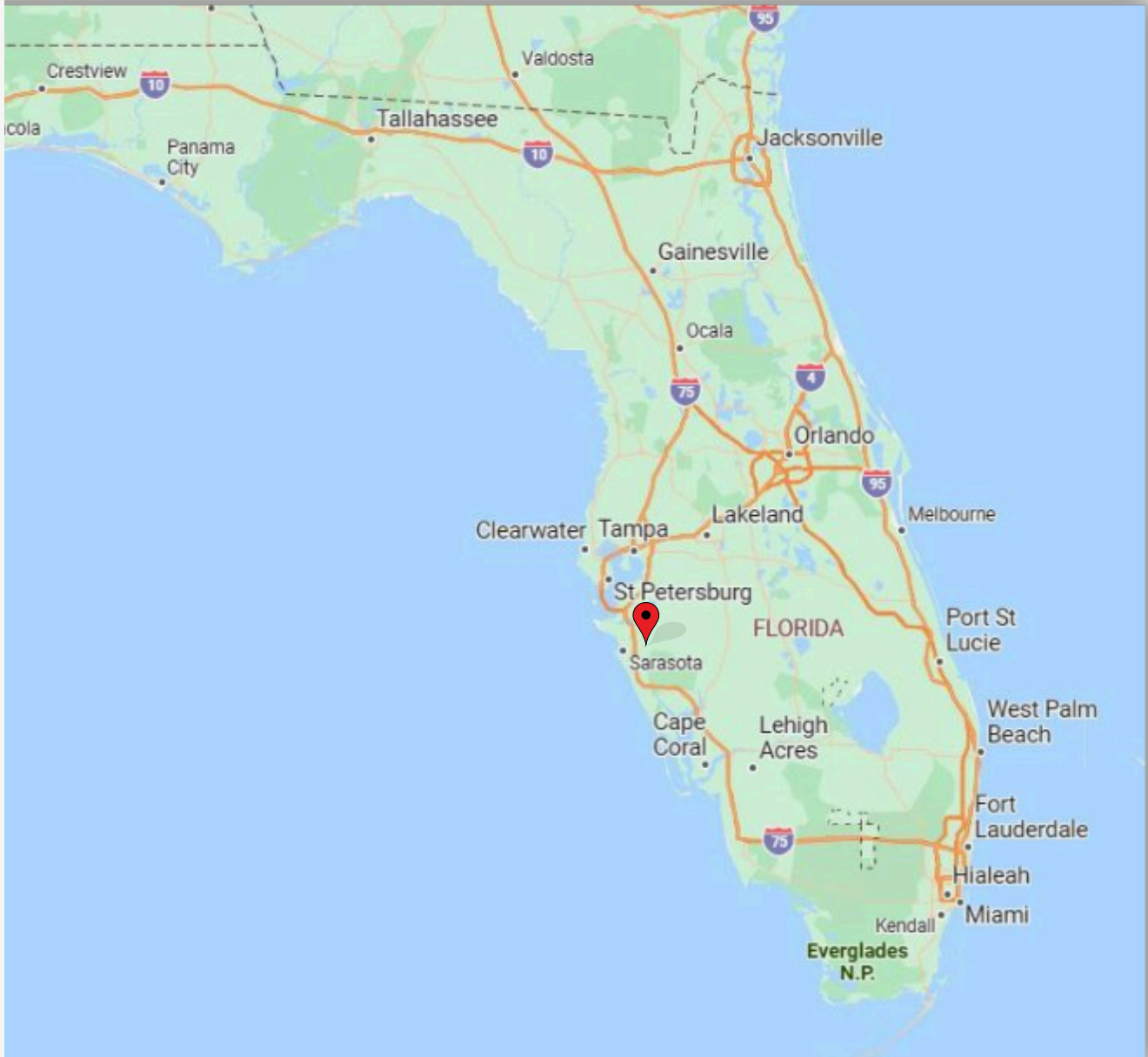


**2231 Whitfield Park Loop  
Sarasota FL 34243**



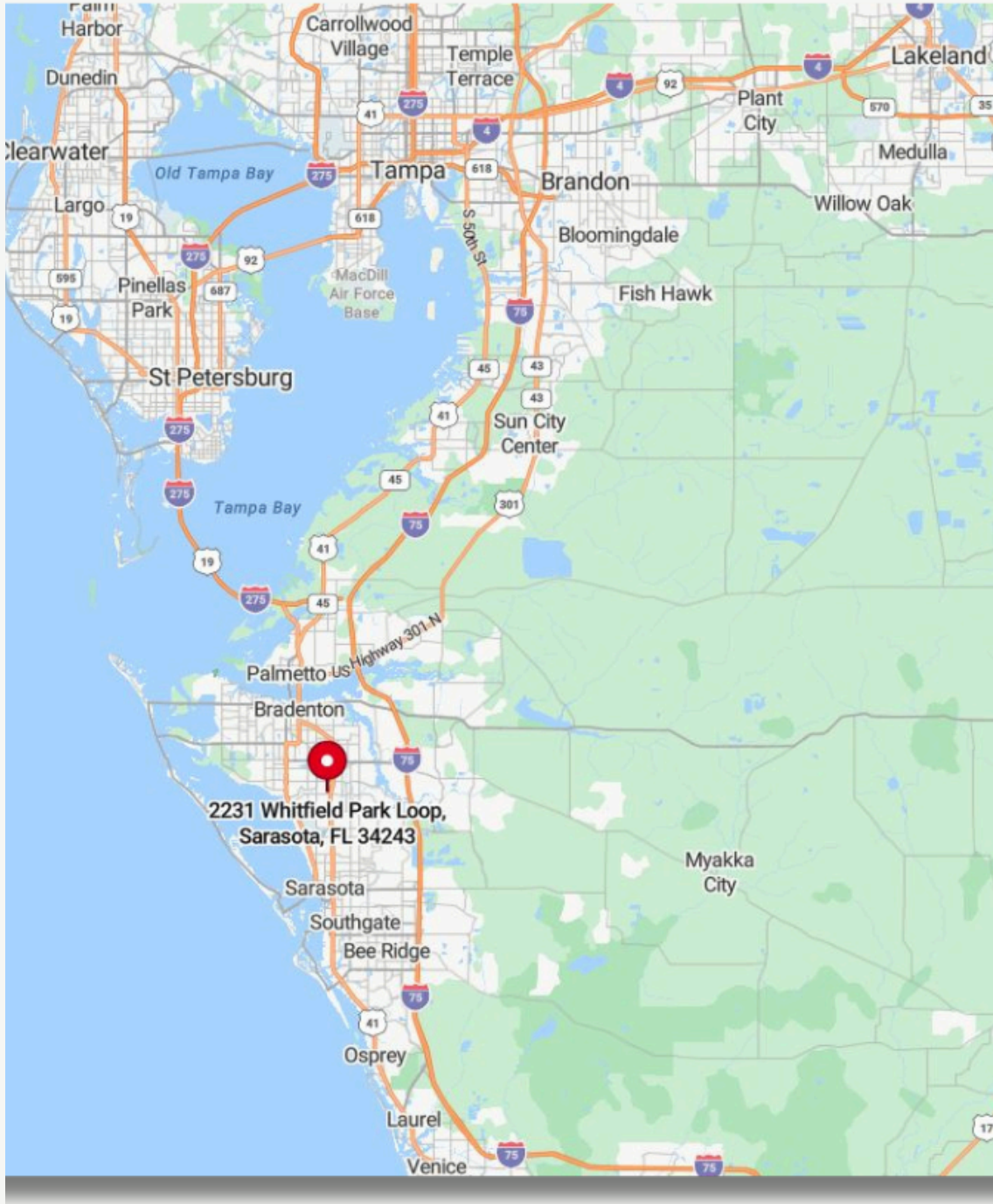
**David Fletcher - Wagner Realty 941-727-2800  
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Location Map



**David Fletcher - Wagner Realty 941-727-2800**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Location Map



**David Fletcher - Wagner Realty 941-727-2800**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Property Photos



**David Fletcher - Wagner Realty 941-727-2800**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Property Photos



**David Fletcher - Wagner Realty 941-727-2800**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**



**WAGNER REALTY**  
COMMERCIAL/INVESTMENT DIVISION

# Demographics

**David Fletcher - Wagner Realty 941-727-2800**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**