



33RD ST E.

LSI
COMPANIES

OFFERING MEMORANDUM

6605 33RD STREET EAST

11,828 SF MULTI-TENANT FLEX WAREHOUSE BUILDING (23 - 500 SF UNITS)

PROPERTY SUMMARY

Property Address: 6605 33rd Street E.
Sarasota, FL 34243

County: Manatee

Property Type: Multi-tenant Flex Building

Property Size: 1.01 Acres

Building Size: 11,828 Sq. Ft.

Units & Size: 23 Units, 500 SF Each

Zoning: LM

Future Land Use: Industrial

Strap Number: 1876215003

2026 NOI: \$163,588

Tax Info: \$32,330.39 (2025)

LIST PRICE

\$2,336,966 | \$197.58 PSF

CAP RATE: 7%

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SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI is pleased to offer a 23-unit industrial flex investment property located at 6605 33rd Street East in Sarasota, Florida. Situated on approximately 1.0 acre, the property consists of an approximately 11,850-square-foot multi-tenant building that was comprehensively renovated in 2023.

The building is configured with 23 individual suites, generally measuring approximately 500 square feet each. Twenty suites are designed for warehouse, operations, and storage use and feature 10-foot overhead roll-up doors. Several warehouse suites include additional improvements such as air conditioning, office areas, loft storage, and varied interior layouts. Some tenants lease multiple units, providing flexibility for businesses requiring additional space.

Three air-conditioned showroom/office suites—Units A, B, and C—are positioned along the front of the building with visibility and direct frontage on 33rd Street East. The property is occupied by a diverse mix of local small businesses, with a majority of leases structured on shorter terms.

Location

6605 33rd Street East is strategically positioned in the established Whitfield industrial area of North Sarasota/Manatee County, immediately north of the Sarasota County line. The property benefits from convenient access to U.S. Highway 301, located approximately 1.1 miles away. Its proximity to Sarasota-Bradenton International Airport, established industrial and service-commercial users, and surrounding residential and commercial growth supports continued demand from contractors, service businesses, distributors, storage users, and other small-bay industrial tenants.

EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS



- **Multi-tenant cash flow:** A 23-unit industrial flex property occupied by local small-business tenants.
- **Flexible suite configuration:** Twenty warehouse suites and three front showroom/office suites, generally consisting of approximately 500 square feet per unit.
- **Functional industrial improvements:** warehouse suites feature 10-foot overhead doors, with select units offering air conditioning, office build-outs, lofts, and other tenant improvements
- **Renovated asset:** The building was completely renovated in 2023.
- **Rental growth potential:** Shorter-term lease structures may provide future opportunities to adjust rents to market.
- **Prominent frontage:** Three front office/showroom suites offer direct exposure along 33rd Street East.

PROPERTY AERIAL



BUILDING EXTERIOR



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



4,389

HOUSEHOLDS



2,190

MEDIAN INCOME



\$99,017

3 MILE RADIUS

POPULATION



59,733

HOUSEHOLDS



32,072

MEDIAN INCOME



\$83,647

5 MILE RADIUS

POPULATION



12,874

HOUSEHOLDS



95,408

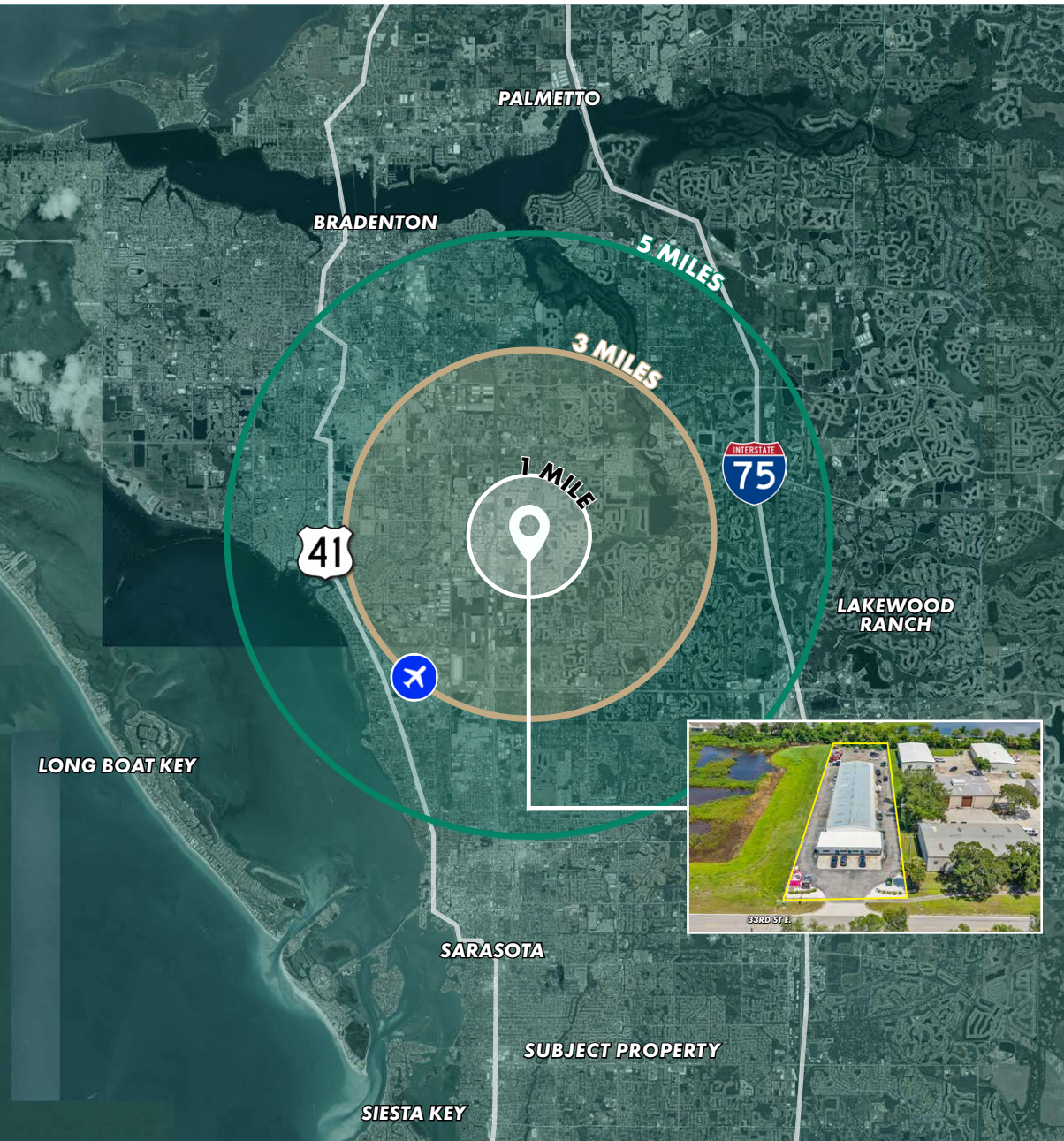
MEDIAN INCOME



\$64,762

LOCATION HIGHLIGHTS

- 1± mile to U.S. Highway 301
- 2.4± miles to University Parkway
- 4.6± miles to Sarasota-Bradenton International Airport (SRQ)
- 5.6± miles to Interstate 75 (Exit 217)
- 7.4± miles to Downtown Sarasota



AREA ATTRACTIONS



SARASOTA, FL

Sarasota is a laid-back Gulf Coast city known for its mix of beautiful beaches, arts culture, and outdoor living. It sits about an hour south of Tampa and just north of Fort Myers, making it a popular destination for both vacations and full-time living.

- Siesta Key
- Lido Key
- Myakka River State Park
- The John and Mable Ringling Museum of Art and The Circus Museum
- Mote Marine Laboratory & Aquarium
- Marie Selby Botanical Gardens



ST. PETERSBURG, FL

St. Petersburg, Florida, nicknamed "The Sunshine City," is a vibrant city known for top-rated beaches, and thriving arts scene. As part of the Tampa Bay area, it offers a walkable downtown, waterfront parks, and a thriving cultural scene.

- The Dalí Museum
- Sunken Gardens
- St. Pete Pier
- Museum of Fine Arts
- Boyd Hill Nature Preserve
- Fort De Soto Park
- St. Pete Beach / Treasure Island



TAMPA, FL

A major, rapidly growing city known for its diverse economy, and vibrant culture. As the 3rd largest city in Florida, it serves as the center of a metropolitan area of over 3 million. Tampa boasts a thriving downtown, the scenic riverwalk, and home to 3 major sports teams.

- Busch Gardens Tampa Bay
- The Florida Aquarium
- Tampa River Walk
- Ybor City
- ZooTampa
- Tampa Bay Lightning (NHL), Buccaneers (NFL), and Rays (MLB)



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