



6,720 SQ. FT. BUILDING ON 1.09 ACRE LOT IN WHITFIELD INDUSTRIAL PARK

For Sale Or Lease | Office Building

1941 Whitfield Park Loop

Sarasota, FL 34243

Michael Saunders & Company
Licensed Real Estate Broker
TCN
WORLDWIDE
REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor
941.928.1428
robertakolton@michaelsaunders.com



Commercial

OFFICE BUILDING

1941 WHITFIELD PARK LOOP, SARASOTA, FL

SQUARE FEET:	6,720 sq. ft.
SQ. FT. OF OFFICE:	6,720 sq. ft.
SQ. FT. WAREHOUSE:	0 sq. ft.
LAND SIZE:	1.09 +/- acres
ZONING:	LM
YEAR BUILT:	1982
ELECTRICAL:	3-phase
AMPS - VOLTS:	900amps, 110V
CEILING HEIGHT:	8'
MAX. CLEAR HEIGHT:	10'
OVERHEAD DOORS:	0
LOADING DOCK:	No
FIRE SPRINKLERS:	No
PARKING:	30+
TAXING AUTHORITY:	Manatee County
PROPERTY ID:	1868303387
2017 TAXES:	\$7,870.84
PARK:	Whitfield Industrial Park
OCCUPANCY:	At closing or lease execution

\$510,000.00

Sale Price

\$75.89

Per Sq. Ft.

\$6,440/month

Lease Rate

\$11.50 (MG)

Per Sq. Ft.



6,720 sq. ft. office building located on a 1.09 acre lot, just off Whitfield Avenue and Highway 301. Building features include a reception area, conference room, kitchen/break room, numerous private offices which line the exterior walls, and large open work area in the center. Building has several upgrades including a back-up generator, security system with interior and exterior cameras, 3-Phase power, and zoned HVAC system that is only 4-years old. Building is concrete block with pre-cast concrete roof and no load-bearing interior walls.

This is unbeatable value for office space, in a solid building, that can be reconfigured to fit your needs. Additional land in the rear of property is great for parking or outside storage, and provides the opportunity for future expansion.

The building is being offered for sale or lease. Owner is contractor and interior redesign could be negotiated based on a tenant's or buyer's needs. Building could easily be converted to an office/warehouse space. Lease rate is gross, inclusive of taxes and insurance. Tenant is responsible for utilities including water, sewer, power, phone and internet.

Located in the Whitfield Industrial Park at the bend of Whitfield Park Loop. Minutes from Highway 301, with easy access to State Road 70 and University Parkway.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor

941.928.1428

robertakolton@michaelsaunders.com



1941 WHITFIELD PARK LOOP, SARASOTA, FL

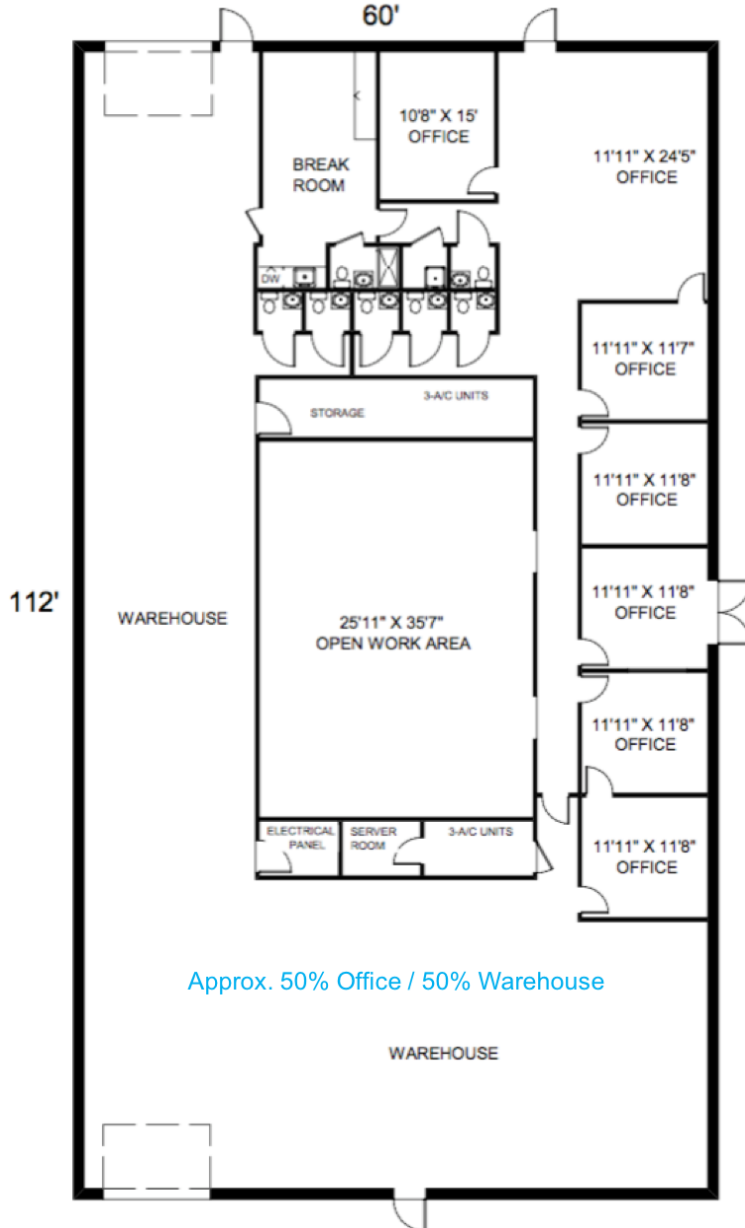


Commercial

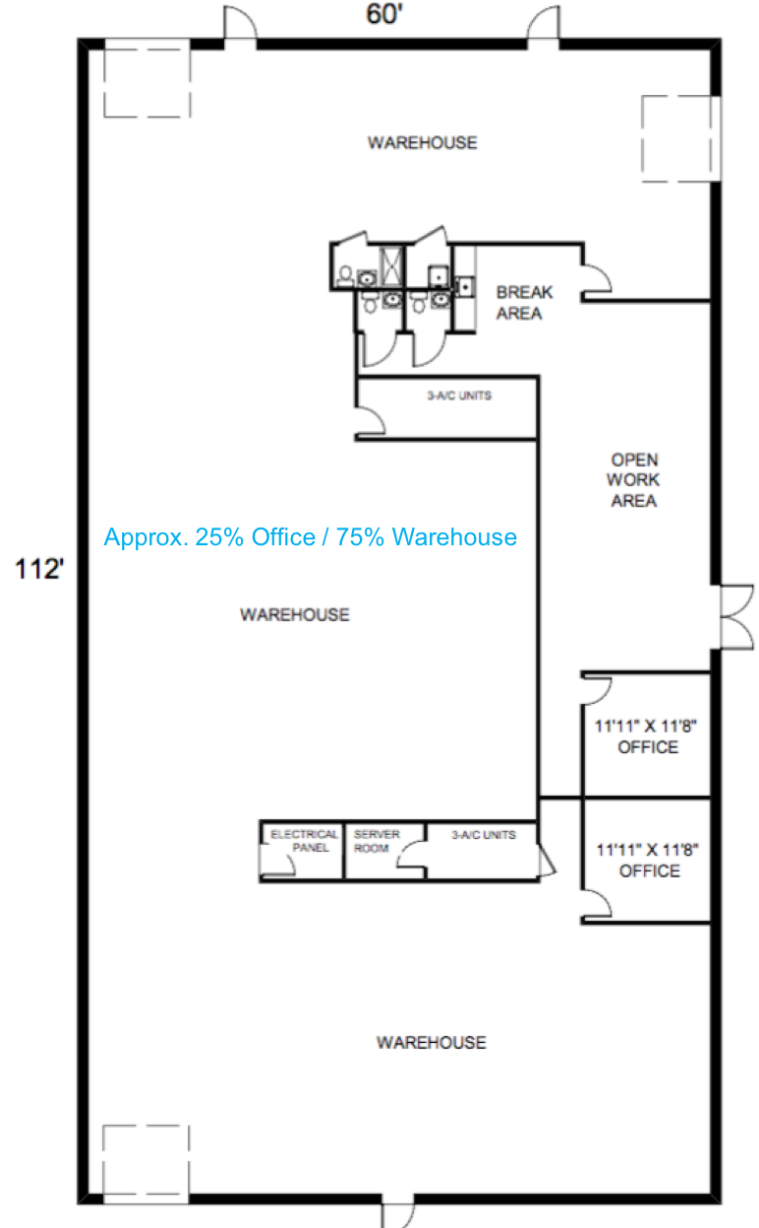
OFFICE BUILDING

1941 WHITFIELD PARK LOOP, SARASOTA, FL

Alternative Floor Plan #2



Alternative Floor Plan #3



1

ALTERNATIVE FLOOR PLAN #2

Licensee does not assume liability for the accuracy of information above

2

ALTERNATIVE FLOOR PLAN #3

Licensee does not assume liability for the accuracy of information above

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor

941.928.1428

robertakolton@michaelsaunders.com



Commercial

OFFICE BUILDING

1941 WHITFIELD PARK LOOP, SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor

941.928.1428

robertakolton@michaelsaunders.com



Commercial

OFFICE BUILDING

1941 WHITFIELD PARK LOOP, SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor

941.928.1428

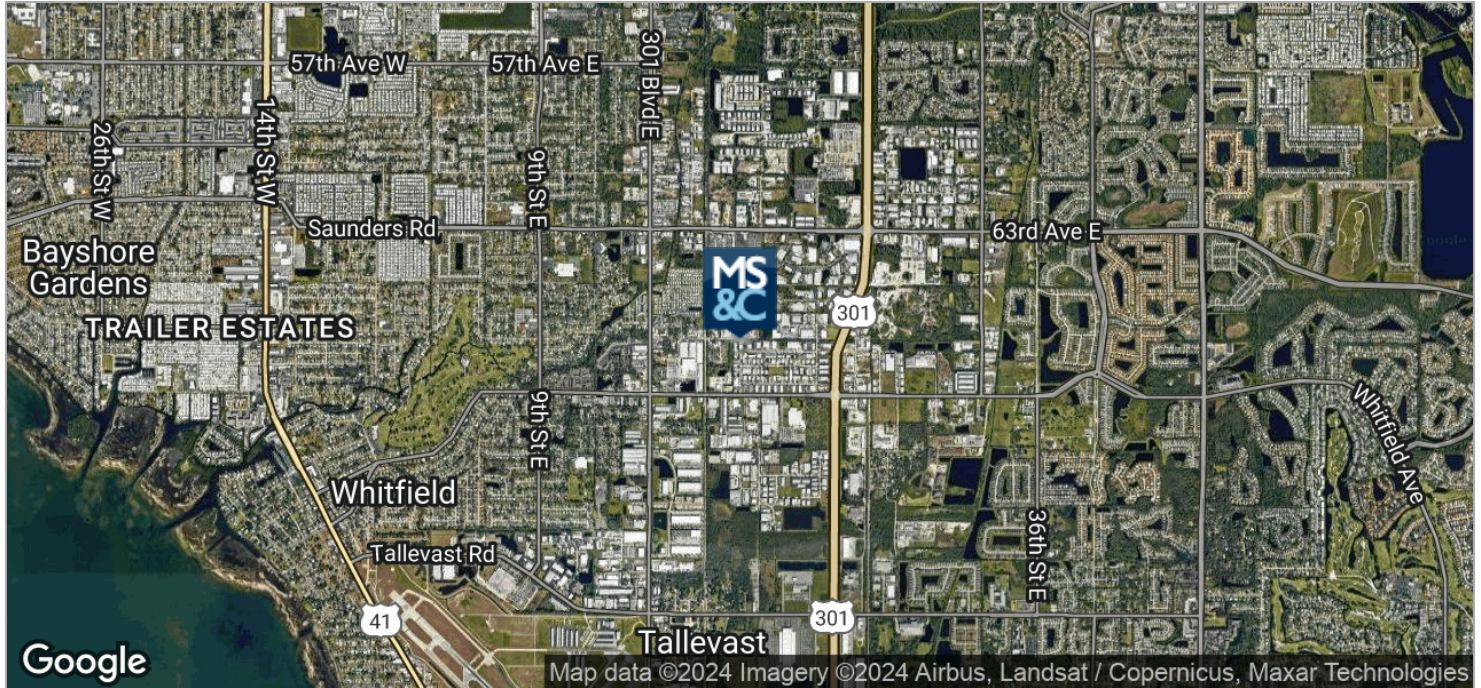
robertakolton@michaelsaunders.com



Commercial

OFFICE BUILDING

1941 WHITFIELD PARK LOOP, SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor

941.928.1428

robertakolton@michaelsaunders.com