



IANBLACK
REALESTATE
THE PLACE FOR SPACE

LARGE INDUSTRIAL SPACE FOR LEASE

1940 13th Street, Sarasota, FL 34236



PROPERTY OVERVIEW

Clear span warehouse. Located just north of Downtown Sarasota. 2,000 +/- SF office located in the middle of the warehouse. Insulated walls and ceiling. Truck well located at the end of the building with great street access. Plenty of ample parking.

- 12' X 14' roll up doors
- AC in office
- 3 steel entry doors
- 1 glass entry door leading into office
- Dock high truck well
- 2 restrooms
- 1 Break room
- 2 private offices

Presented By:

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Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

PROPERTY SUMMARY

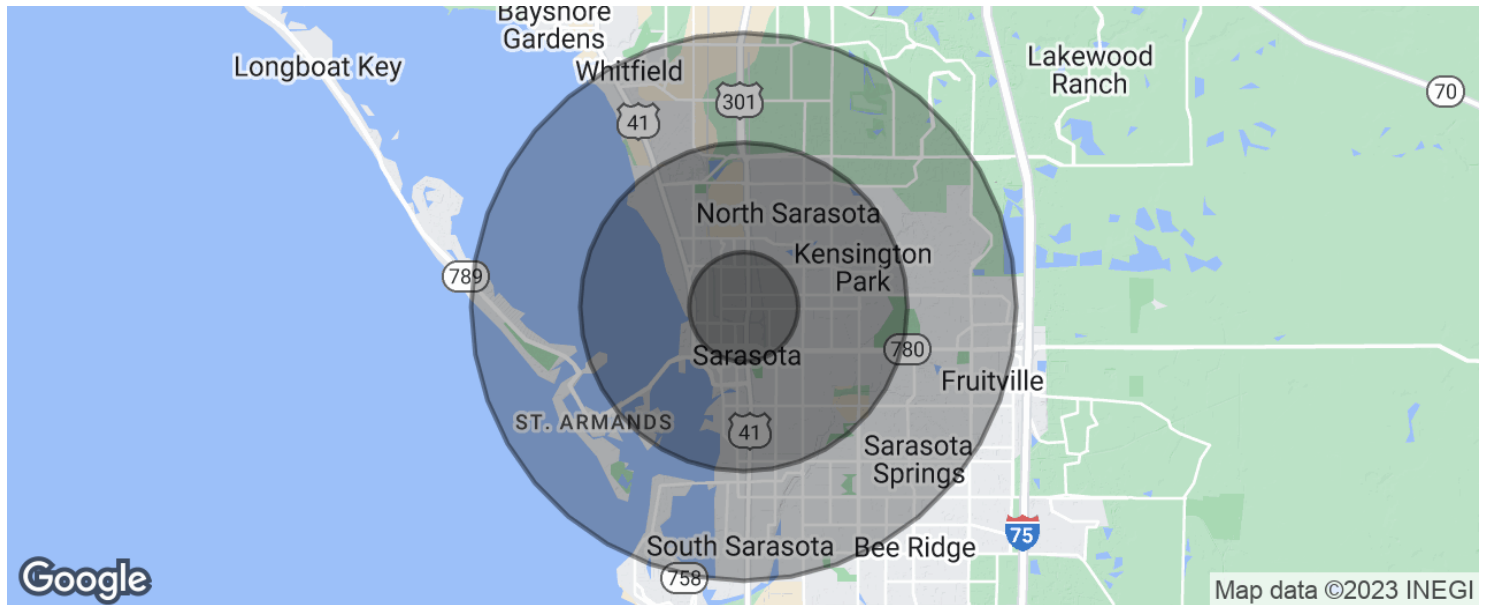
Lease Rate:	N/A
Available SF:	
Year Built:	1994
Building Size:	13,201
Zoning:	IGD



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,290	70,251	147,627
Median age	35.4	42.8	46.0
Median age (Male)	33.6	41.0	44.5
Median age (Female)	37.9	45.3	47.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,773	29,753	64,845
# of persons per HH	2.6	2.4	2.3
Average HH income	\$47,440	\$59,730	\$67,659
Average house value	\$260,494	\$316,689	\$298,710

* Demographic data derived from 2020 ACS - US Census

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