



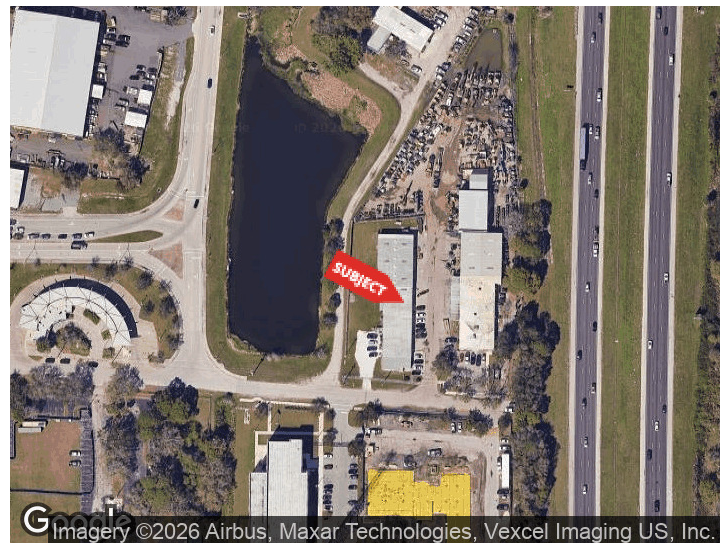
6055 PORTER WAY

SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- ±12,000 SF industrial warehouse
- Large, open warehouse floor plan
- Minutes from I-75 and Cattlemen Road
- Convenient access for deliveries and transportation
- Suitable for storage, distribution, or light manufacturing
- Located within an established Sarasota industrial corridor

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	436	2,424
Total Population	355	1,104	6,136
Average HH Income	\$102,567	\$101,672	\$106,914



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For More Information

BRIAN SEIDEL

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SARASOTA, FL 34232



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	12,499 SF
Available SF:	12,000 SF
Lot Size:	43,596 SF
Number of Units:	2
Year Built:	1977
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6055 Porter Way, Sarasota, FL

Property Type: Industrial Warehouse for Lease
Available Size: ±12,000 SF

This ±12,000 SF industrial warehouse offers a spacious and functional layout within an established Sarasota industrial corridor. Ideally located just off Cattlemen Road and minutes from I-75, the property provides convenient access for deliveries, employees, and transportation throughout Sarasota and the surrounding region.

The large, open warehouse floor plan can accommodate a variety of industrial and commercial operations, including warehousing, distribution, logistics, storage, light manufacturing, and service-based businesses. Its combination of usable space, accessibility, and central Sarasota location makes this an excellent opportunity for businesses seeking an efficient and well-positioned industrial facility.

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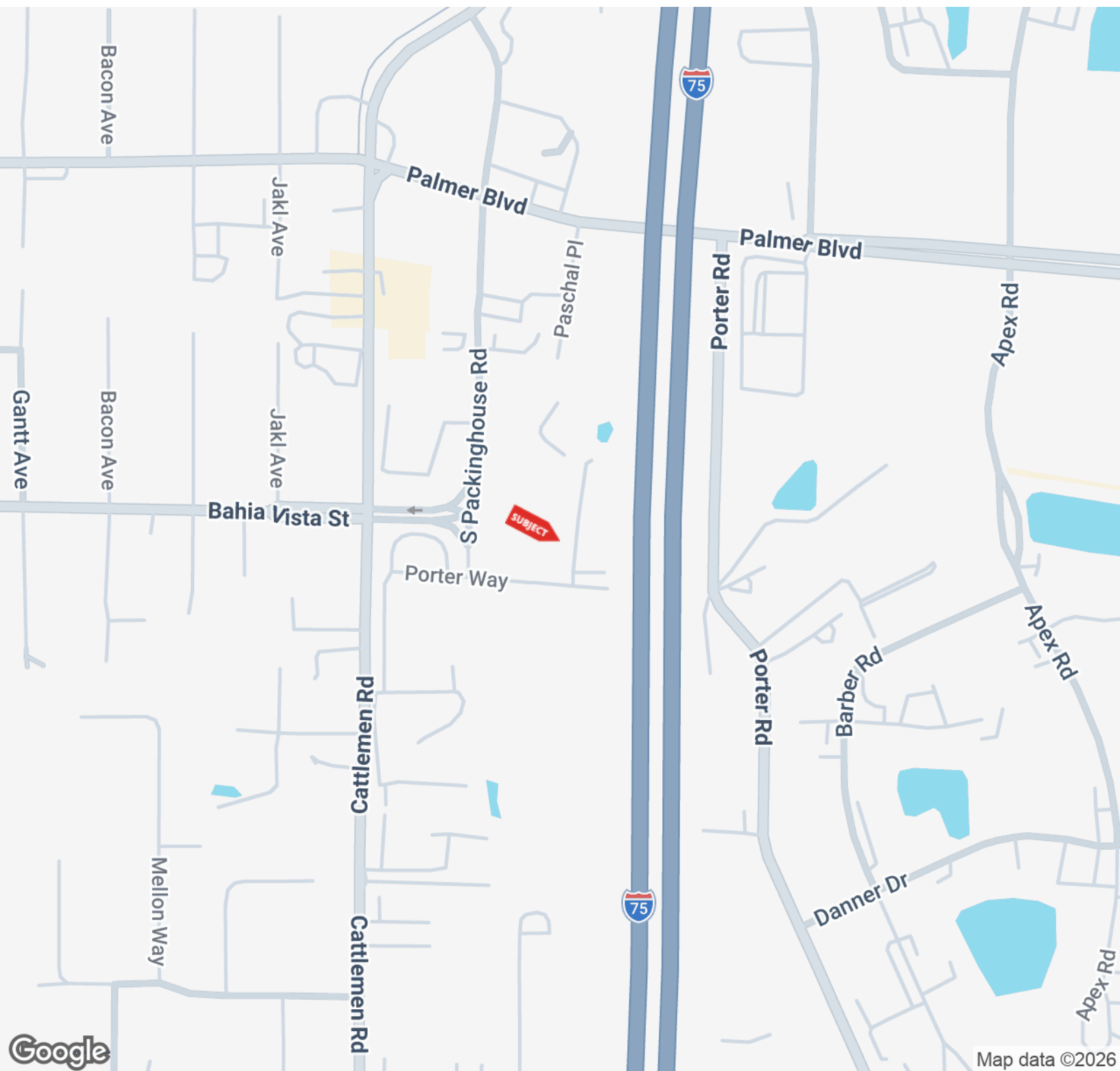
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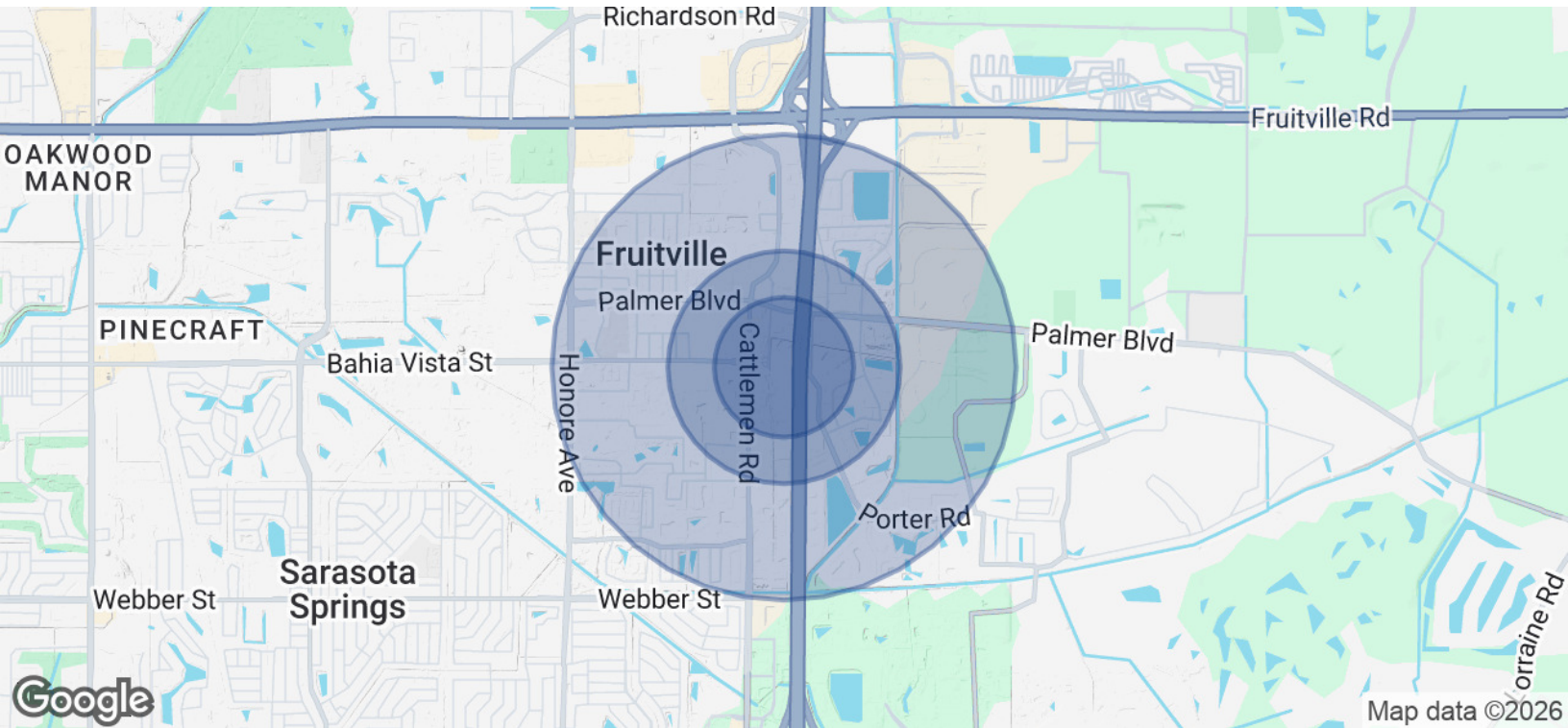


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	355	1,104	6,136
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	436	2,424
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$102,567	\$101,672	\$106,914
Average House Value	\$441,093	\$436,632	\$450,294

2020 American Community Survey (ACS)

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