

# Whitfield Industrial Way Building 3

2311 Whitfield Industrial Way BLDG 3, Sarasota, FL 34243

Industrial  
Property For  
Sale & Lease



## Property Description

This versatile industrial warehouse offers 3,500 Sq Ft of open warehouse floor area, 600 Sq Ft of finished office space and 2 private restrooms, making it ideal for businesses that need storage, workspace, and administrative functionality. The building includes two ground level roll up doors, allowing for easy loading and unloading, and an efficient interior layout suitable for light manufacturing, distribution, or service operations.

The property includes approximately 3,900 Sq Ft of yard space and 10 on-site parking spaces, providing ample room for vehicles, equipment, or outdoor storage. Conveniently located near major transportation routes including US 41 and I-75, and just minutes from Sarasota Bradenton International Airport, this location offers excellent accessibility for regional or statewide operations.

## Property Highlights

- AVAILABLE JAN 1, 2026 FOR LEASE
- Lease with Option to Purchase after 1 year

## OFFERING SUMMARY

Sale Price:	\$1,125,000
Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	4,100 SF
Building Size:	4,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,261	32,181	83,575
Total Population	3,102	74,465	195,830
Average HH Income	\$66,445	\$80,723	\$78,980



## Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Versatile Warehouse/Office

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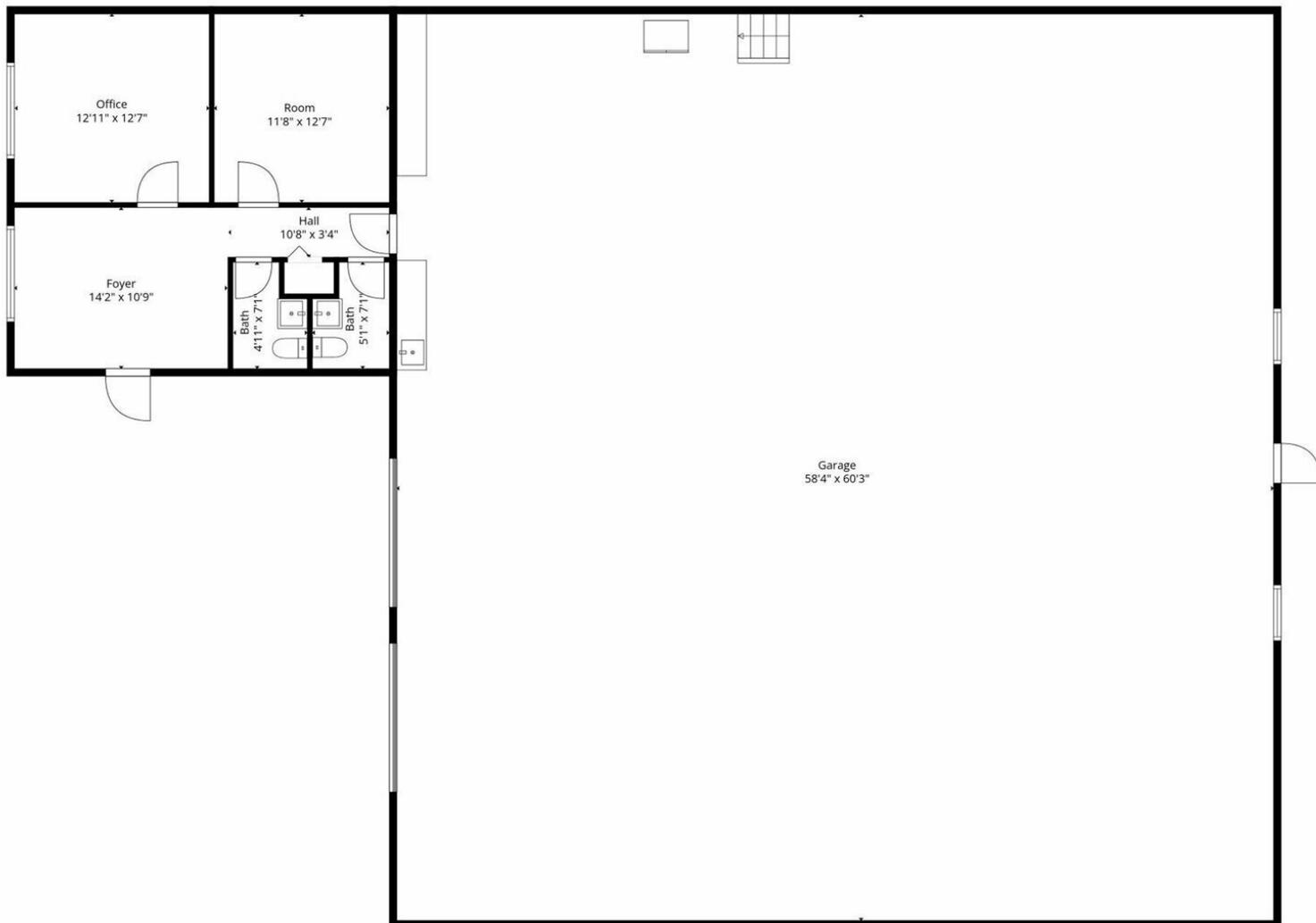
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# Open Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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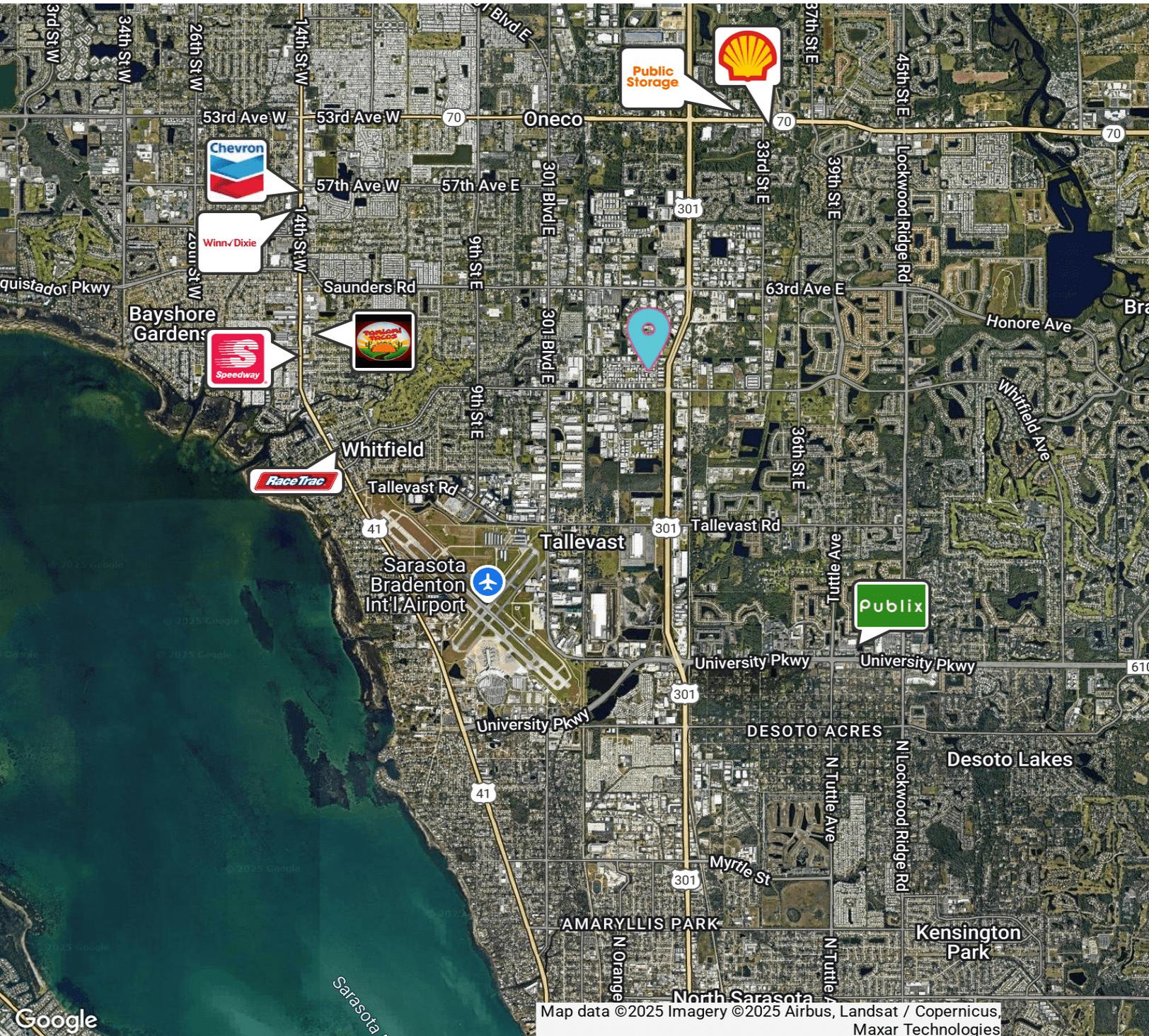
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# Centrally Located Between Sarasota & Bradenton

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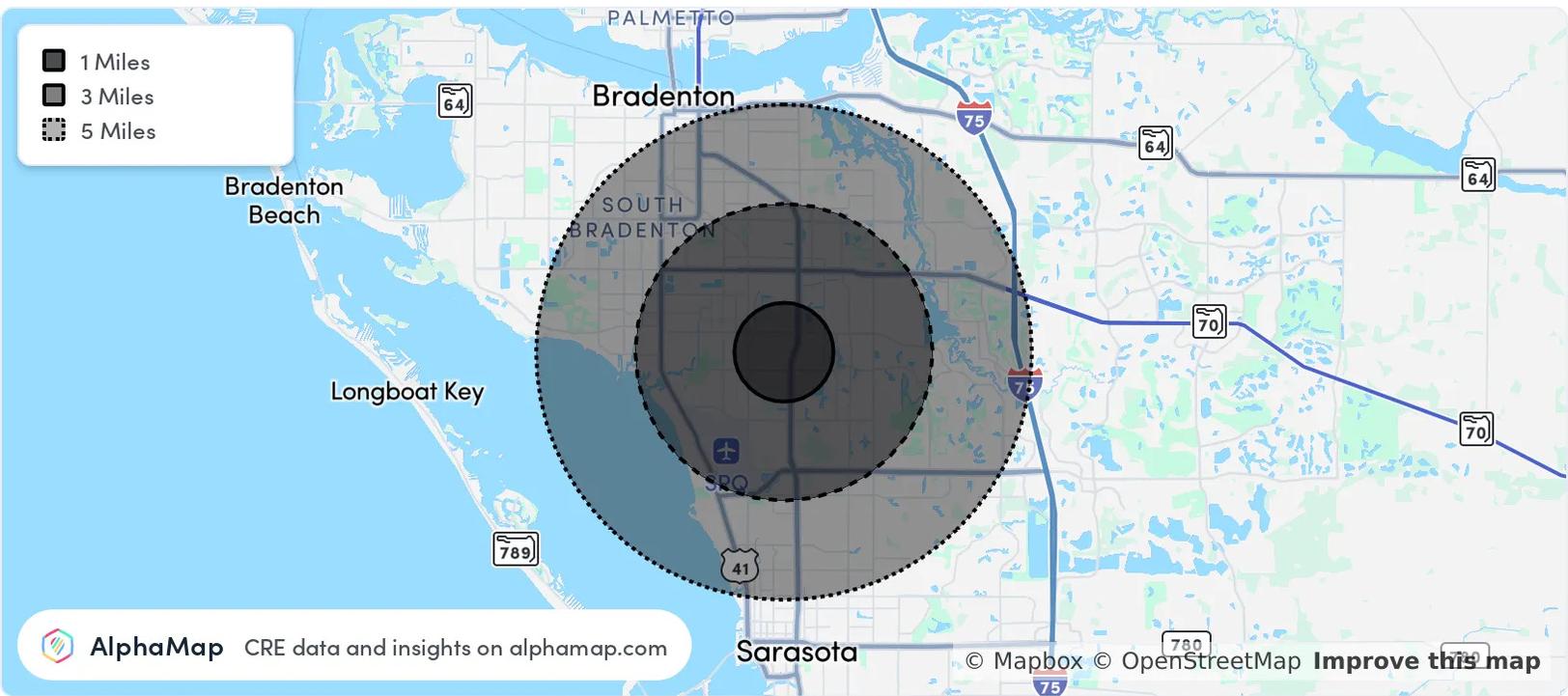
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Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

# Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,102	74,465	195,830
Average Age	42	48	46
Average Age (Male)	42	47	45
Average Age (Female)	42	48	47
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,261	32,181	83,575
Persons per HH	2.5	2.3	2.3
Average HH Income	\$66,445	\$80,723	\$78,980
Average House Value	\$278,024	\$290,665	\$299,374
Per Capita Income	\$26,578	\$35,096	\$34,339

Map and demographics data derived from AlphaMap



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