



# 1882 PORTER LAKE DR UNIT 102

SARASOTA, FL 34240

## **TERRY EASTMAN, P.A.**

SENIOR COMMERCIAL ADVISOR | BROKER ASSOCIATE  
941.914.2936  
TERRYEASTMAN@MSCCOMMERCIAL.COM

**MSC** | COMMERCIAL  
REAL ESTATE

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Lease Rate	<b>\$3,500.00 PER MONTH</b>
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**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Flex Space
Zoning	PID
Lot Size	57,439 SF
APN #	0238051003

**LOCATION INFORMATION**

Street Address	1882 Porter Lake Dr Unit 102
City, State, Zip	Sarasota, FL 34240
County	Sarasota
Market	Tampa - St. Petersburg
Sub-market	Manatee - Sarasota
Cross-Streets	Porter Lake Drive + Porter Road
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	Sarasota - Bradenton International Airport

**PARKING & TRANSPORTATION**

Street Parking	No
Parking Type	Surface
Parking Ratio	2.85
Number of Parking Spaces	5

**UTILITIES & AMENITIES**

Central HVAC	Yes
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**BUILDING INFORMATION**

Building Size	1,896 SF
Building Class	B
Tenancy	Single
Number of Grade Level Doors	1
Number of Drive in Bays	1
Ceiling Height	16 ft
Office Space	1,176 SF
Number of Floors	1
Average Floor Size	1,896 SF
Year Built	1998
Gross Leasable Area	1,896 SF
Free Standing	No
Number of Buildings	1



**PROPERTY DESCRIPTION**

An exceptional leasing opportunity in Porter Industrial Park. This prime industrial flex space boasts a spacious floor plan with many features including high ceilings, ample parking, versatile floor plan and built in office furniture to accommodate various needs. The property's strategic location provides easy access to major transportation routes, enhancing logistical efficiency. With a well-maintained exterior this property offers a professional and inviting setting for light industrial activities. Experience the perfect blend of functionality and convenience, making it an ideal choice for your business's expansion or relocation needs.

**PROPERTY HIGHLIGHTS**

- Move in Ready
- Great Location
- Ample Parking
- Spacious Floor plan
- Established Industrial Park

**OFFERING SUMMARY**

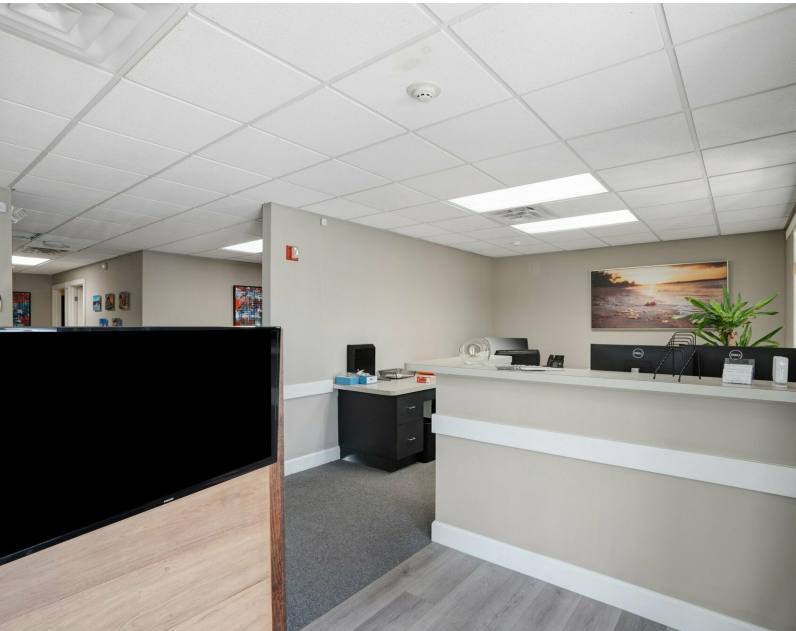
Lease Rate:	\$3,500.00 per month (MG)
Number of Units:	1
Available SF:	1,896 SF
Lot Size:	57,439 SF
Building Size:	1,896 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	90	420	1,712
Total Population	226	1,035	4,225
Average HH Income	\$110,443	\$109,611	\$112,908

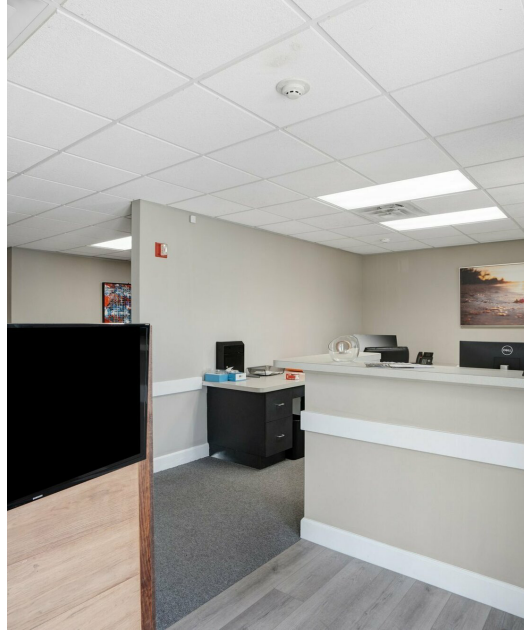


**PROPERTY HIGHLIGHTS**

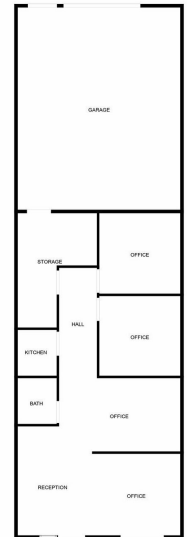
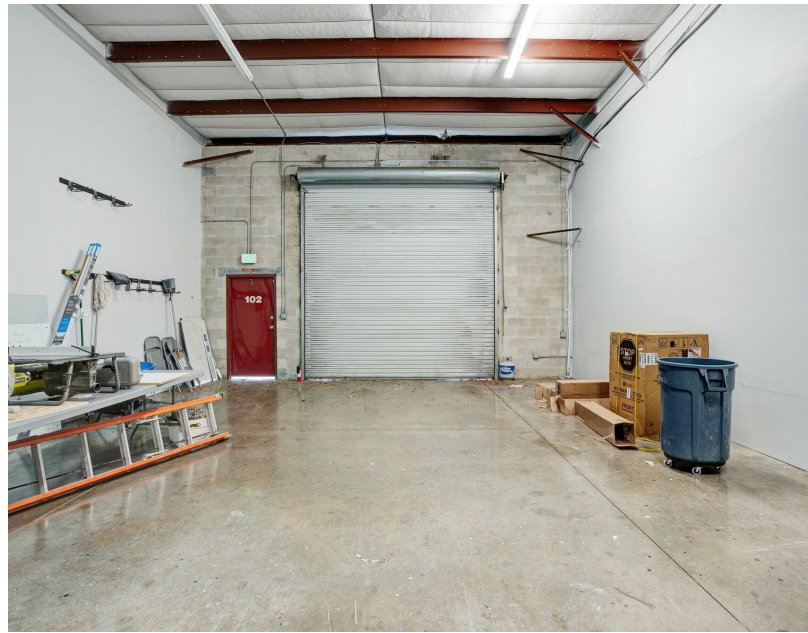
- Move in Ready
- Great Location
- Ample Parking
- Spacious Floor plan
- Established Industrial Park



ADDITIONAL PHOTOS

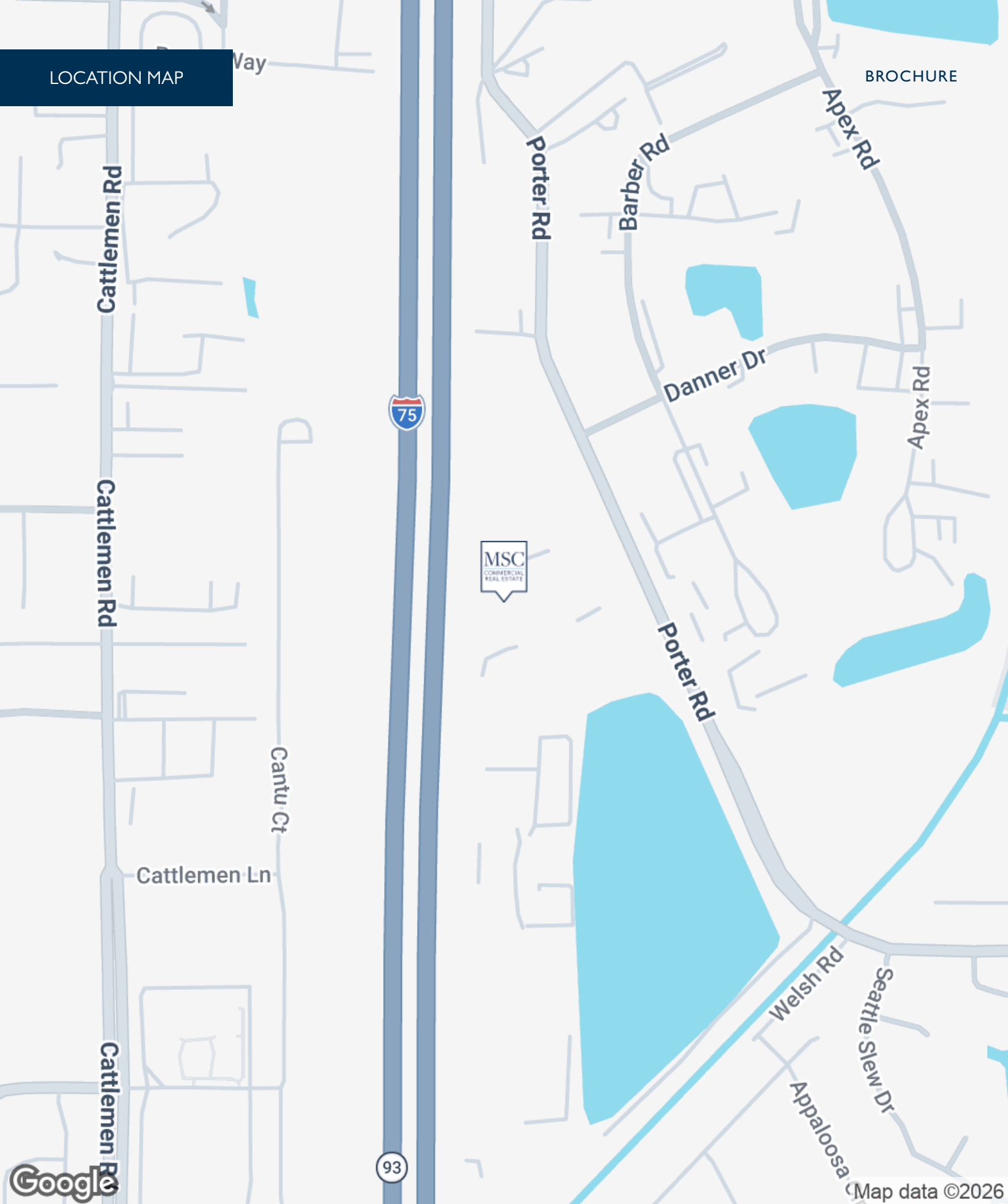


BROCHURE

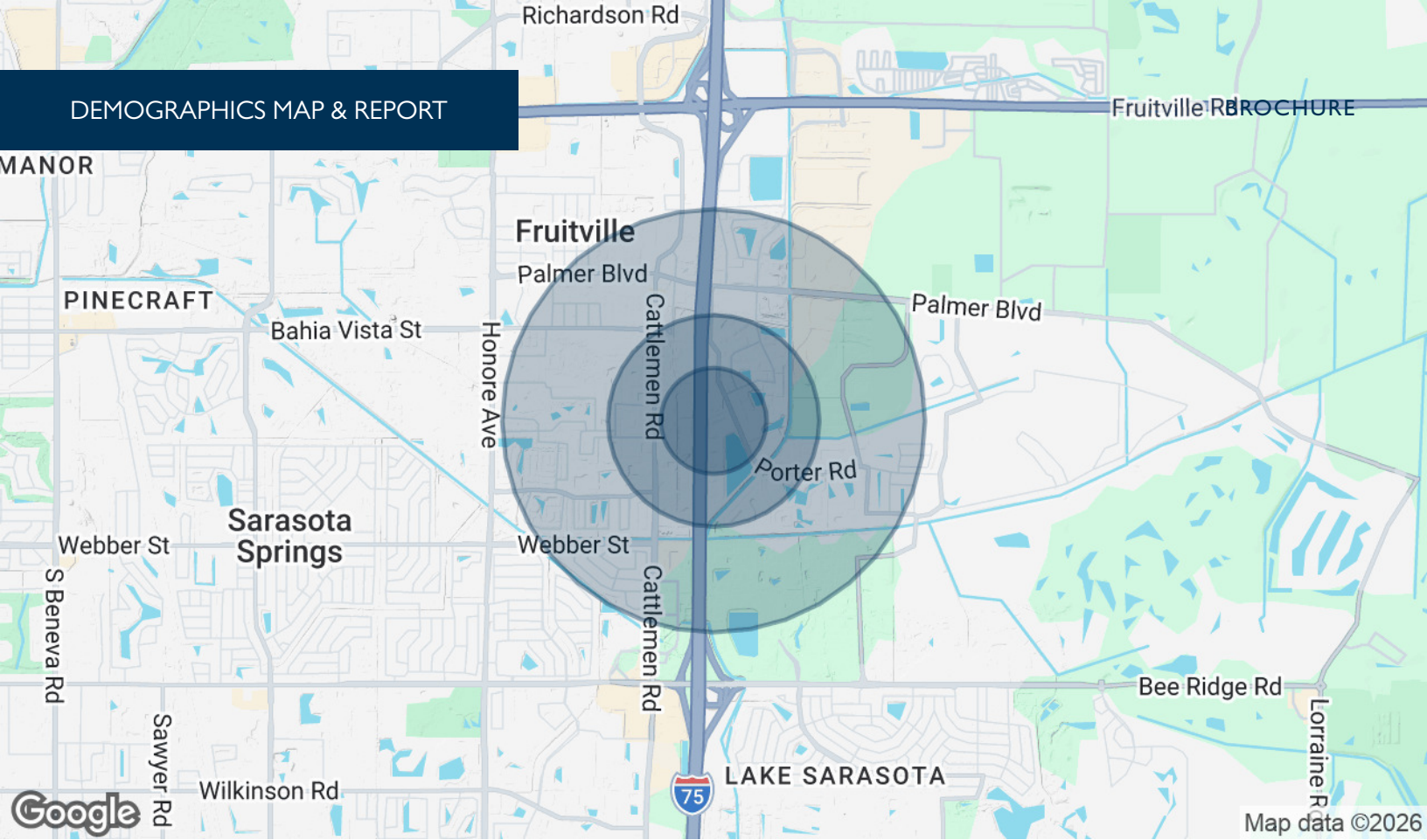


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION MAP

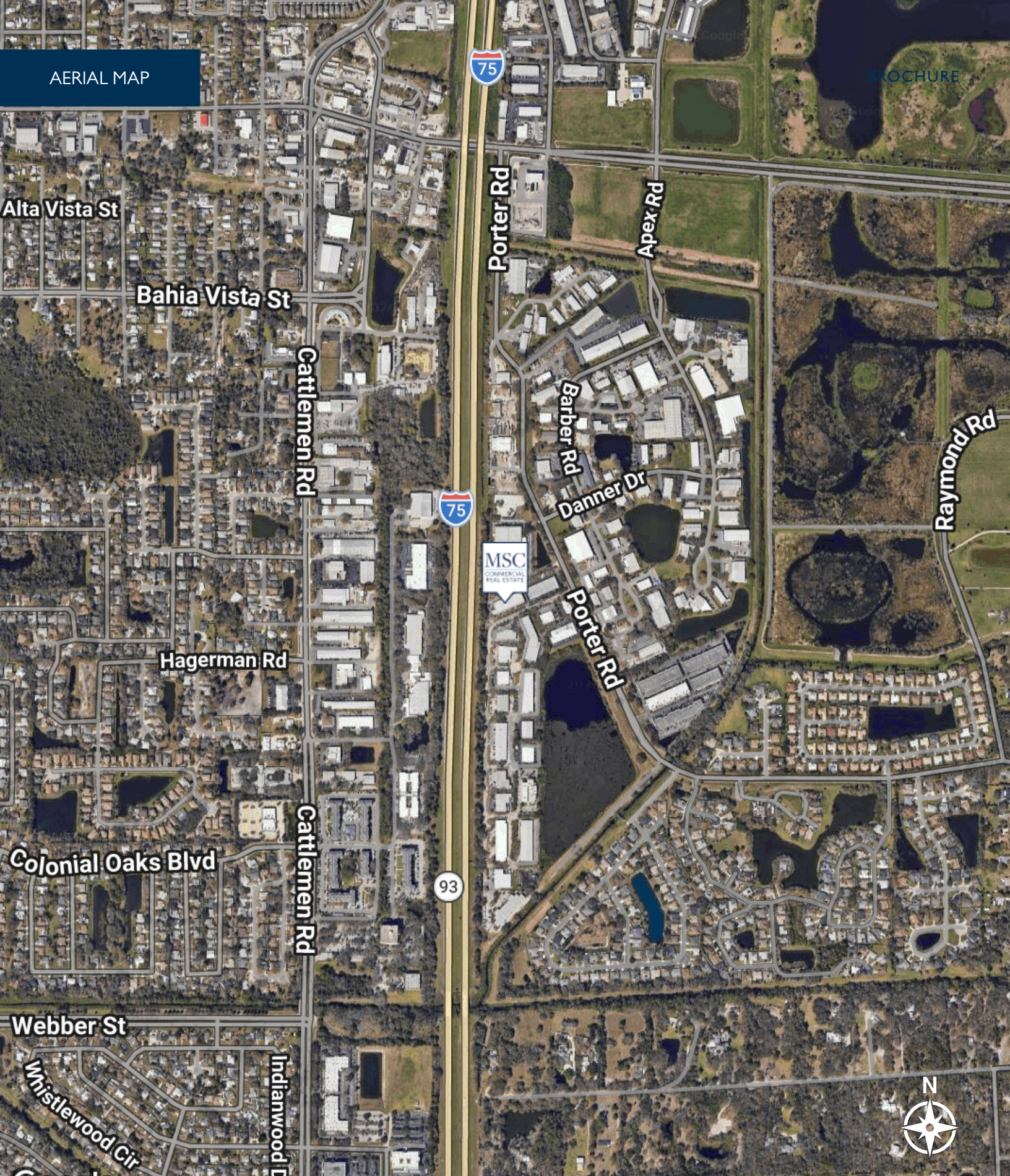


DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	226	1,035	4,225
Average Age	46.5	47.0	44.5
Average Age (Male)	43.3	43.6	41.9
Average Age (Female)	48.1	48.7	46.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	90	420	1,712
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$110,443	\$109,611	\$112,908
Average House Value	\$502,978	\$488,613	\$518,883

2023 American Community Survey (ACS)



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**TERRY EASTMAN, P.A.**

Senior Commercial Advisor | Broker Associate

terryeastman@msccommercial.com

Direct: 941.914.2936 | Cell: 941.914.2936

**PROFESSIONAL BACKGROUND**

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 17 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.

**MSC Commercial**  
1605 Main Street Suite 500  
Sarasota, FL 34236  
941.957.3730



## MELINDA GARRETT

Commercial Real Estate Advisor

MelindaGarrett@msccommercial.com

Direct: 941.899.4842 | Cell: 941.899.4842

### PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

### MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)

Commercial Real Estate Alliance of RASM Member (CREA)

Board of Directors RASM CREA, 2025

Manatee Chamber of Commerce- Downtown Redevelopment Committee

Manatee Chamber of Commerce- Better Business Council

Sarasota Chamber of Commerce

MSC Foundation Council Member

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MSCcommercial.com



## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.