

# 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

SARASOTA, FL



## SALE BROCHURE

**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

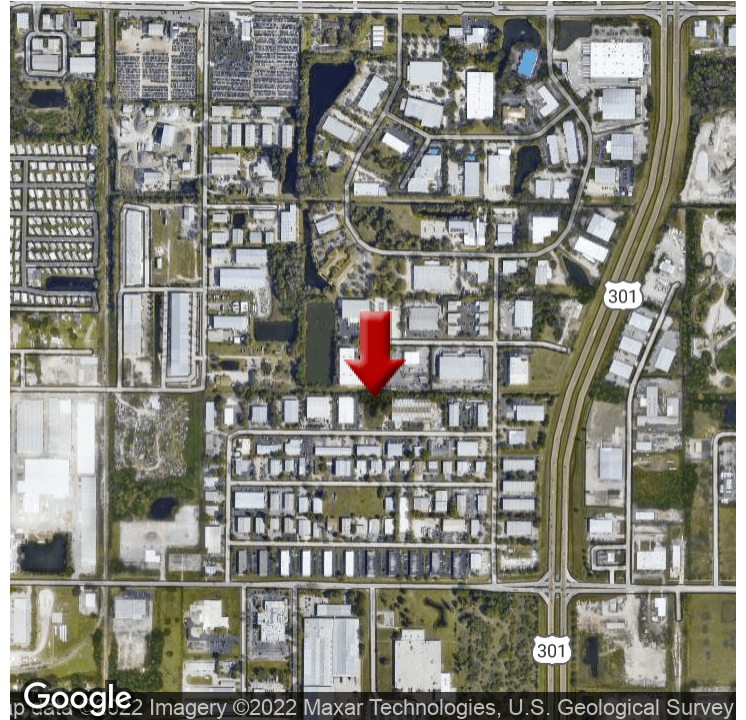
*PRESENTED BY:*

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

## INDUSTRIAL FOR SALE

# 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$230,500-\$
<b>YEAR BUILT:</b>	2022
<b>UNIT SIZE:</b>	1,500 SF
<b>ZONING:</b>	LM
<b>MARKET:</b>	Sarasota
<b>SUBMARKET:</b>	Bradenton
<b>PRICE / SF:</b>	\$165 - \$190
<b>INITIAL DEPOSIT DUE (ON CONTRACT):</b>	20%
<b>ADD'T'L DEPOSIT (GROUNDBREAKING):</b>	15%
<b>ADD'T'L DEPOSIT (ROOF INSTALLATION):</b>	15%

### PROPERTY OVERVIEW

**BRAND NEW INDUSTRIAL CONDOS FOR SALE.** Each unit is approx. 1,500 SF, 41.50' 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 May 1, 2022. Reserve your unit today! Call now for additional details.

### PROPERTY HIGHLIGHTS

- Unit Size: Approx. 1,500 SF each
- 41.50' Depth
- 12' x 14' Garage Doors
- 270 SF Office/Showroom Space
- Condominium Fees: Estimated at \$817/Quarter
- Estimated Occupancy: May 1, 2022

**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

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

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 is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://kwcommercial.com/commercial/McCommercial.action?orgId=6327)

## INDUSTRIAL FOR SALE

# 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

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

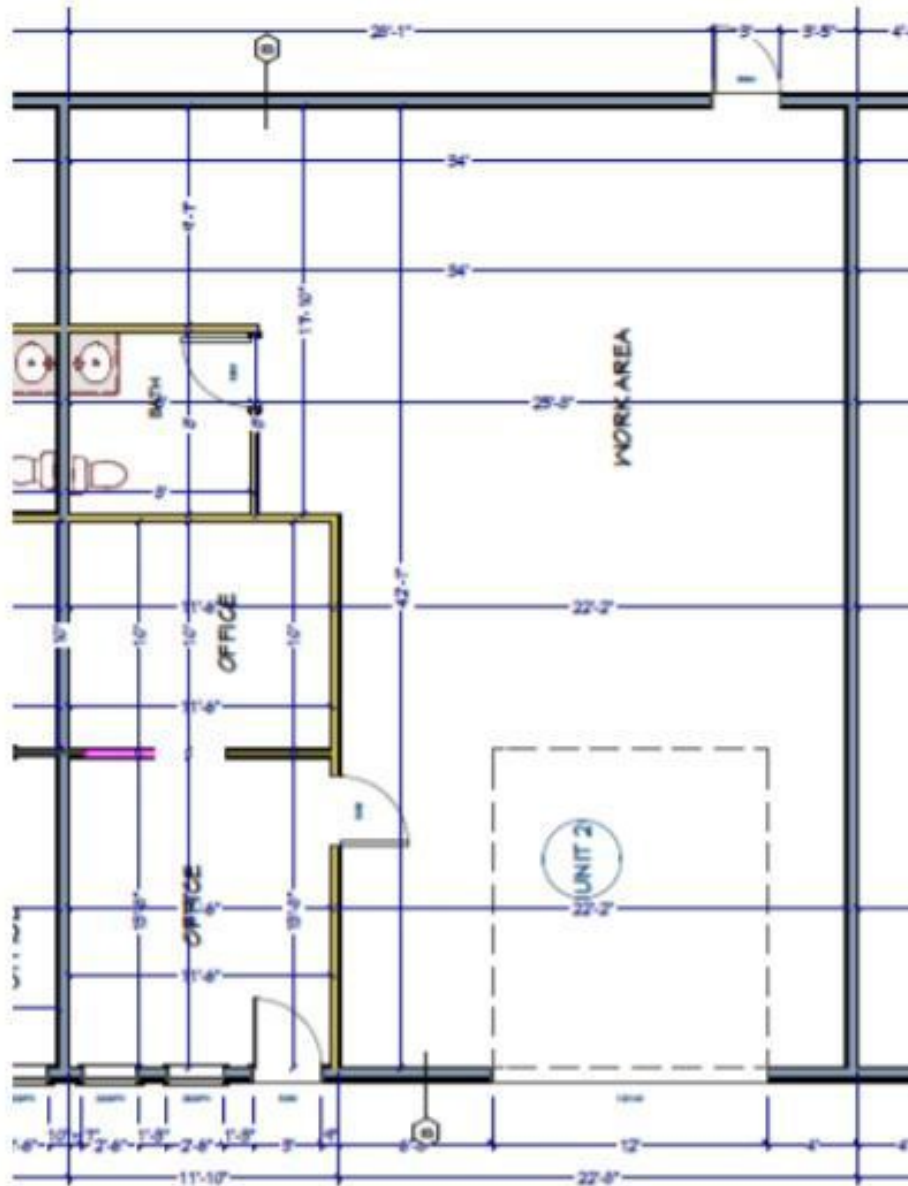
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://kwcommercial.com/commercial/McCommercial.action?orgId=6327)

## TYPICAL FLOOR PLAN - BRAND NEW INDUSTRIAL CONDOS



**KW**  
COMMERCIAL



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

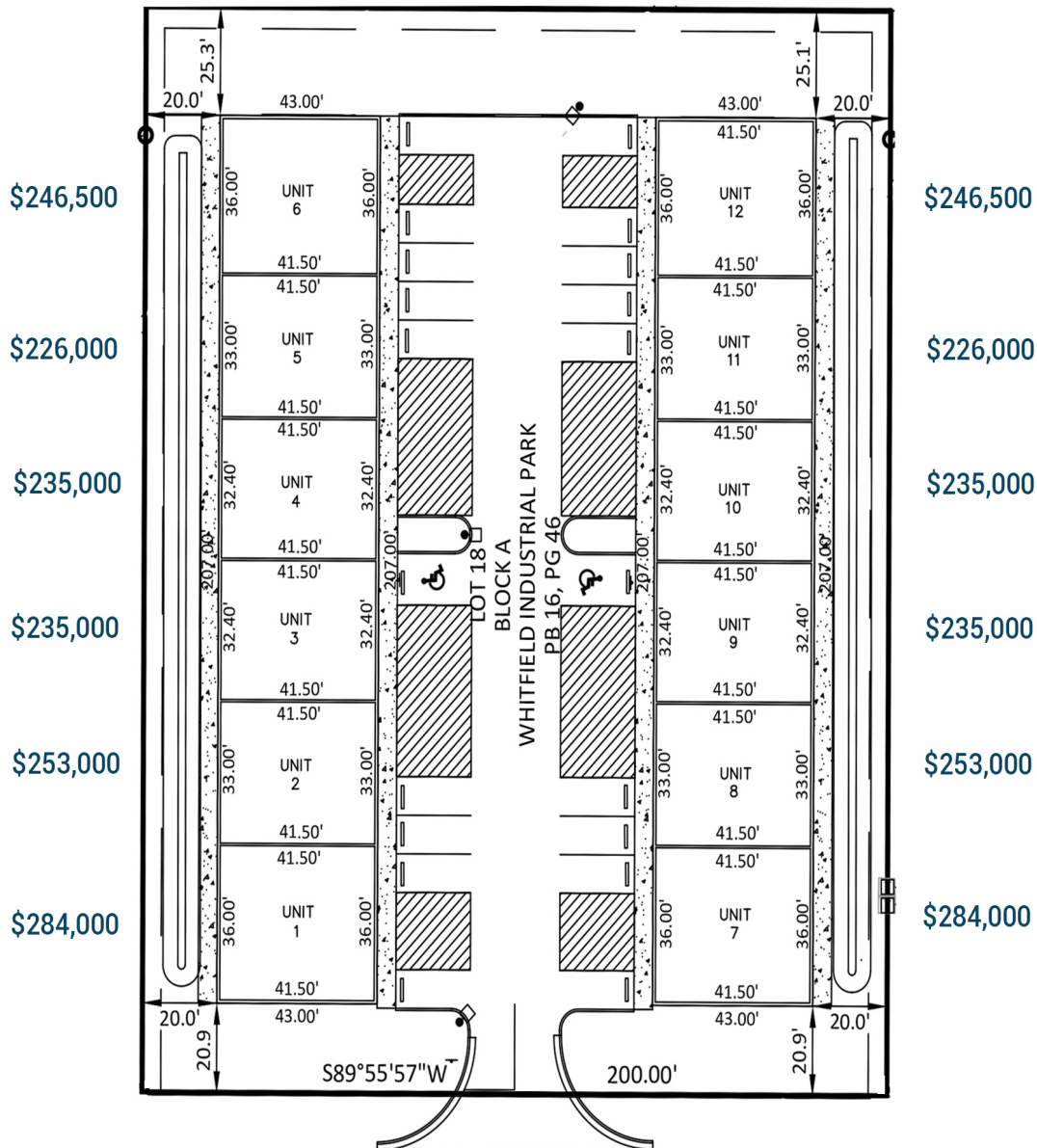
Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](http://kwcommercial.com/commercial/McCommercial.action?orgId=6327)

## SITE PLAN - BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



### PRICING AS OF OCTOBER 2021



**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

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

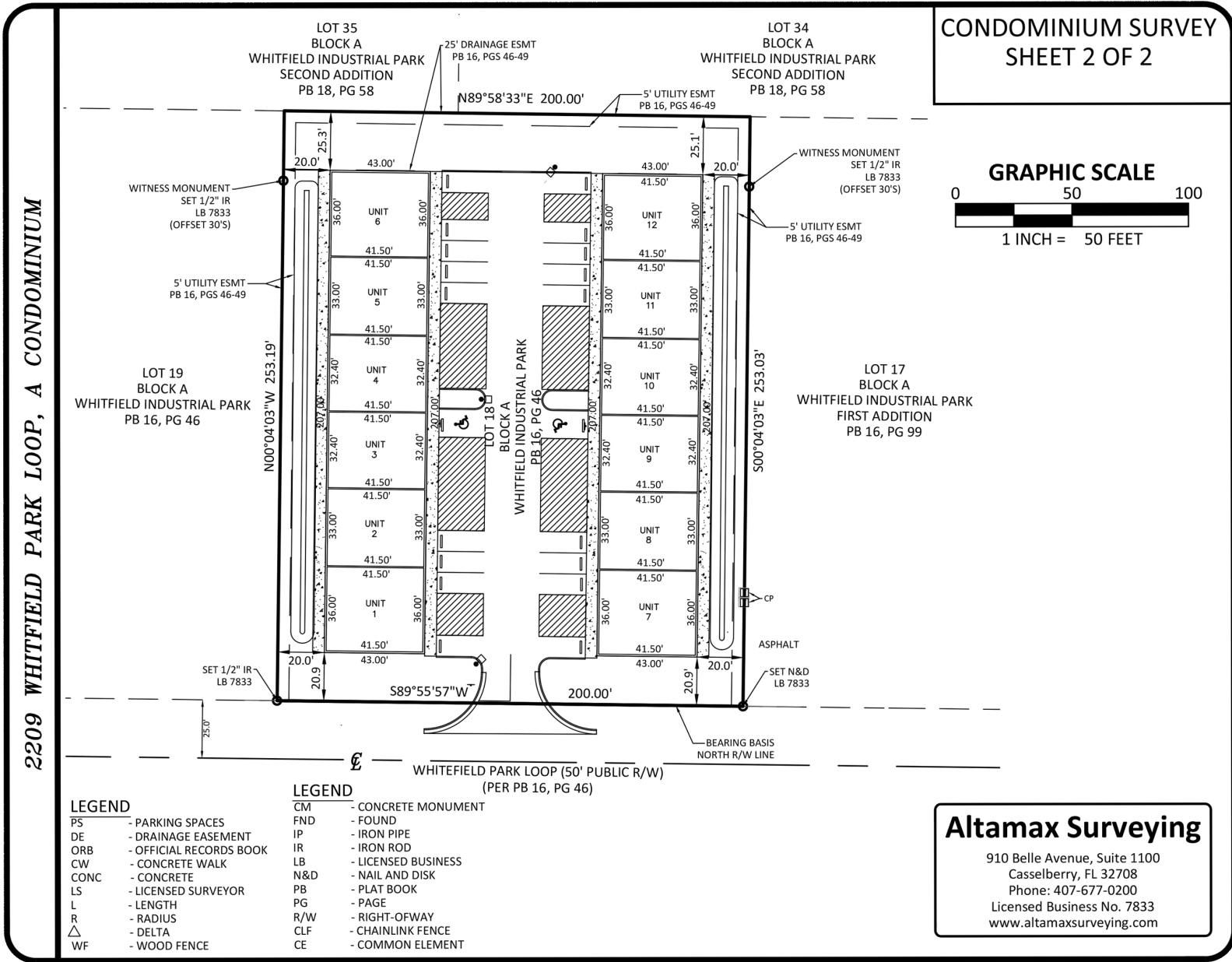
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6327)

# INDUSTRIAL FOR SALE

## FLOOR PLAN - 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

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

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 is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](http://kwcommercial.com/commercial/McCommercial.action?orgId=6327)

## INDUSTRIAL FOR SALE

# 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

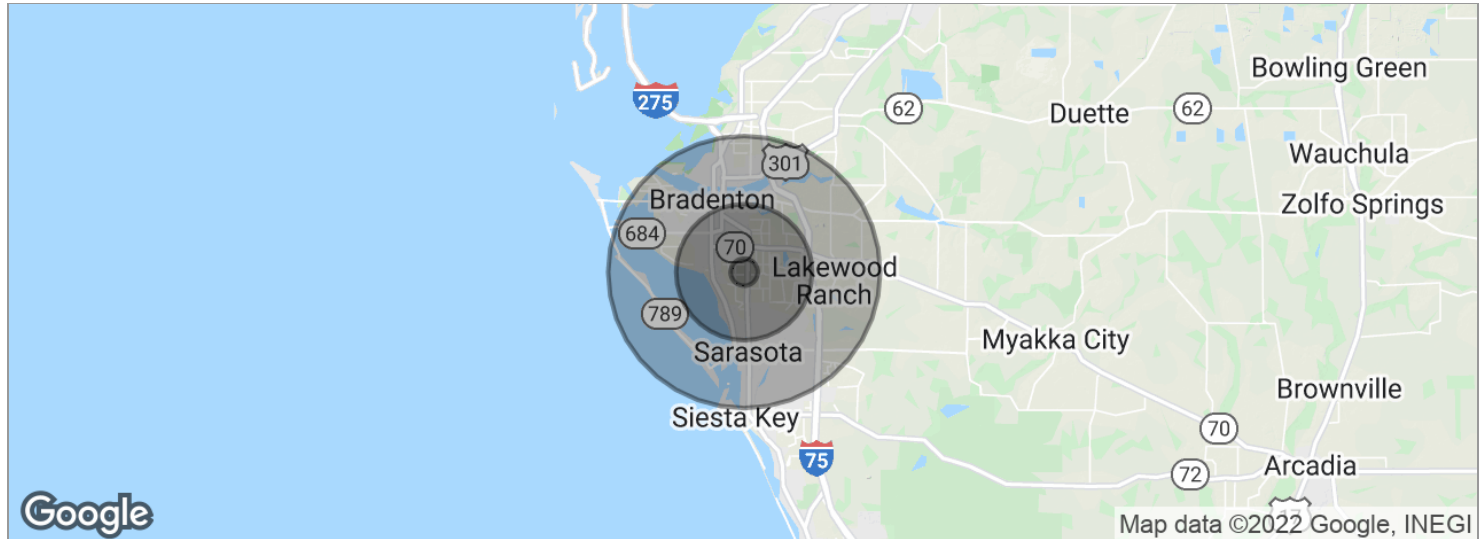
**MARC H. PEARL CCIM**  
Broker/Associate  
O: 941.260.1200  
C: 305.968.5816  
MPearl@PearlCommercial.net  
FL #BK485275

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 is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6327)

## 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



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

**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

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

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 is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](http://kwcommercial.com/commercial/McCommercial.action?orgId=6327)