



ADDRESS

**1904 44th Avenue E, Bradenton, FL
Bradenton, FL 34203**

PROPERTY FEATURES

- 1 loading dock and 11 grade level doors
- 2,618 SF of office space
- Versatile spaces suitable for industrial, warehouse, and distribution use
- Ample parking
- Combination of air-conditioned and non air-conditioned storage

	1 Mile	3 Miles	5 Miles
Total Households:	3,478	40,565	93,419
Total Population:	9,801	101,852	218,730
Average HH Income:	\$64,472	\$66,229	\$77,794

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
CAM	\$3.00 SF
Available SF:	11,157 - 17,977 SF
Renovated:	2005
Zoning:	HM, LM

PROPERTY OVERVIEW

Elevate your business operations with this exceptional industrial property in Bradenton, FL. Boasting a spacious loading dock, versatile spaces, and ample parking, this facility is designed to support efficient logistics and seamless accessibility. The office space offers the flexibility to accommodate a wide range of business needs, while both air-conditioned and non-air-conditioned storage options provide added convenience. Strategically located near port of Manatee and SRQ Airport for optimal connectivity, this property is the ideal foundation for industrial, warehouse, and distribution use. Don't miss the opportunity to establish your business in a well located facility that seamlessly integrates functionality and convenience, setting the stage for your success.

LOCATION OVERVIEW

Situated just off U.S. 301 down the road from the new Manatee County Logistics Center, this property offers an ideal location for Industrial, Warehouse, and Distribution tenants. The area provides convenient access to major transportation routes, including I-75, making it easy to reach key markets throughout Florida and beyond. Bradenton is home to a growing business community, with nearby retailers, restaurants, and services catering to the needs of industrial and distribution operations. The property's location in Bradenton provides an excellent opportunity for businesses looking to thrive in a dynamic and strategic location.

Michael Saunders & Company



Licensed Real Estate Broker

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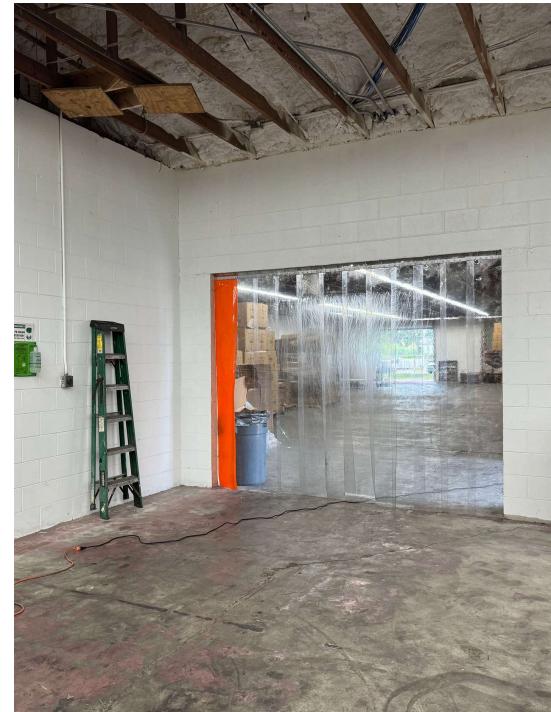
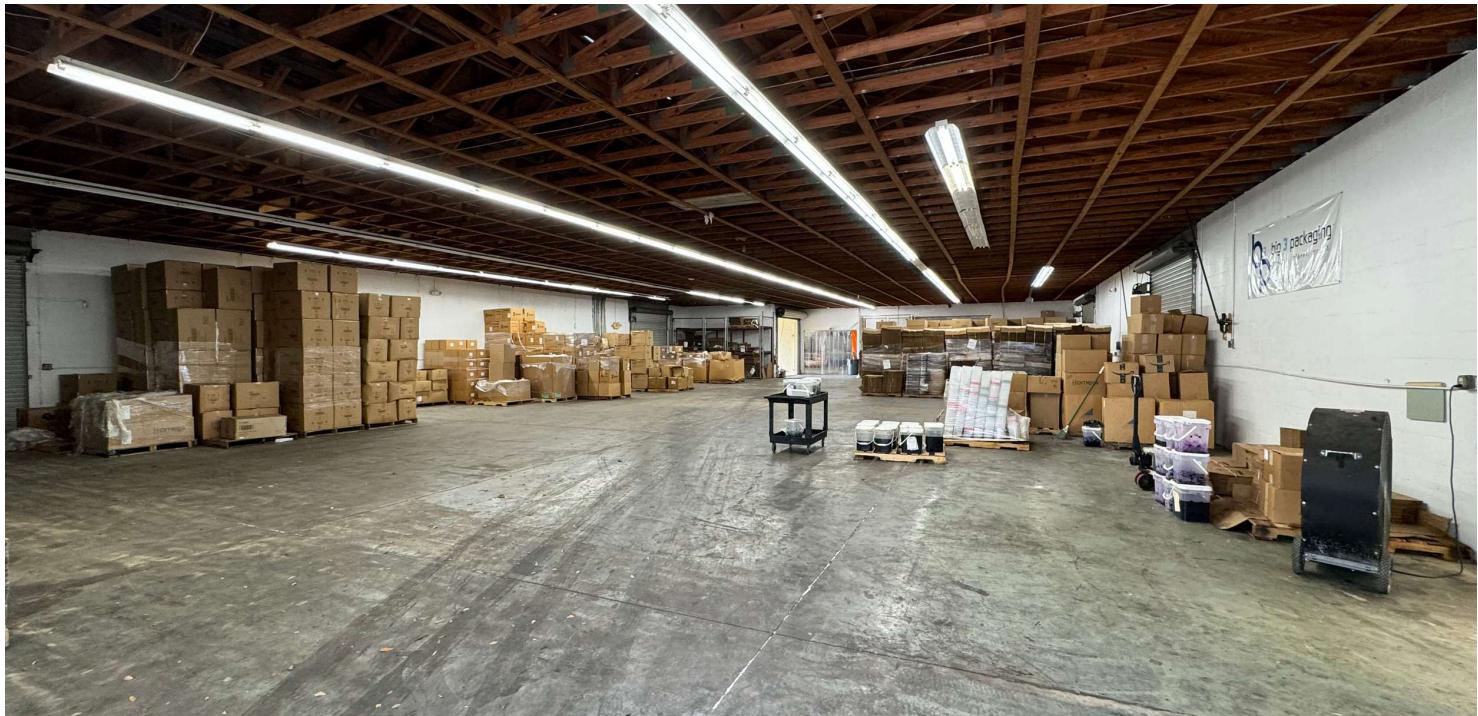
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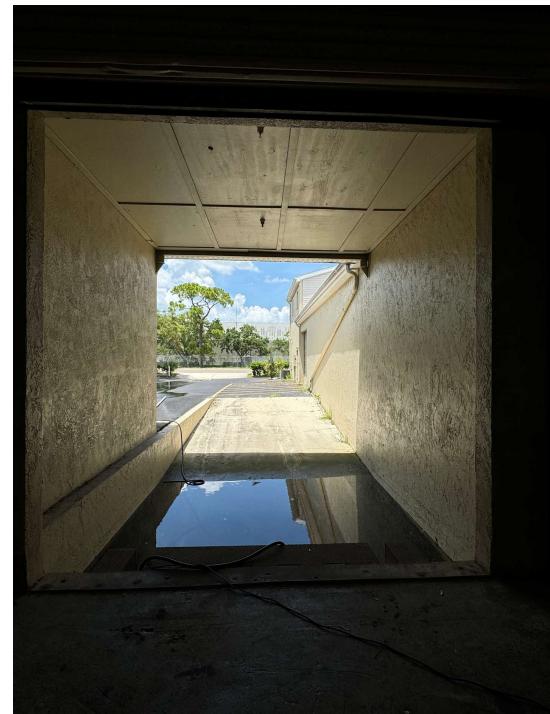
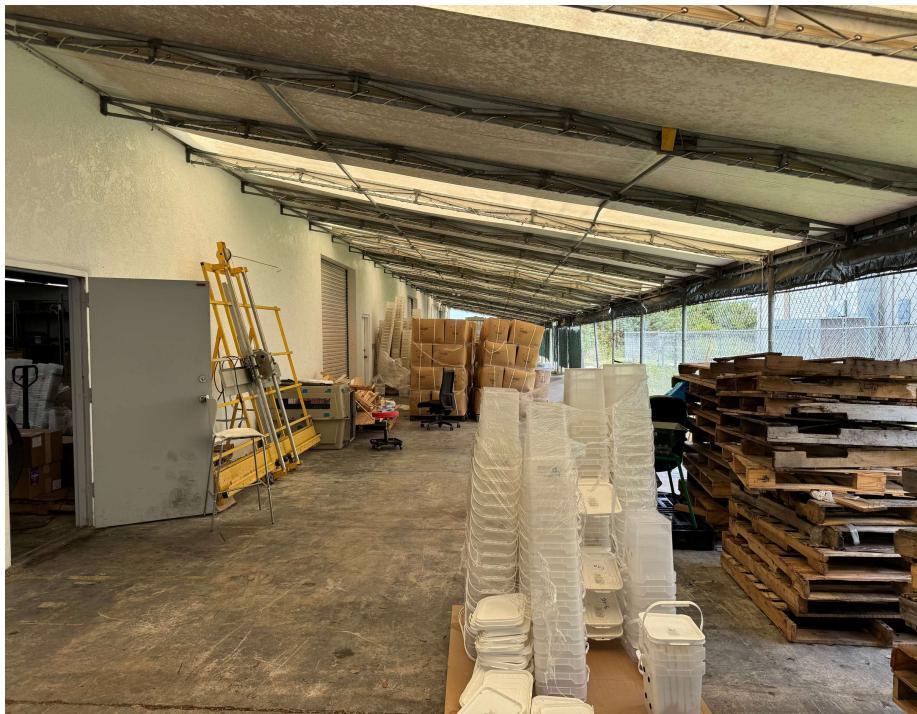
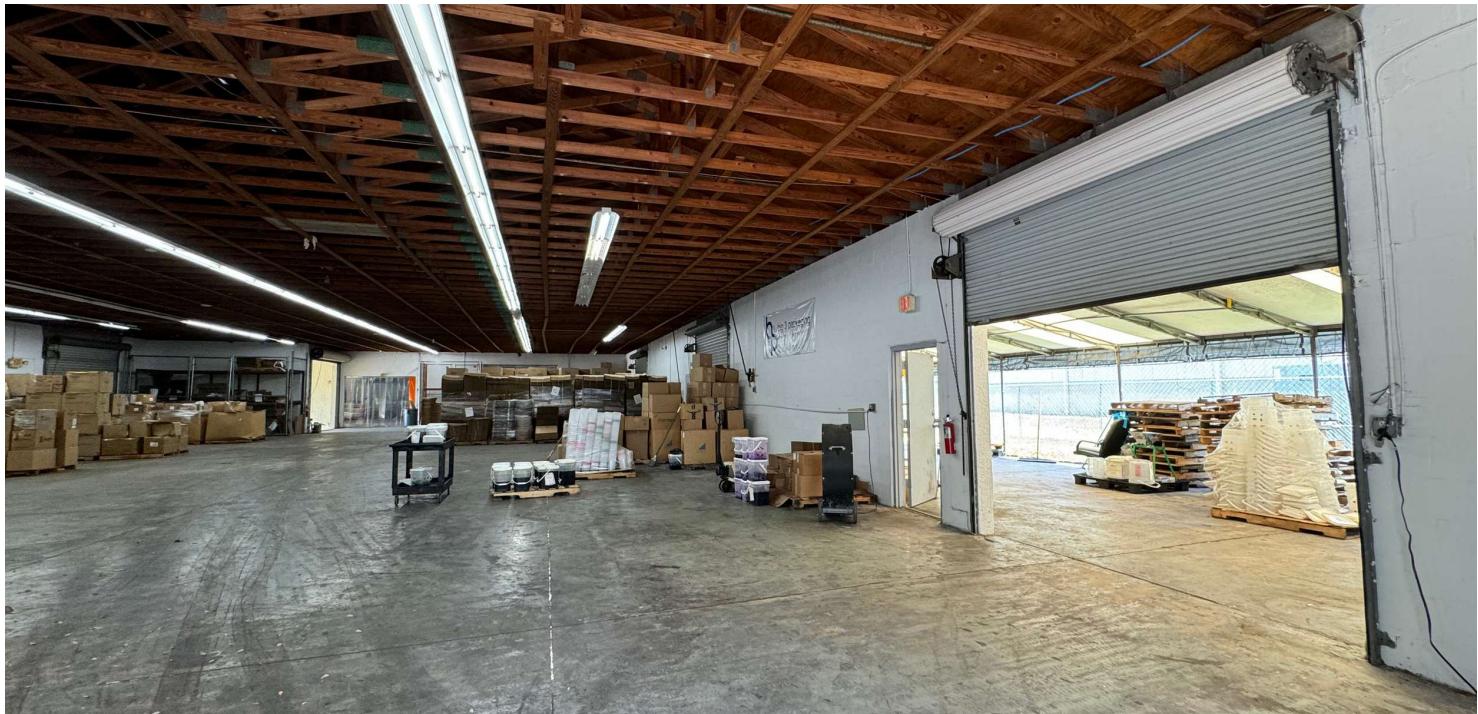
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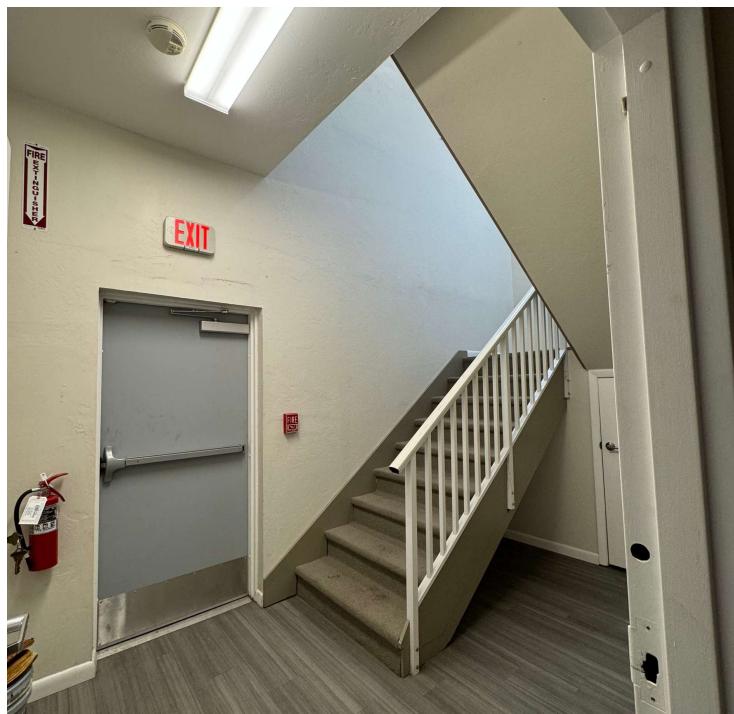
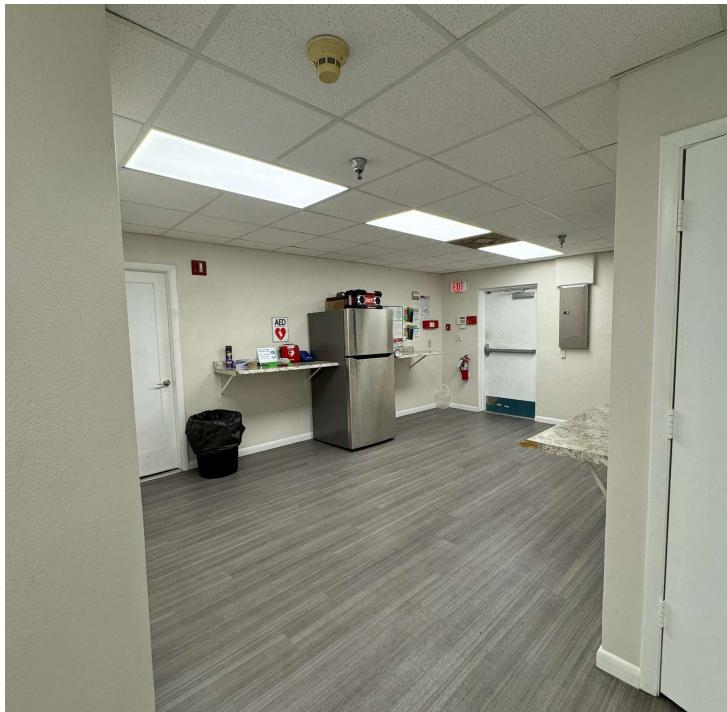
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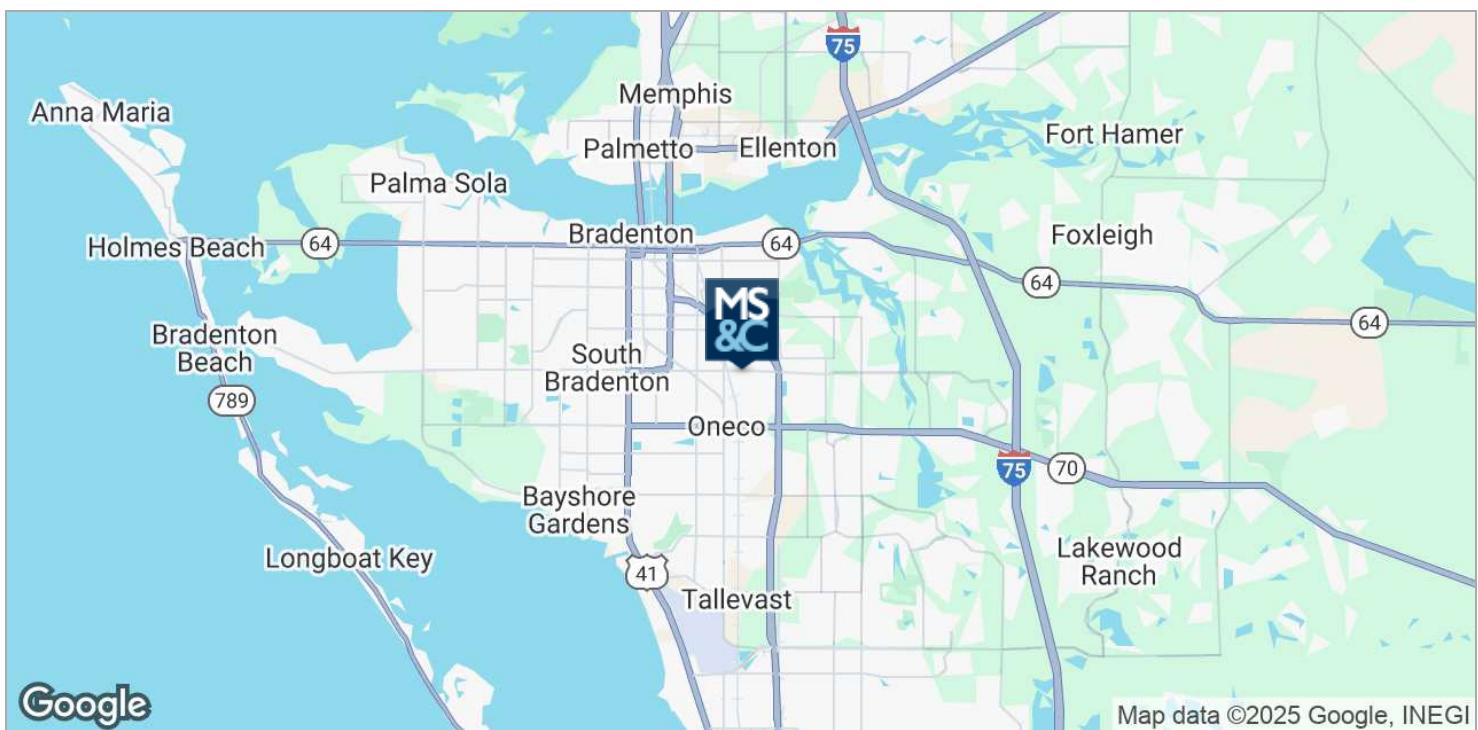
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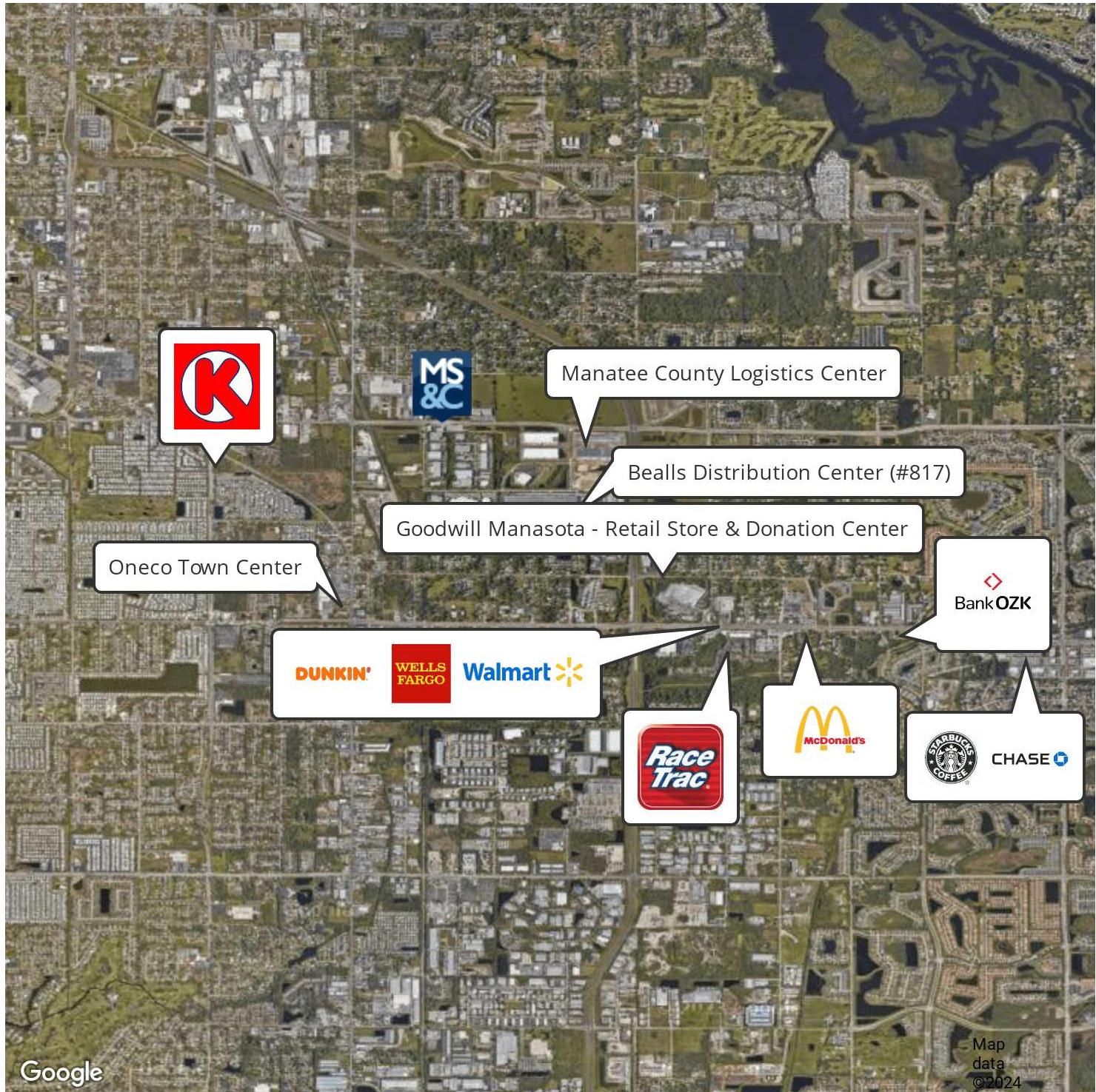
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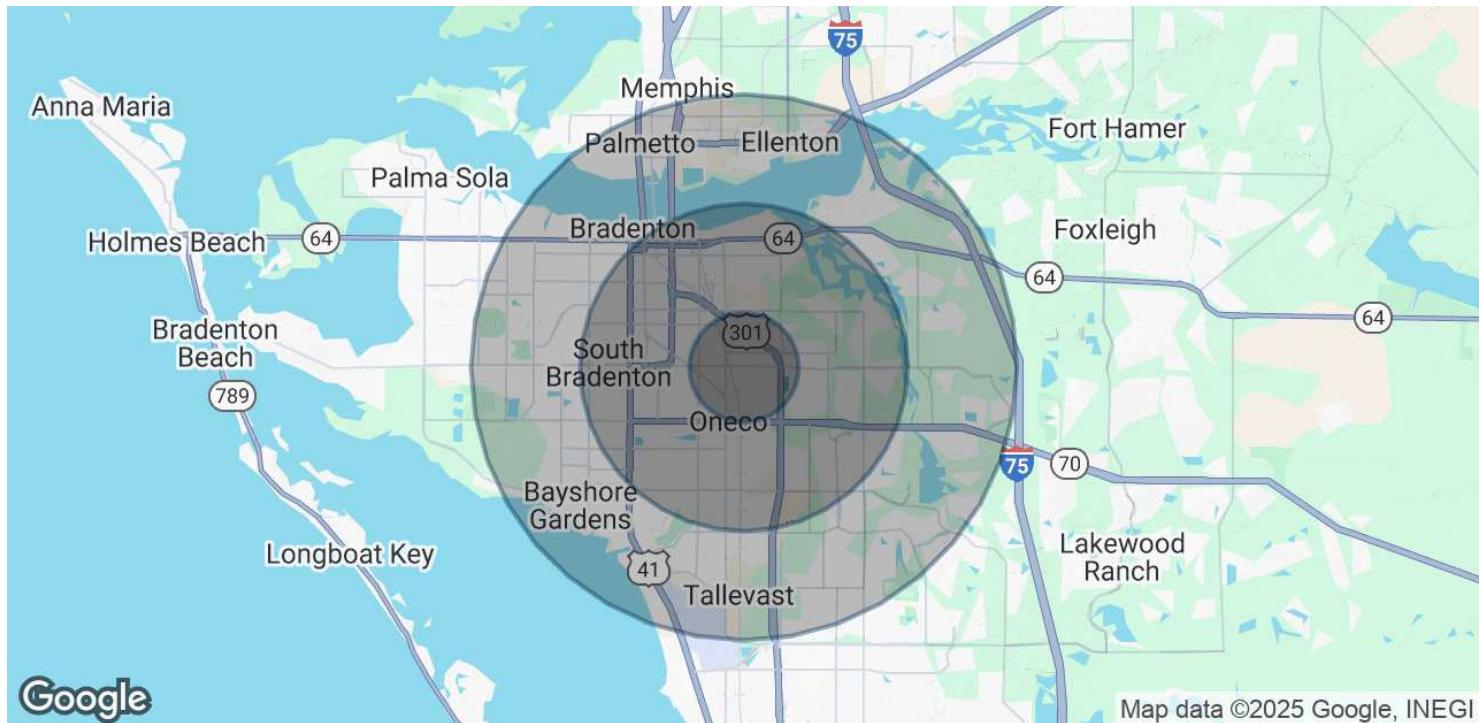
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,801	101,852	218,730
Average Age	41	43	46
Average Age (Male)	39	42	45
Average Age (Female)	42	43	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,478	40,565	93,419
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$64,472	\$66,229	\$77,794
Average House Value	\$198,146	\$226,856	\$301,346

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 19+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota and surrounding markets, helping clients to make the right decisions about their investment strategies. In 2005, Lee Jr joined his father Lee Sr, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team, namely the DeLieto Team. To date, this exceptional duo has closed on hundreds of millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office, retail, and industrial sale leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the Plymouth Harbor Board of Trustees. He is also a past board member of the Sarasota School of Arts and Sciences (SSA+S) and past President of the OGPNA (Original Gillespie Park Neighborhood Association).

As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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