



2420 TRAILMATE INDUSTRIAL PROPERTY

2420 TRAILMATE DR., SARASOTA, FL



ADDRESS

**2420 Trailmate Dr.
Sarasota, FL 34243**

PROPERTY FEATURES

- Offered at \$3,950,000
- 33,403 SF Consisting Of Approx. 5,000 SF Of Office/Lab Space, Restrooms, and Breakroom
- High-End And Well Maintained Industrial Building
- Zoned HM - Heavy Manufacturing
- 3 Phase Power And Fully Air Conditioned

	1 Mile	5 Miles	10 Miles
Total Households:	1,152	67,843	188,099
Total Population:	2,951	166,717	446,482
Average HH Income:	\$54,733	\$53,306	\$65,987

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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OFFERING SUMMARY

Sale Price:	\$3,950,000
Building Size:	33,403 SF
Available SF:	
Lot Size:	2.49 Acres
Price / SF:	\$118.25
Year Built:	1985
Zoning:	HM
Market:	Bradenton

PROPERTY OVERVIEW

Offered at \$3,950,000, this vacant warehouse is in pristine condition and is a great opportunity for an Owner/User searching for a high-end warehouse for their business. Located in an easily accessible industrial park in Manatee County (with a Sarasota address) is just west of US 301 and just a short drive from I-75, this property would serve as a great location for any sort of manufacturing or shipping/distribution center. The building consists of 33,403 SF of office and warehouse and has been very well maintained and upgraded.

LOCATION OVERVIEW

Located along Trailmate Dr. within the Parkland Center professional park, this industrial building has a great location for a wide array of warehouse users. With easy access right off of US 301, this location is easily suited for any shipping/distribution needs. The property is only 10 minutes from SRQ International Airport, 1 hour from TPA Airport, and 30 miles from the Port of Tampa.



Commercial

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Michael Saunders & Company.



Licensed Real Estate Broker

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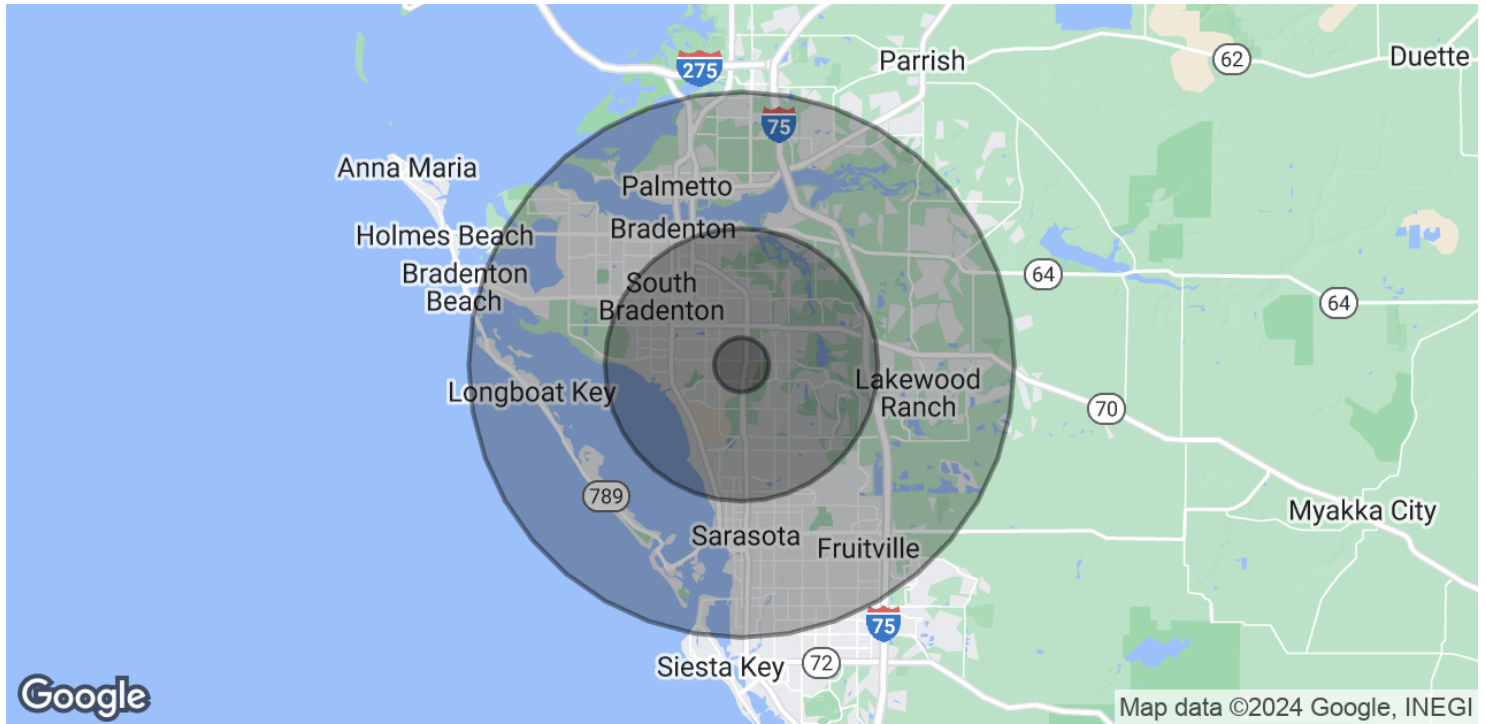
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,951	166,717	446,482
Average age	37.6	41.5	45.2
Average age (Male)	37.3	41.1	44.0
Average age (Female)	38.0	42.7	46.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,152	67,843	188,099
# of persons per HH	2.6	2.5	2.4
Average HH income	\$54,733	\$53,306	\$65,987
Average house value	\$236,256	\$243,238	\$299,079

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 17+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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