

Free Standing Warehouse Near Downtown

2135 12th St, Sarasota, FL 34237

Industrial
Property
For Lease



Property Description

Freestanding warehouse/shop building in a central Sarasota location just 1 block east of US 301/N Washington Blvd. Situated on a 7,171± SF parcel, the property provides a practical combination of office and operational space with convenient access to downtown Sarasota.

The building includes a 2,100± SF open warehouse/shop area equipped with four overhead doors and 3-phase electric, a private office, and private restroom. Multiple access points allow for the efficient movement of equipment, materials and deliveries, while three-phase electrical service supports businesses with higher power requirements.

IGD (Industrial General District) zoning provides flexibility for a variety of industrial, production, warehouse and service-oriented operations, subject to confirmation of the tenant's specific use.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	2,400 SF
Lot Size:	7,171 SF
Building Size:	2,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,738	32,896	71,491
Total Population	13,882	74,099	158,555
Average HH Income	\$84,970	\$104,896	\$116,973



Loyd Robbins

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



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Open Shop Space with Small Office

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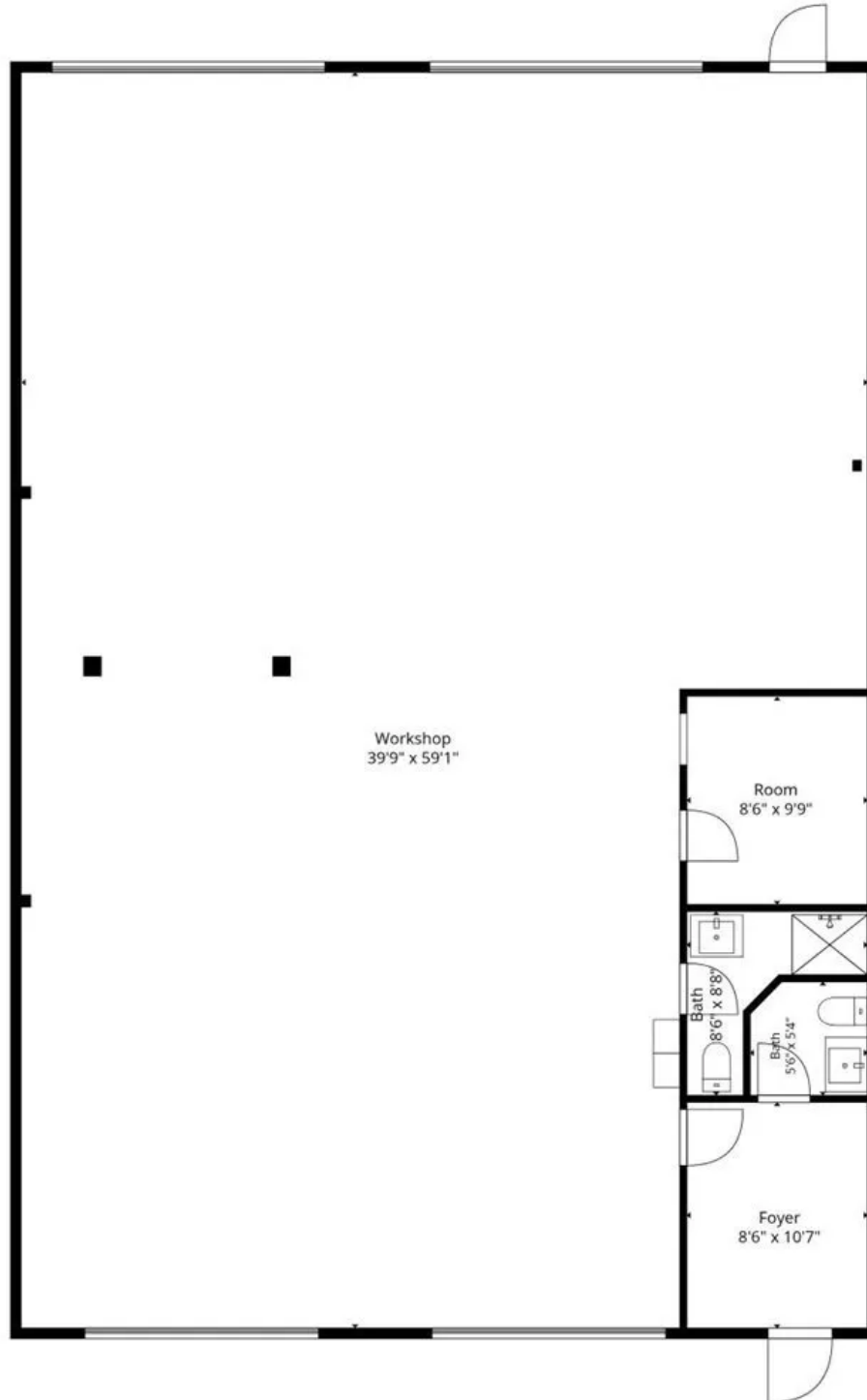
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Floor Plan

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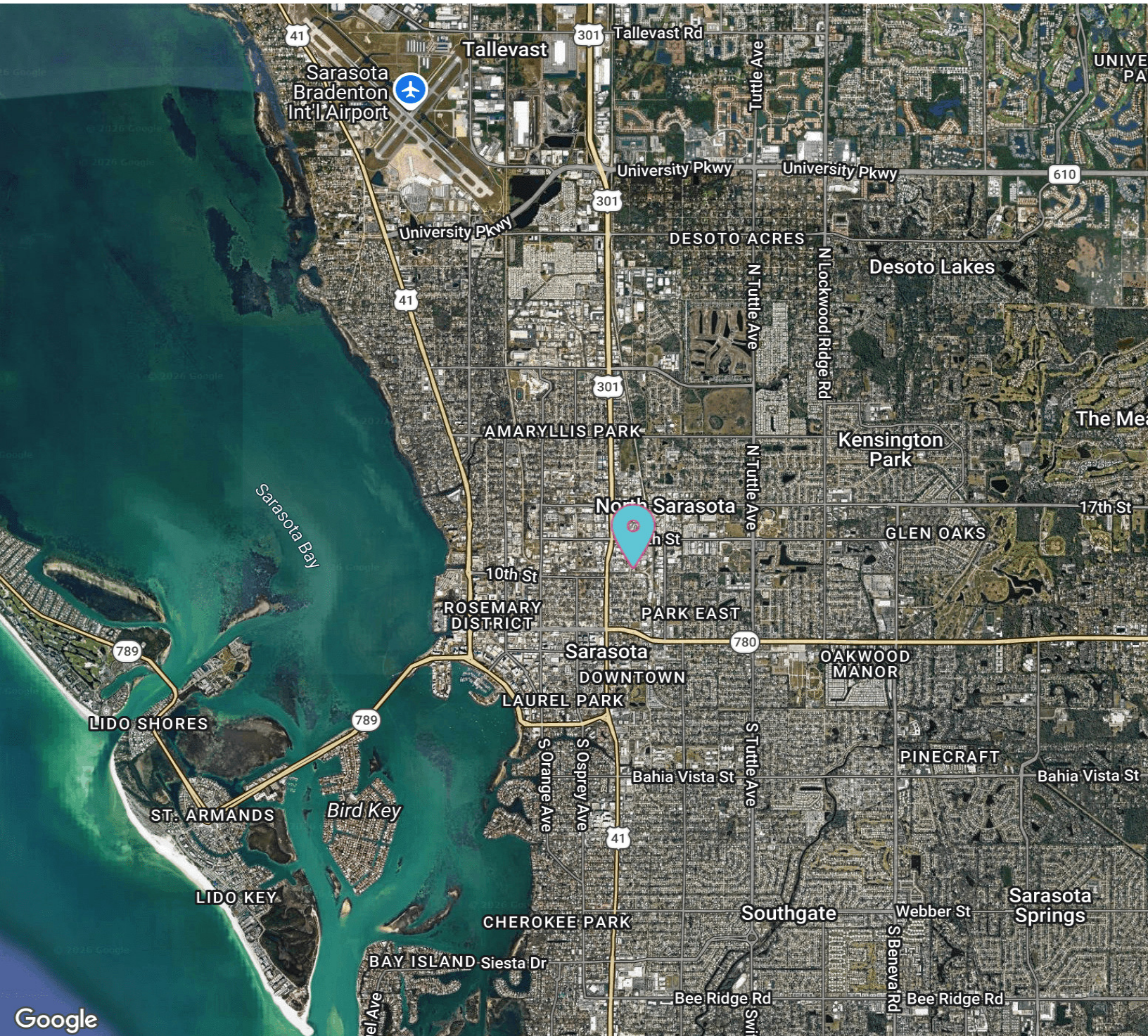
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Convenient Access to Downtown & SRQ Airport

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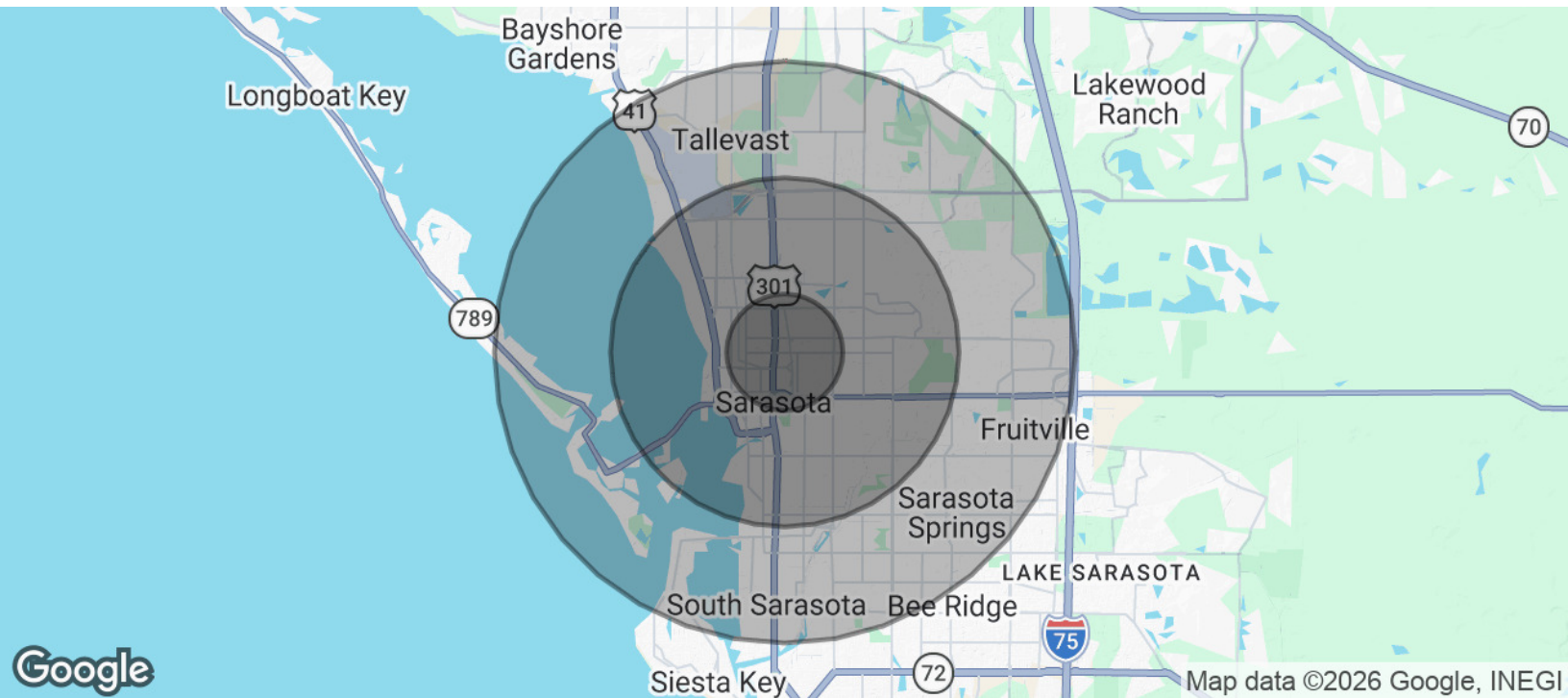
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Established Industrial Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,882	74,099	158,555
Average Age	37.9	47.7	49.9
Average Age (Male)	36.0	45.4	47.7
Average Age (Female)	40.4	49.0	51.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,738	32,896	71,491
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$84,970	\$104,896	\$116,973
Average House Value	\$276,555	\$491,046	\$551,343

2023 American Community Survey (ACS)



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