

Unit 7 - BRAND NEW INDUSTRIAL CONDO FOR SALE

SARASOTA, FL



SALE BROCHURE

KW COMMERCIAL
3355 Clark Road
Sarasota, FL 34231

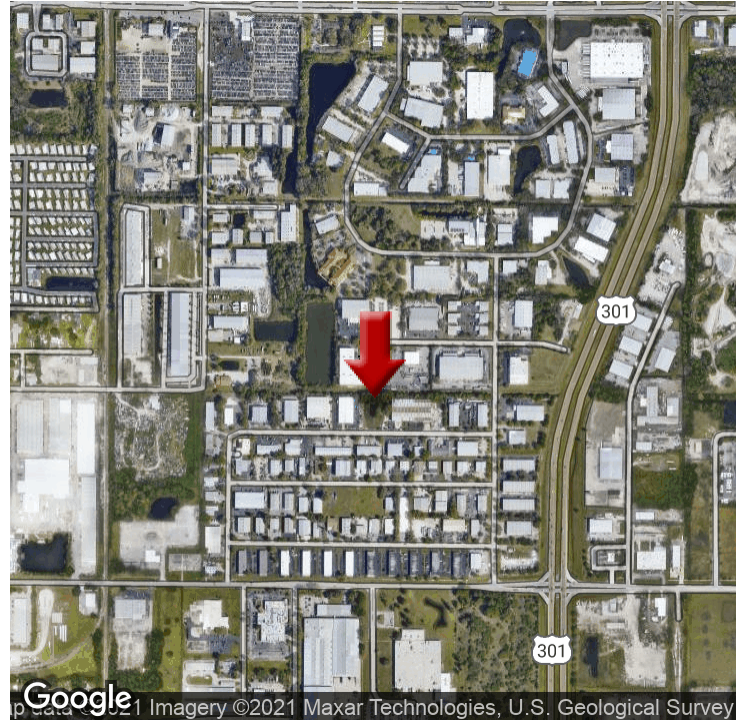
PRESENTED BY:

MARC H. PEARL CCIM
Broker/Associate
O: 941.260.1200
C: 305.968.5816
MPearl@PearlCommercial.net
FL #BK485275

INDUSTRIAL FOR SALE

UNIT 7 - BRAND NEW INDUSTRIAL CONDO FOR SALE

2209 Whitfield Park Loop, Unit 7, Sarasota, FL 34243



OFFERING SUMMARY

SALE PRICE:	\$225,000 - \$262,500
NUMBER OF UNITS:	12
YEAR BUILT:	2022
UNIT SIZE:	1,500 SF
ZONING:	LM
MARKET:	Sarasota
SUBMARKET:	Bradenton
PRICE / SF:	\$150 - \$175
RESERVATION DEPOSIT:	5%
INITIAL DEPOSIT DUE (ON CONTRACT):	15%
ADD'T'L DEPOSIT (GROUNDBREAKING):	15%
ADD'T'L DEPOSIT (ROOF INSTALLATION):	15%

PROPERTY OVERVIEW

RARE OPPORTUNITY TO OWN INDUSTRIAL SPACE - JUST 12 UNITS AVAILABLE! Each unit is 1,500 SF, 43' deep and features a 12' x 14' garage door and 270 SF office/showroom space. Located in Whitfield Park Industrial Park, these units are less than 2 miles from the Sarasota-Bradenton airport with easy access to US-301 and I-75. Estimated occupancy is February 1, 2022. Reserve your unit today! Call now for additional details.

PROPERTY HIGHLIGHTS

- Unit Size: 1,500 SF each
- 43' Depth
- 12' x 14' Garage Doors
- 270 SF Office/Showroom Space
- Estimated Occupancy: February 1, 2022

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Pricing as of August 2021

\$175/sf

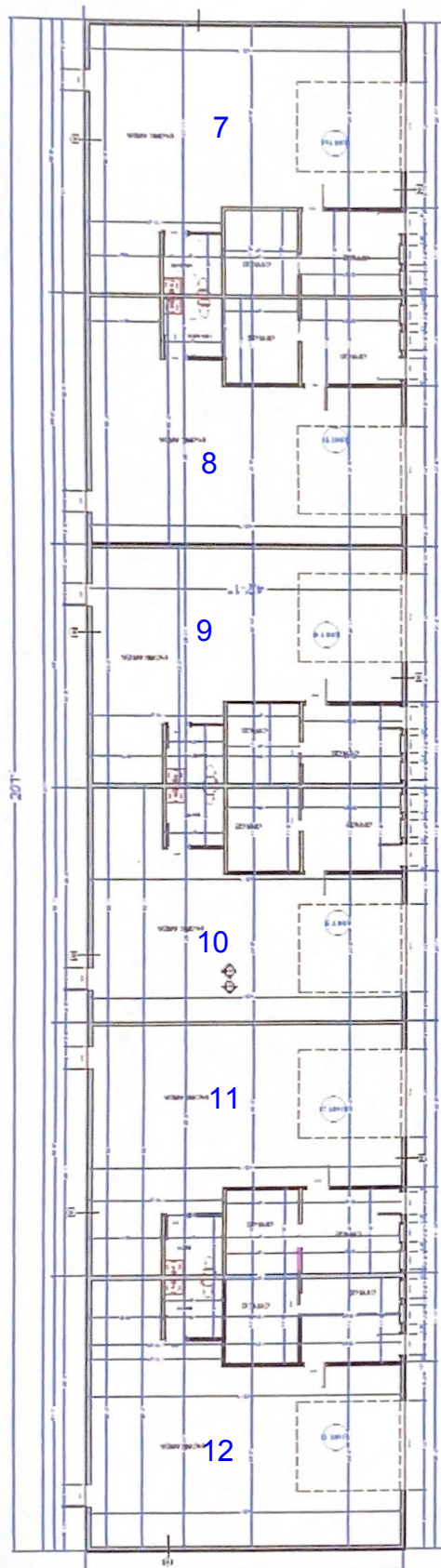
\$170/sf

\$160/sf

\$160/sf

\$150/sf

\$150/sf



\$175/sf

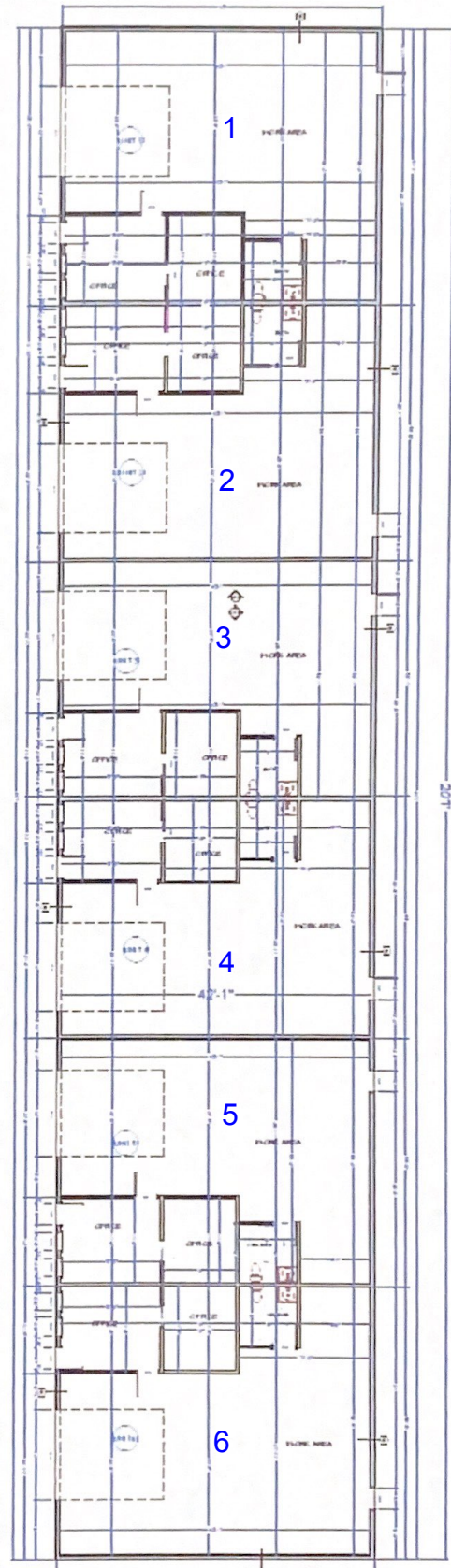
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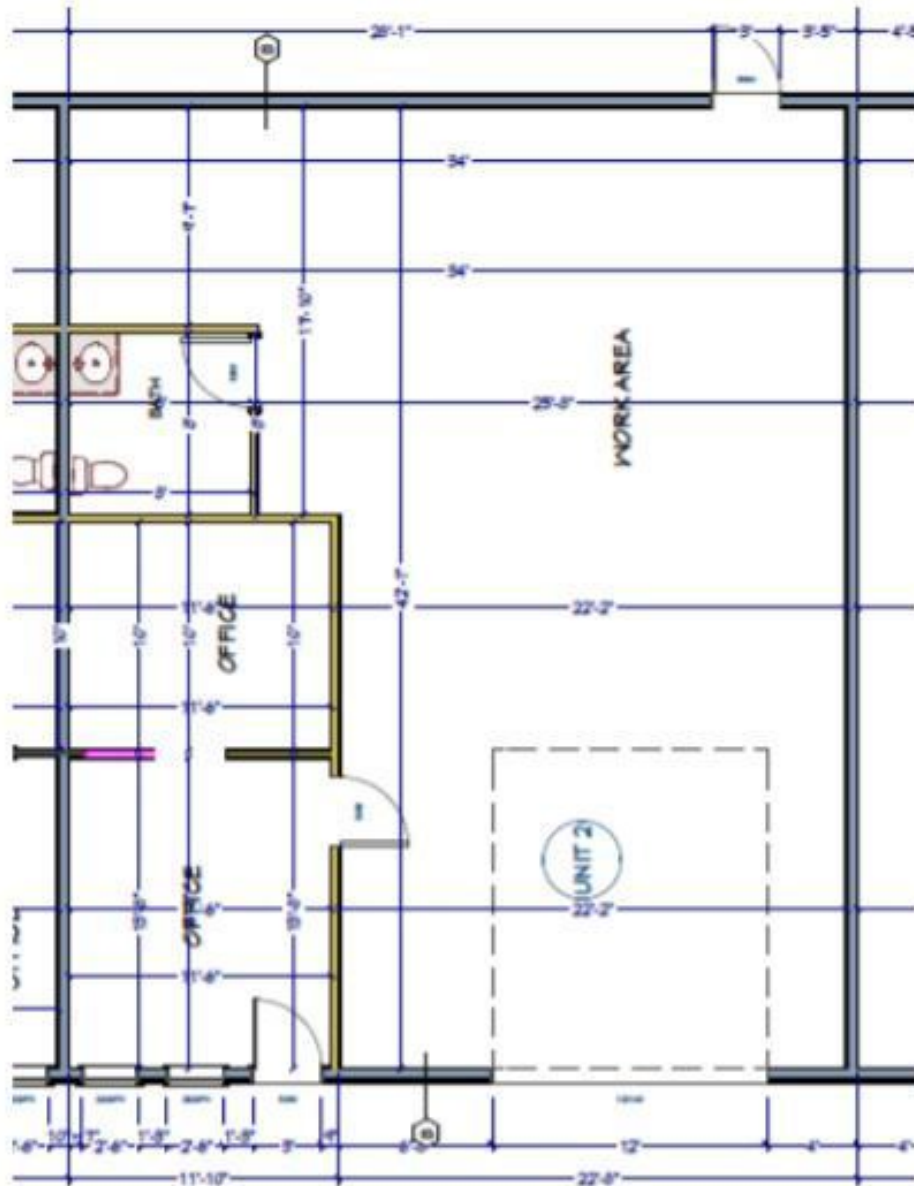
\$150/sf



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TYPICAL FLOOR PLAN - BRAND NEW INDUSTRIAL CONDOS

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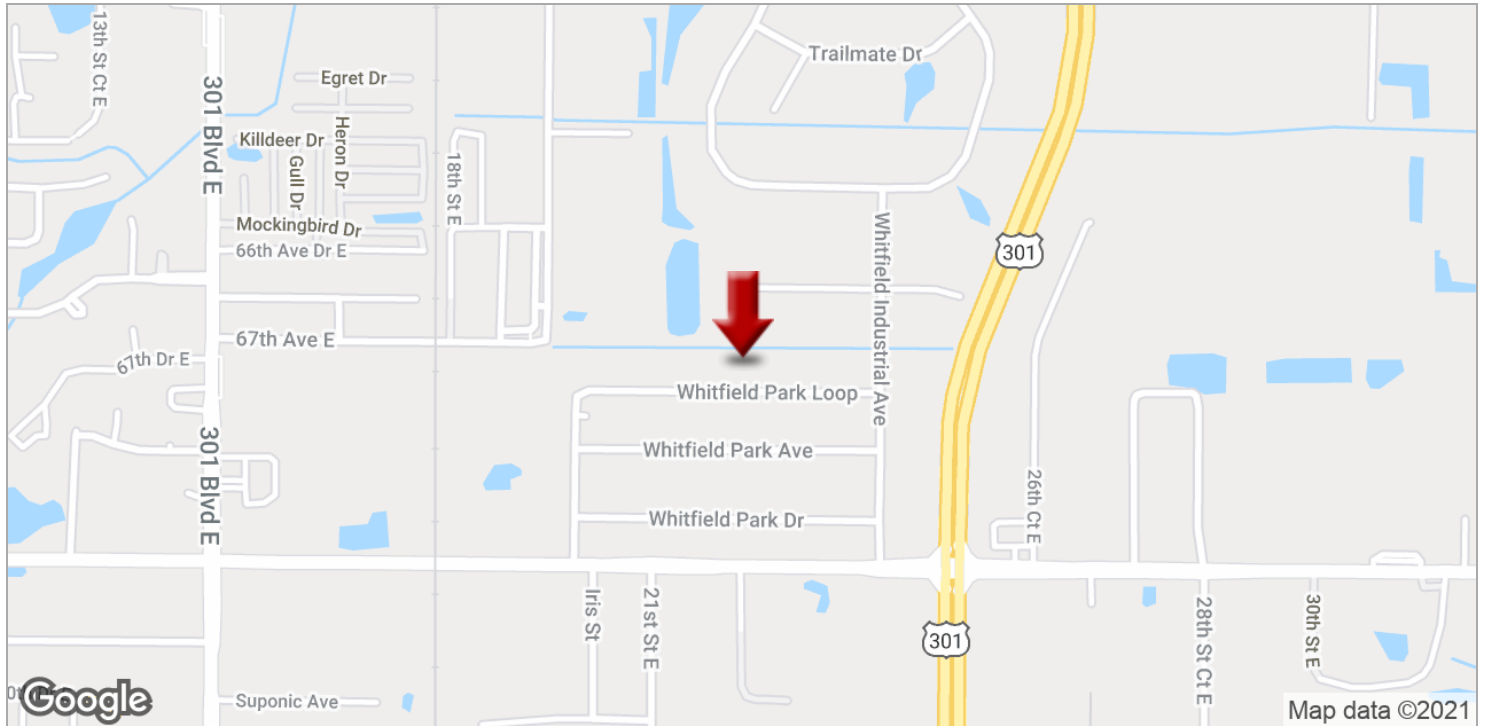
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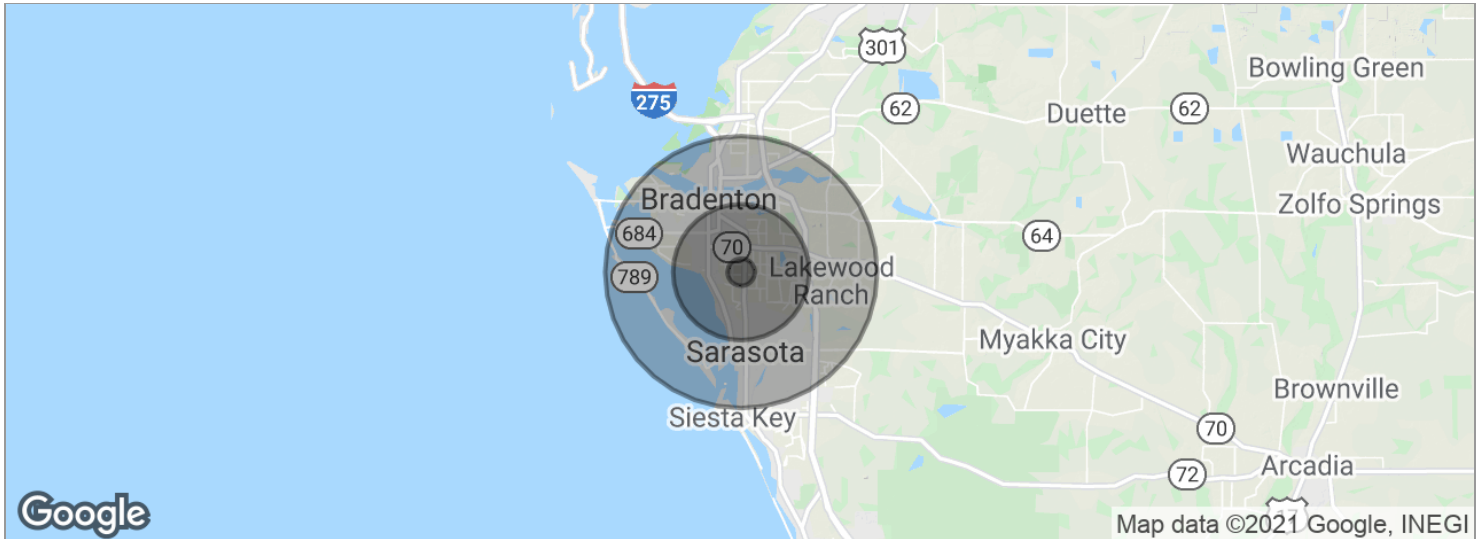
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,785	165,147	450,133
Median age	38.7	41.5	45.0
Median age (male)	38.9	40.9	43.9
Median age (Female)	38.9	42.7	46.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,109	67,292	189,529
# of persons per HH	2.5	2.5	2.4
Average HH income	\$55,000	\$53,065	\$66,099
Average house value	\$231,970	\$240,690	\$300,775

* Demographic data derived from 2010 US Census

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