

SARASOTA-BRADENTON :: FLORIDA

AIRPORT BUSINESS CENTER

NEW OUT-BUILDING | 6907 15th Street East | Sarasota, FL 34243

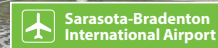
AVAILABLE FOR LEASE
20,375 SF FIRST CLASS
INDUSTRIAL SPACE



University Pkwy: 66,500 AADT

DOWNTOWN
SARASOTA

University Pkwy: 28,000 AADT



SARASOTA-BRADENTON
COMMERCE PARK

BUILDING 3
20,375 SF
NOW LEASING

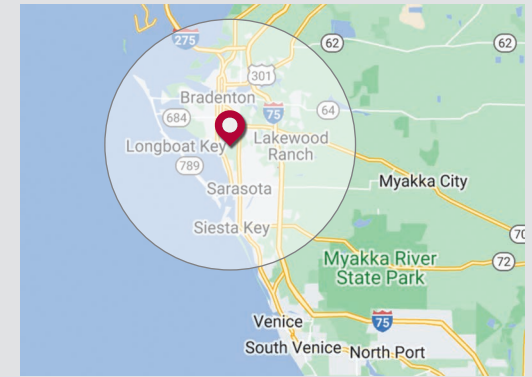
AIRPORT BUSINESS
CENTER

Whitfield Ave

Whitfield Ave

15th St E: 13,140 AADT

LOCATION



Latitude: 27.417985 Longitude: -82.545697

DEMOGRAPHICS

POPULATION

693,932
15 MILES

DAYTIME POP

711,198
15 MILES

BUSINESSES

31,810
15 MILES

EMPLOYEES

288,156
15 MILES

AVERAGE HHI

\$126,038
15 MILES

HOUSEHOLDS

307,610
15 MILES

Sarasota-Bradenton MSA: 936.1K

BENDERSON
DEVELOPMENT
3303 | REV-11.18.25

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PROPERTY HIGHLIGHTS

SQUARE FEET	20,375
YEAR BUILT	2025
CONSTRUCTION	Concrete block
CURRENT CONDITION	Shell ready for custom tenant improvements
LOADING	2 dock high 8'-8" x 10' with levelers
CLEAR HEIGHT	17'-6"
POWER	800 amps@480/277v 3 phase
SLAB	6" 4000 psi
ROOF	TPO with R25 insulation
HURRICANE RESISTANCE	2023 Building Code
COLUMN SPACING	52'-8" x 31'-4" typical
TRUCK COURT	147' for dock high doors, 82' for grade level doors
FIRE SPRINKLER	Fully sprinkled
CAR PARKING	46

LOCATION

Located at the signalized intersection of 15th Street E and Whitfield Ave.

1 MILE
Sarasota-Bradenton
International Airport

13,140
Traffic Count
Daily

3/4 MILE
US 301

7 MILES
Interstate 75