



**12,358 WH - AC -  
440+ / 3 PHASE -  
LIKE NEW  
\$2,395,000**

**2330 INDUSTRIAL BLVD  
SARASOTA, FLORIDA 34234**

**PROPERTY HIGHLIGHTS**

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,672	14,383	33,866
Total Population	5,291	32,238	68,246
Average HH Income	\$49,335	\$51,019	\$58,881



For More Information

**MARCIA CUTTLER**

Agent/Associate  
941 923 0535 x308  
marcia@americanpropertygroup.com

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## OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	12,358 SF
Available SF:	
Lot Size:	0.05 Acres
Price / SF:	\$178.02
Year Built:	2016
Renovated:	2018
Zoning:	ILW
Market:	Sarasota - Bradenton

## PROPERTY OVERVIEW

CASH TO SELLER

## PROPERTY HIGHLIGHTS

**FULLY AIR CONDITIONED - (4 UNITS) 440+ / 3 PHASE LIKE NEW - BUILT IN 2016**  
**ELECTRIC OVERHEAD DOORS**  
**PRISTINE CONDITION**  
**THREE SECTIONS EASILY DIVISIBLE FOR LEASING**  
**16' X 12' OVERHEAD DOORS PLUS ONE INTERIOR 16' X 12' OVERHEAD DOOR**  
**CANOPY OVER LOADING AREA**  
**POLISHED CONCRETE FLOORS**

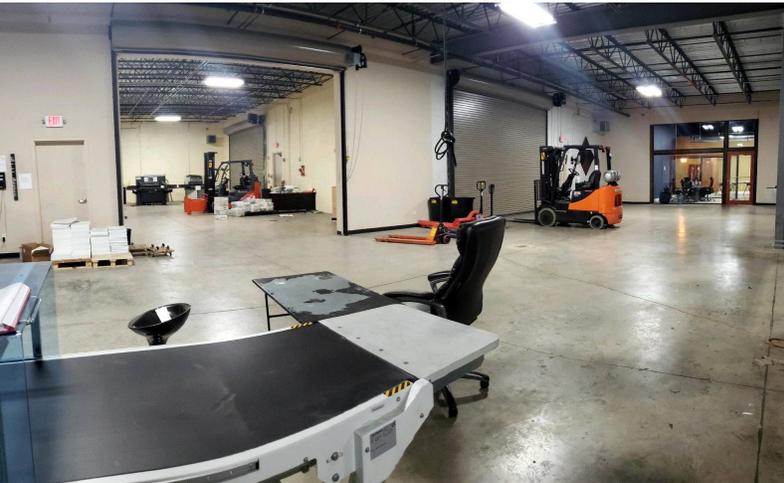
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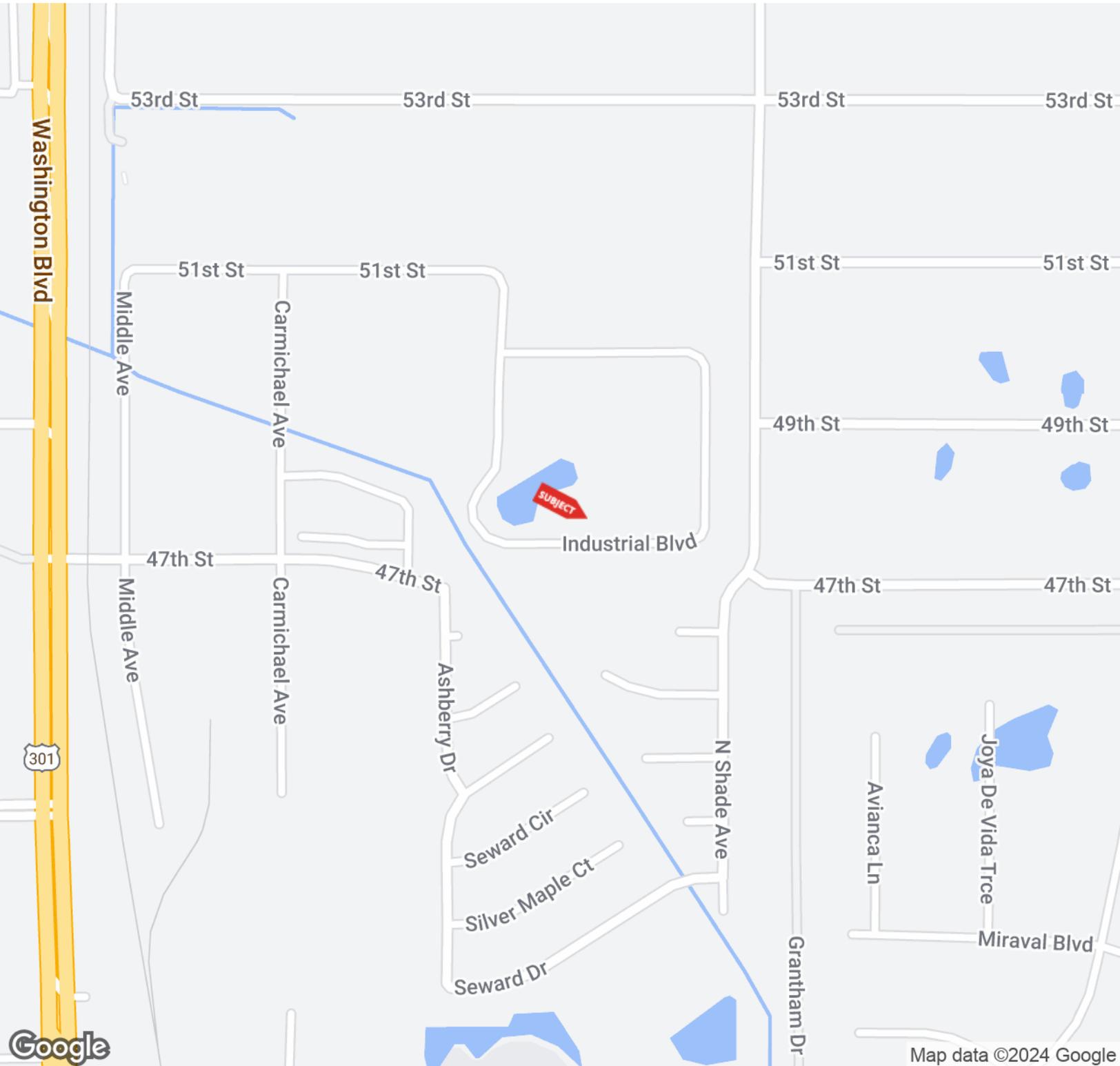
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marcia@americanpropertygroup.com

Direct: 941.923.0535 x308 | Cell: 941.544.1020

FL #SL3011453

## PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

### American Property Group of Sarasota Inc

7750 S Tamiami Trail  
Sarasota, FL 34231  
941.923.0535

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