

COMING FEBRUARY 2024 WHITFIELD PARK INDUSTRIAL CONDOS FOR SALE

May 2023

WHITFIELD PARK INDUSTRIAL CONDOS

2209 WHITFIELD PARK LOOP
SARASOTA, FL 34243



Purchase Summary

Price per Unit:	\$375,000
Initial Deposit due on Contract:	20%
Additional Deposit due on Groundbreaking:	15%
Additional Deposit due on Roof Installation:	15%

Property Description

BRAND NEW INDUSTRIAL CONDOS FOR SALE

Unit Size: Approx. 1,400 sf each

Depth: 41.50'

12' x 14' Garage Doors

270 sf Office/Showroom Space

Condominium Fees: Estimated at \$482.51/month

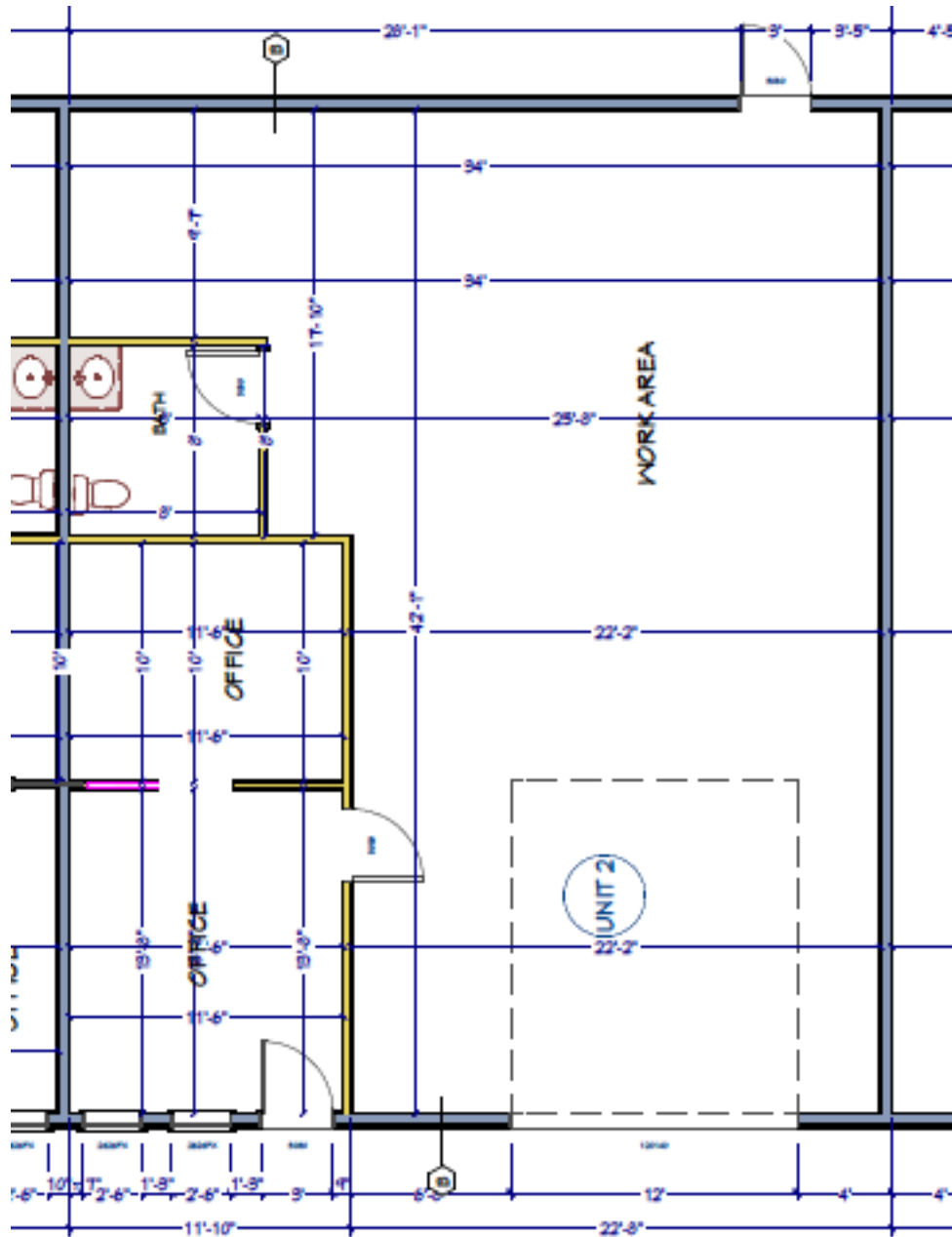
Zoning: LM

Estimated Occupancy: February 1, 2024

Location Description

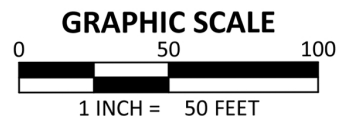
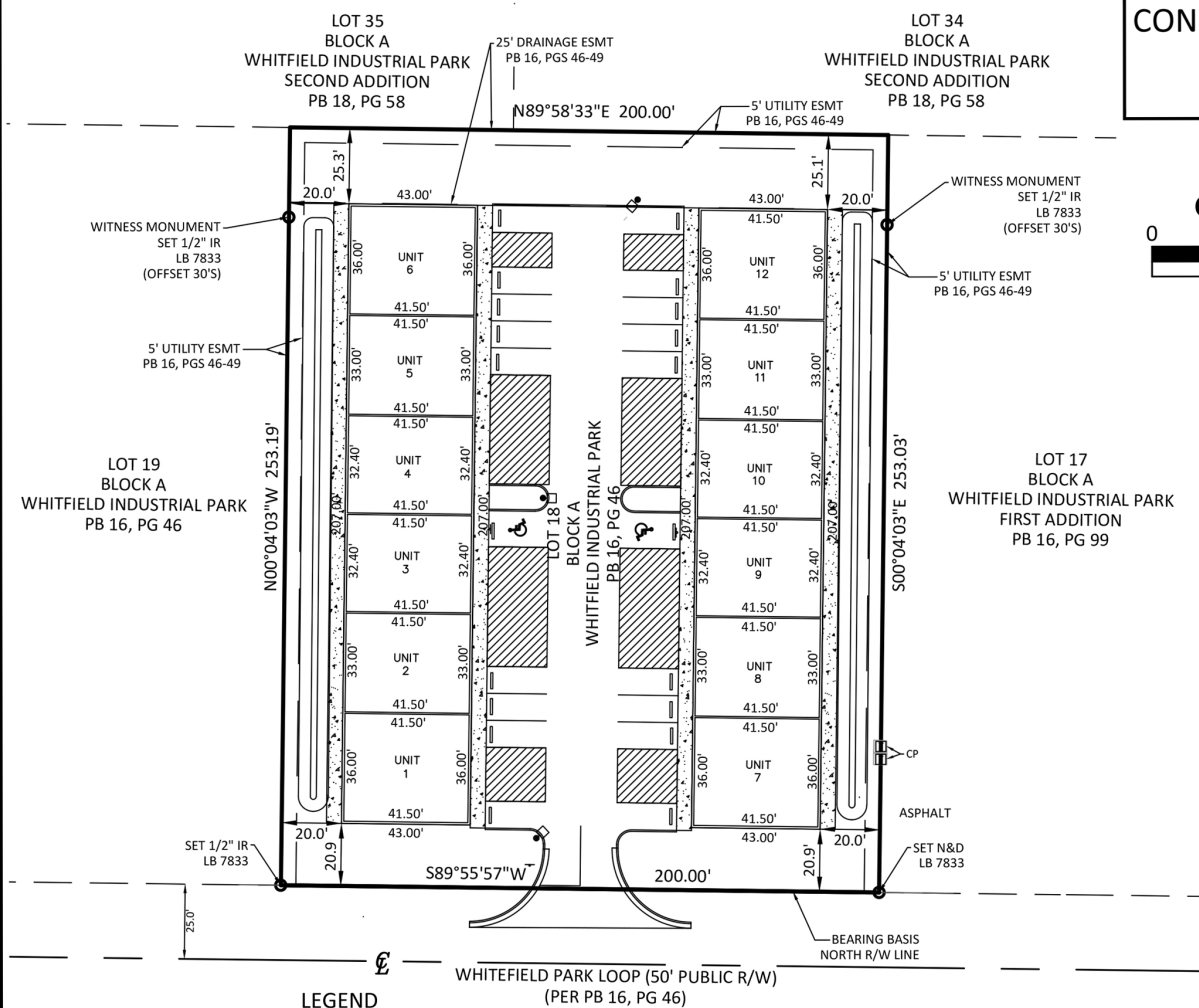
Located in Whitfield Industrial Park right off 301 and Whitfield Avenue, less than 2 miles from Sarasota/Bradenton airport.





**CONDOMINIUM SURVEY
SHEET 2 OF 2**

2209 WHITFIELD PARK LOOP, A CONDOMINIUM



LEGEND

PS	- PARKING SPACES
DE	- DRAINAGE EASEMENT
ORB	- OFFICIAL RECORDS BOOK
CW	- CONCRETE WALK
CONC	- CONCRETE
LS	- LICENSED SURVEYOR
L	- LENGTH
R	- RADIUS
△	- DELTA
WF	- WOOD FENCE

LEGEND

CM	- CONCRETE MONUMENT
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
LB	- LICENSED BUSINESS
N&D	- NAIL AND DISK
PB	- PLAT BOOK
PG	- PAGE
R/W	- RIGHT-OF-WAY
CLF	- CHAINLINK FENCE
CE	- COMMON ELEMENT

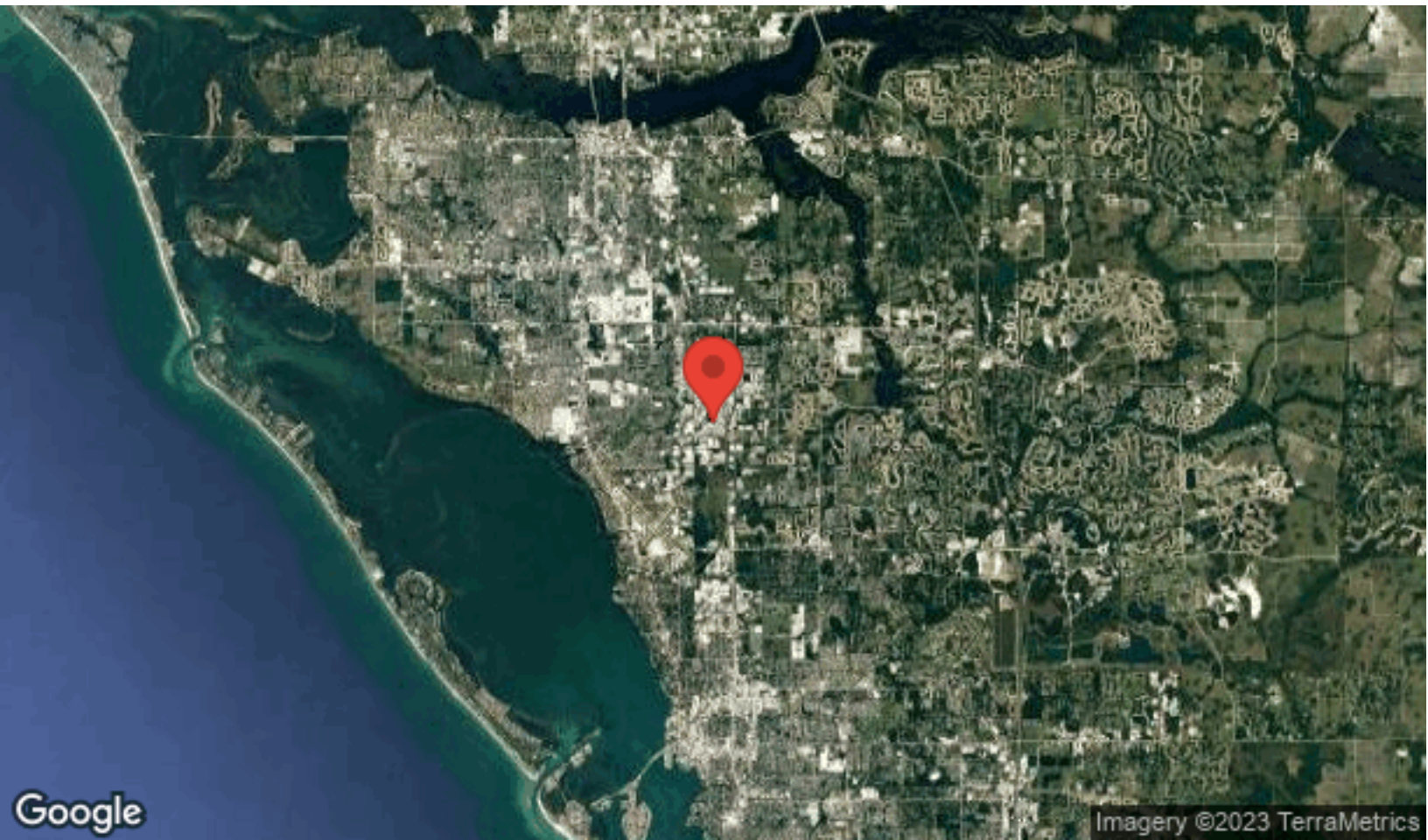
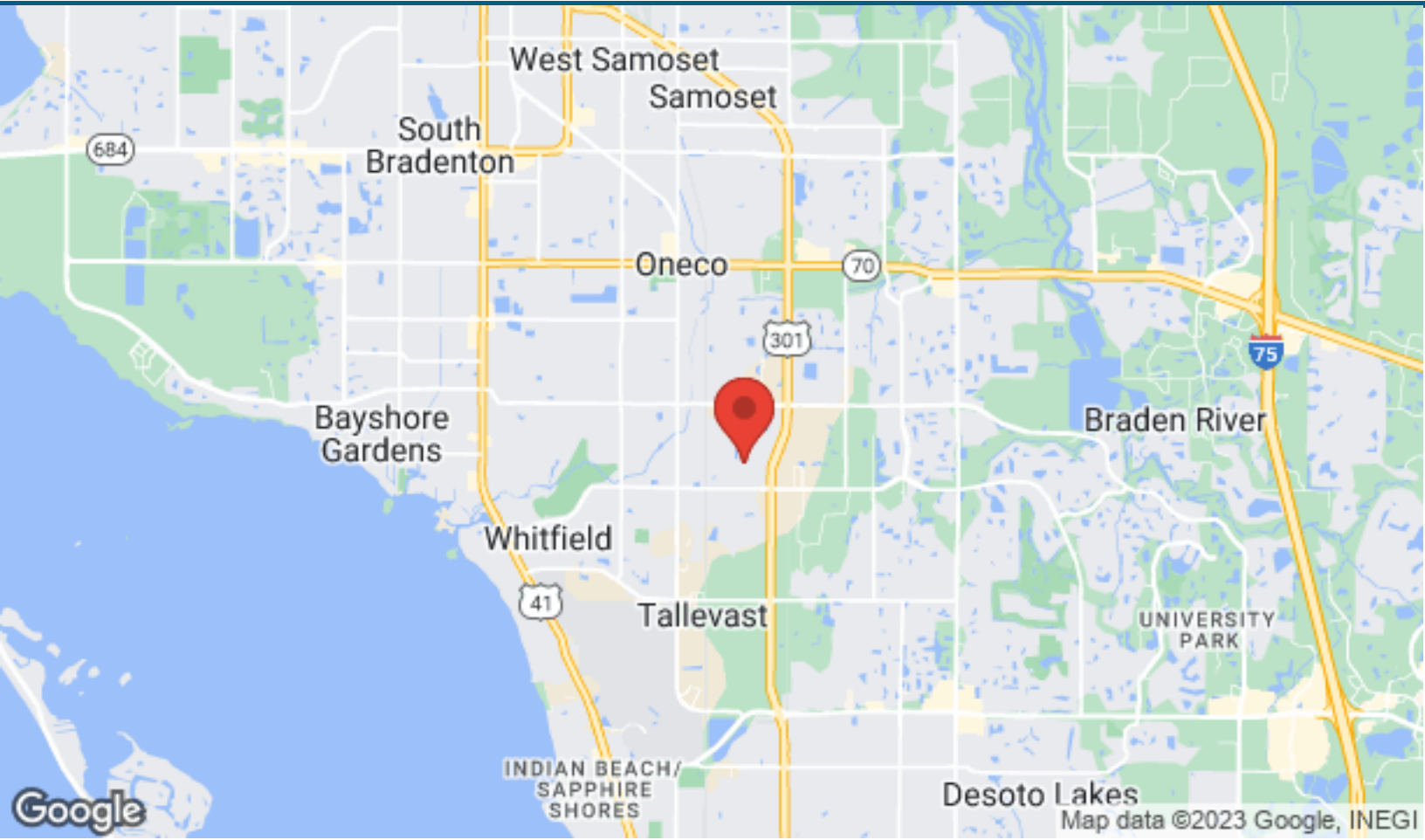
Altamax Surveying

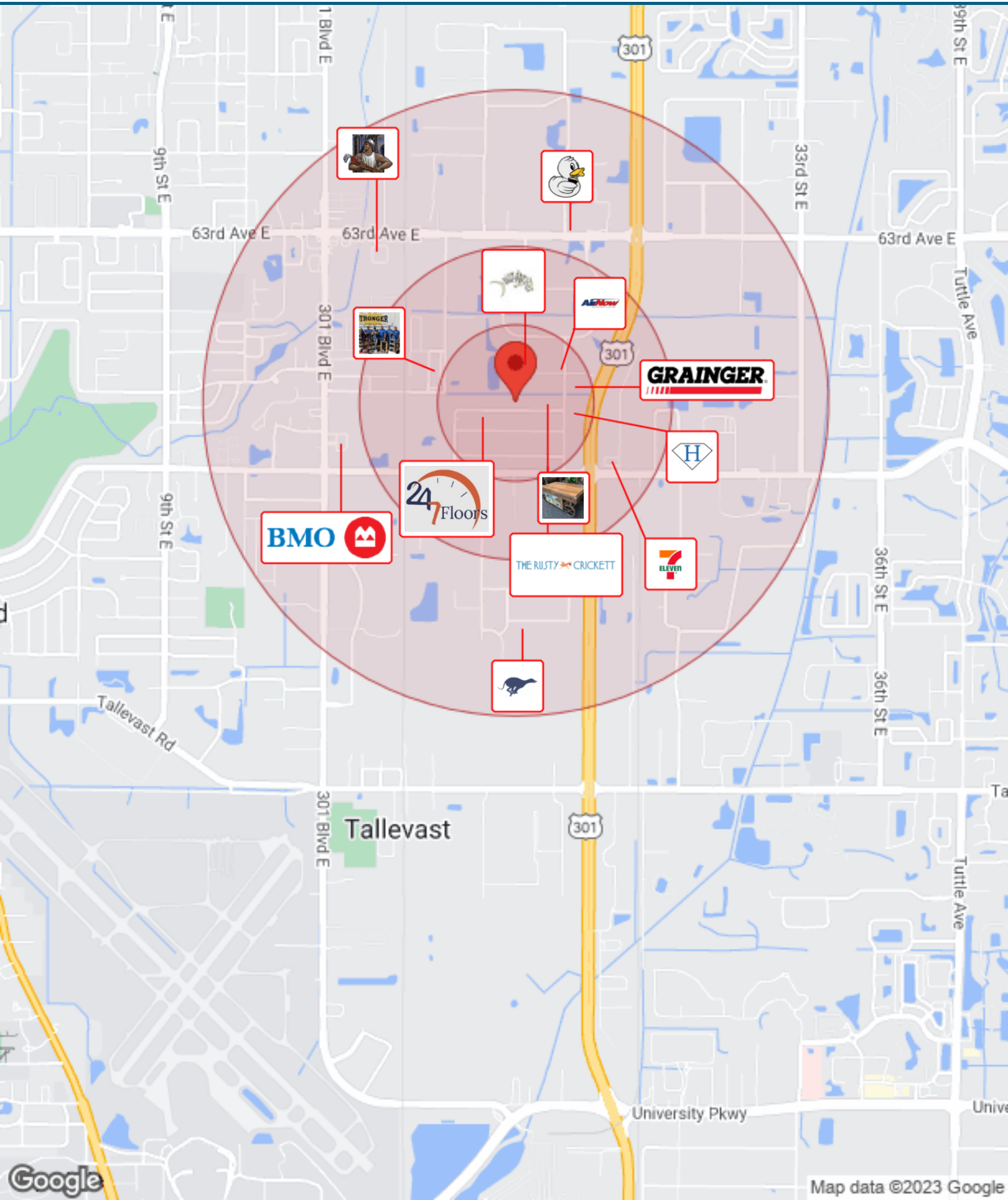
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

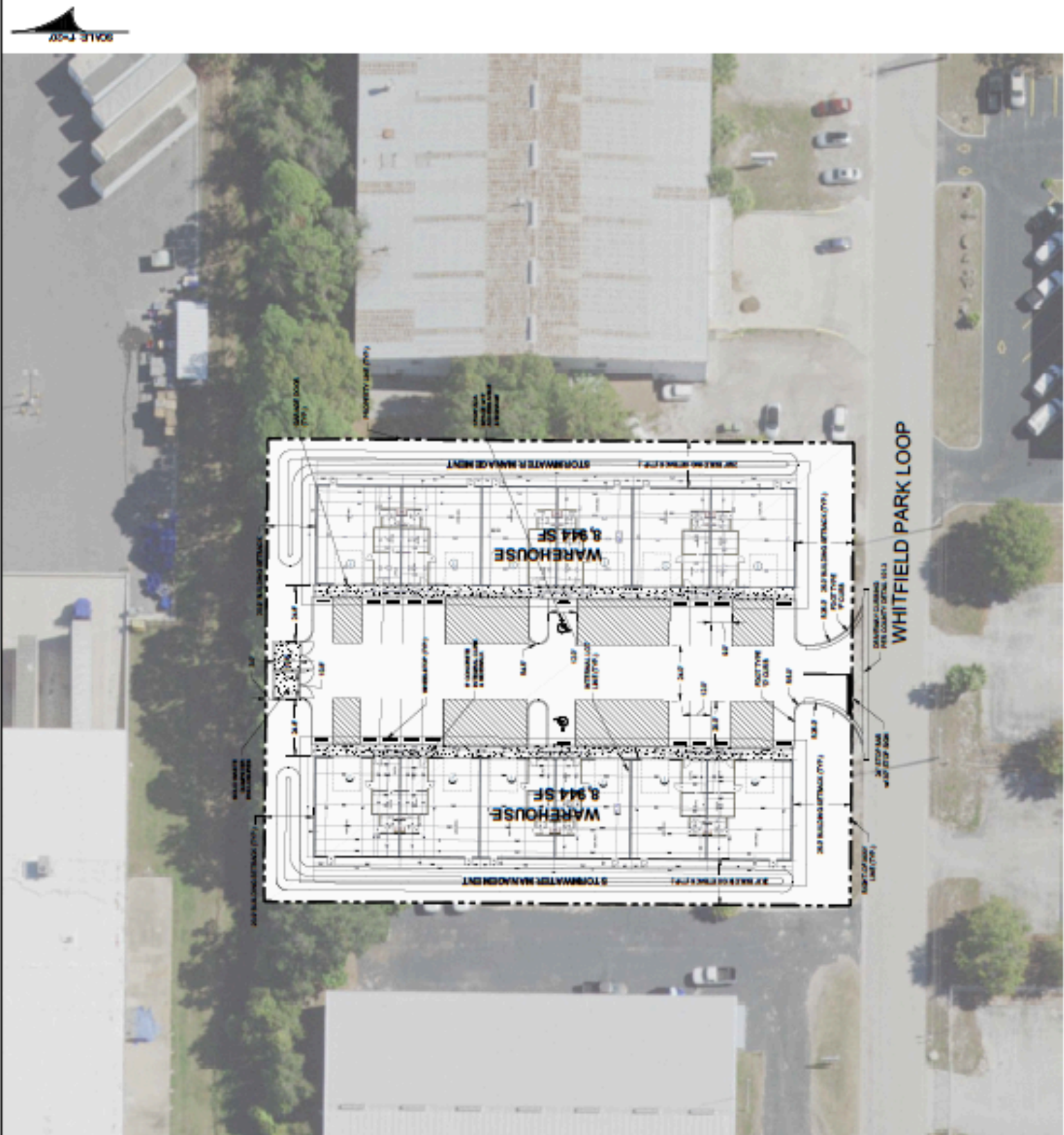


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LOCATION MAPS







Marc H. Pearl, CCIM

Pearl Real Estate Advisors| Sarasota, FL
P: (941) 260-1200

With more than forty years of commercial real estate experience, Marc H. Pearl CCIM brings an extensive and diverse background, specializing in office and retail leasing and medical office investment sales with a strong background in buyer/tenant representation, bank REO's, market research, site selection, lease negotiation, pro-forma projections, and investment analysis.

Distressed Asset Disposition Services; Since 2008 Pearl has been assisting financial institutions such as Lehman Brothers, Aurora Bank FSB, Ocwen Financial, Bayview Financial, LNR Partners, and Bank of America with their troubled real estate assets throughout the South Florida area.

Marc founded Pearl Real Estate Advisors in 2009 as a boutique commercial real estate firm serving its clients with investment sales and leasing advice. He is a member of the Realtors Association of Sarasota and Manatee and is certified as a Delegate of the Certified Commercial Investment Member (CCIM*) Institute. A CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users. A CCIM (Certified Commercial Investment Member) is a recognized expert in the commercial and investment real estate industry. The CCIM designation is earned after successfully completing a designation process that ensures CCIMs are proficient not only in theory, but also in practice. This elite corps of CCIMs includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers, and other allied professionals.

In addition to his extensive real estate background, Pearl owned and operated a chain of medical clinics and was directly responsible for site selection, design, construction, licensing and accrediting of three de-novo surgical facilities throughout South Florida, and was also a multi-store franchisee of a national retail franchise. As a successful business owner himself, he brings his real estate clients that added insight.

Marc, a Miami native of 58 years and graduate of Tulane University in New Orleans (BSM) started his career in New Orleans as an office leasing agent. He represented both landlords and tenants and was fortunate to be on the leasing team responsible for securing tenants on behalf of the owner of three Class "A" office towers, comprised of 1,500,000 square feet. Through his career Marc has negotiated hundreds of leases.

