



Manatee County
Logistics Center



BUILDING 100

44TH AVE E.

301

FOR LEASE



LEE & ASSOCIATES
TAMPA BAY

NEW CLASS-A, DOCK-HIGH WAREHOUSE
187,350 SF

4425 24TH ST. E. BRADENTON, FL 34203



CAN OR CLICK TO VISIT
PROPERTY WEBSITE

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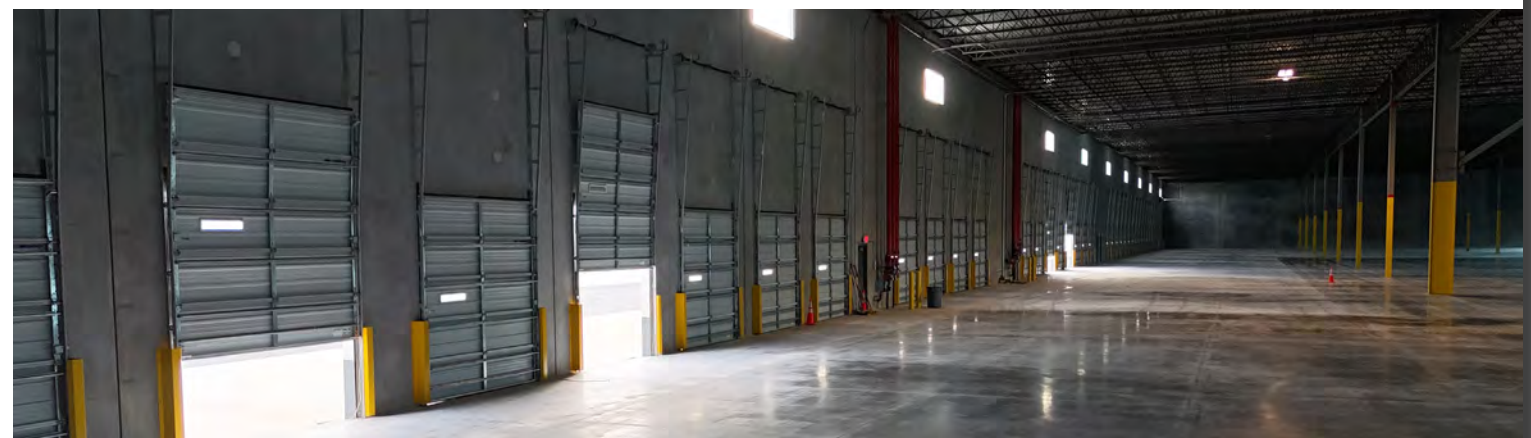
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BUILDING 100

OVERVIEW

Buildings 100 and 200 have recently been finalized, each boasting a spacious 180' shared truck court. The distinctive architectural features and vibrant colors of the buildings set them apart, making them stand out prominently. As you approach the heavily traveled intersection of US HWY 301 and 44th Ave, your sense of arrival is elevated by exceptional landscaping and cutting-edge building features. Ideal for corporate headquarters.

- 32' Clear Height
- 54'x 53'4" Column Spacing
- Bay Size 11,709 SF
- 51 (9'x10') Dock - High Doors
- 2 (12'x14') Drive-In Doors
- 227 Car Parking Spaces
- 1.14/1,000 SF Parking Ratio
- 180' Shared Truck Court
- 220' x 850' Building Dimensions
- 1,600 Amp Service
- 7" Thick Concrete Slabs at 4K PSI
- 60 MIL Reinforced TPO Roofs
- Direct Access from Signalized Intersection on 44th Ave
- ESFR Fire Protection



LOCATION OVERVIEW

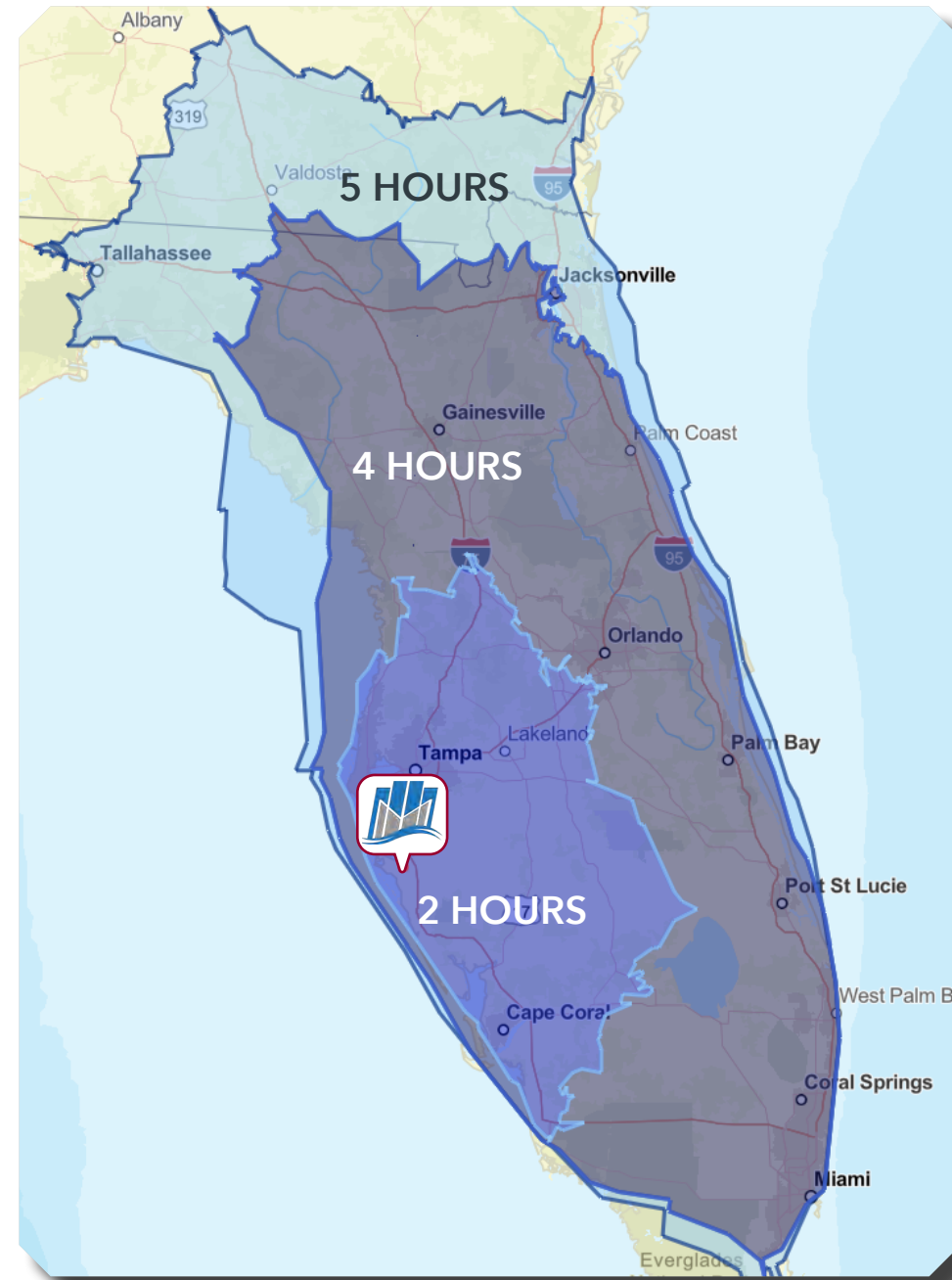
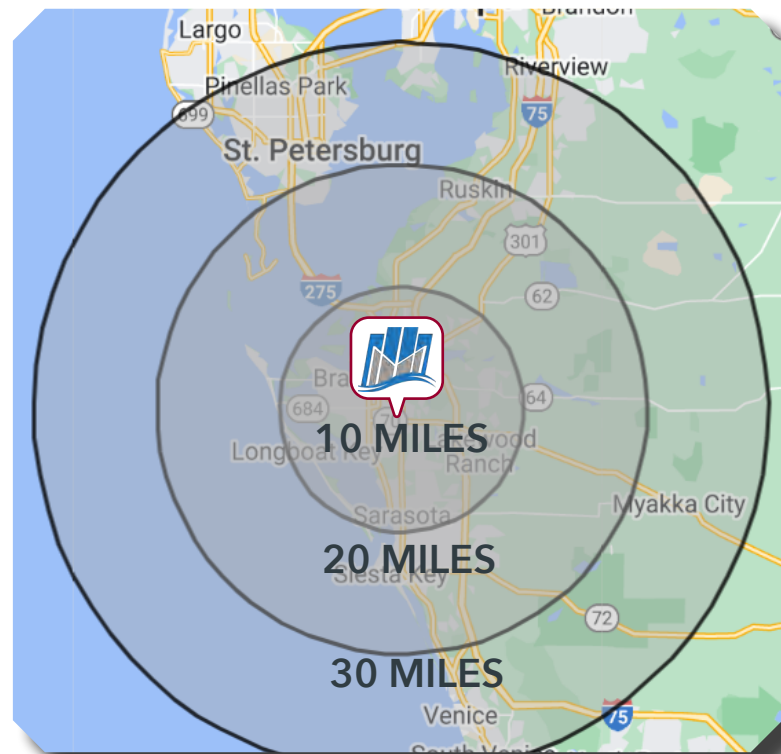
Situated to the south of Tampa Bay, Manatee County provides excellent connectivity via US-301, I-75 and I-4. The county is conveniently located just 40 miles from Tampa, 90 miles from Orlando, and less than 230 miles from Miami. With three international airports and two international seaports within an hour's drive, the region facilitates seamless access to global transportation networks.

Manatee and Sarasota Counties boast a population exceeding 870,000 residents, securing the #3 spot in Malatru's list of America's Top 10 Metro Areas for Middle Market Investing. Recognized as the location of Lakewood Ranch, one of the nation's fastest-selling master-planned communities, this Metropolitan Statistical Area (MSA) offers a thriving employee base within the logistics and distribution industry cluster.

Manatee County offers several local incentives for qualifying business. [Learn more here.](#)

Manufacturing, Transportation & Warehousing, and Wholesale Trade make up 13.65% of industry employment in Manatee County .

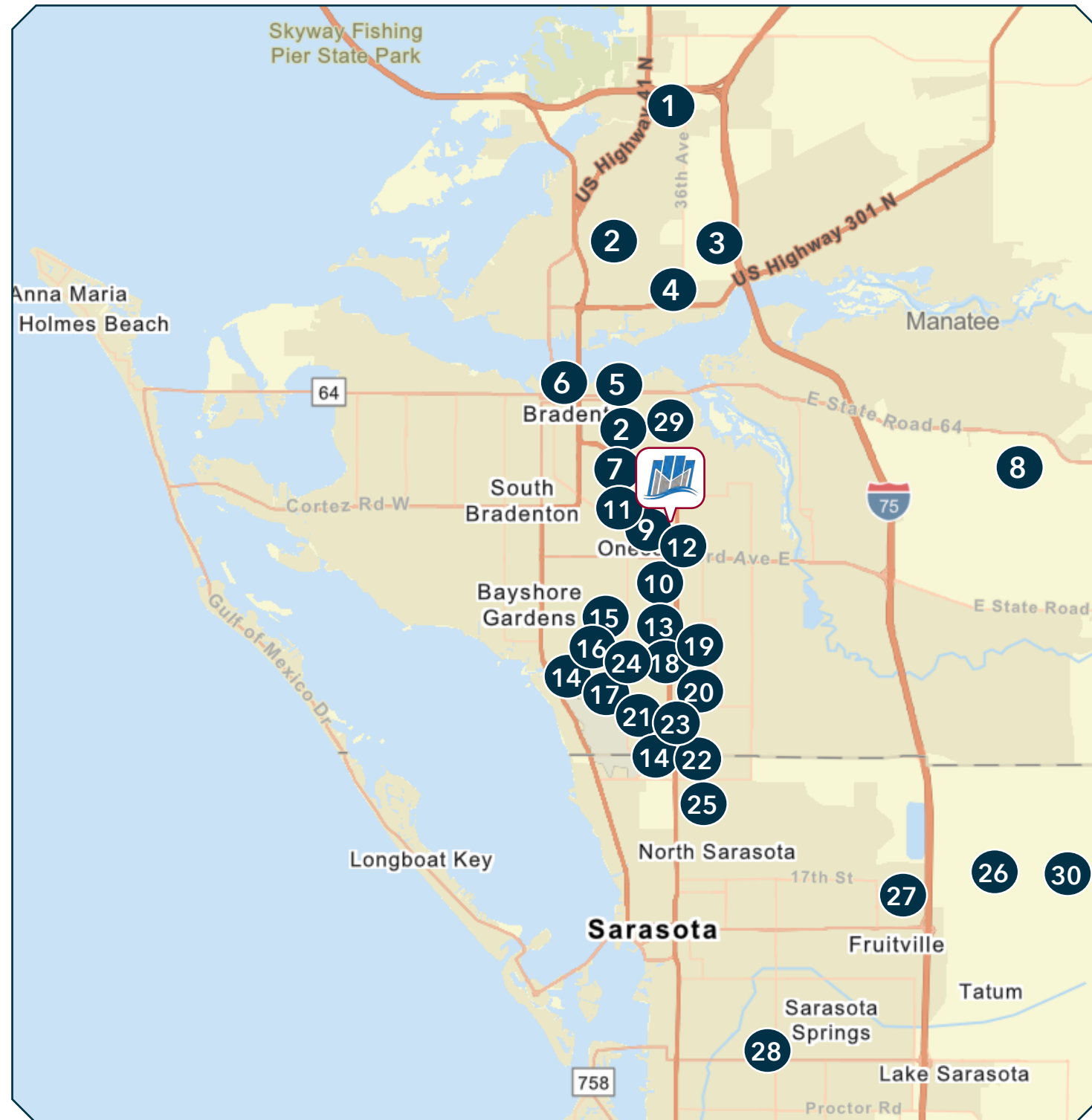
[Learn more about Manatee County employment and industry workforce here.](#)



	10 MILES	20 MILES	30 MILES
POPULATION	429,125	891,411	1,428,843
LABOR FORCE	194,631	399,317	629,735
MANUFACTURING/ WAREHOUSING LABOR FORCE	8,553	24,898	61,033

- I-75
5 Miles
- I-275
9 Miles
- Port Manatee
15 Miles
- Sarasota-Bradenton Int'l Airport
5 Miles
- Tampa Int'l Airport
44 Miles
- I-4
44 Miles
- Port of Tampa
47 Miles
- Orlando Int'l Airport
119 Miles
- Port Canaveral
163 Miles
- Port Everglades
218 Miles
- Miami Int'l Airport
229 Miles
- Jacksonville Port Authority
243 Miles
- Jacksonville Int'l Airport
249 Miles

NEIGHBORING TENANTS



- | | |
|----------------------------|-------------------------------|
| 1. Sysco | 16. Tropitone Furniture |
| 2. 84 Lumber | 17. Trojan Powder Coating |
| 3. Greentech Renewables | 18. Team Edition Apparel |
| 4. Feld Entertainment | 19. Mohawk Industries |
| 5. Graham Packaging | 20. Lansing Building Products |
| 6. Champs Sports | 21. Chris-Craft Boats |
| 7. Pierce Manufacturing | 22. Goodman Air & Heating |
| 8. RND Automation | 23. United Natural Foods |
| 9. Bealls | 24. Iron Mountain |
| 10. Iron Electric Vehicles | 25. Harmar |
| 11. Taylor Made Products | 26. ASO |
| 12. Crate & Barrel | 27. L-3 Aviation |
| 13. Goodwill | 28. Publix |
| 14. Sun Hydraulics | 29. Tropicana |
| 15. Bombolo Biscotti | 30. Pepsi Bottling Company |



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