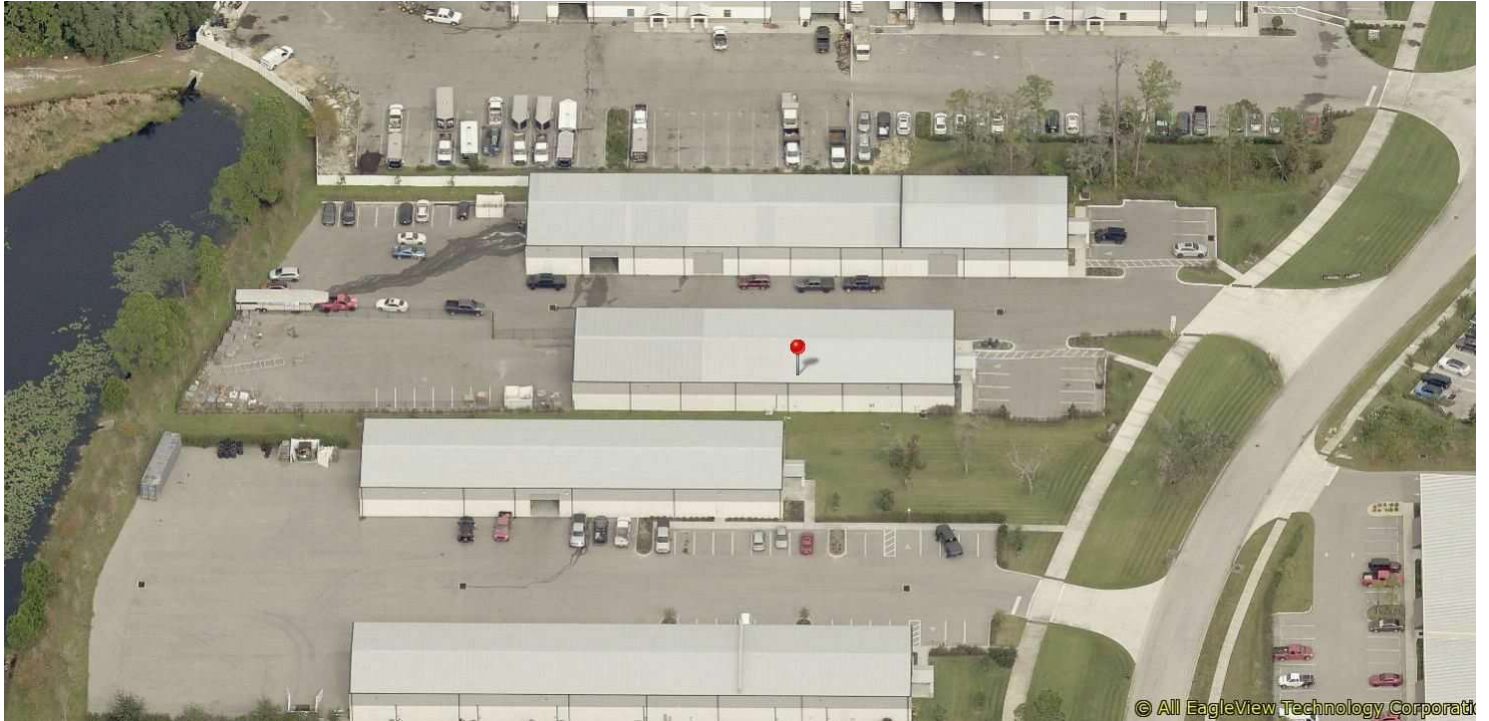


For Sale

4708 LENA RD, MANATEE OUTLYING IND SUBMARKET - INDUSTRIAL
4708 Lena Road, Bradenton, FL 34211



OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	9,975 SF
Available SF:	
Lot Size:	44,639 SF
Price / SF:	\$270.68
Year Built:	2021
Zoning:	PD-I

PROPERTY OVERVIEW

Prime Creekwood East Industrial Park Warehouse with Yard Space
Located on the I-75 Corridor

This highly desirable warehouse facility offers 8,600 SF of versatile warehouse space, complete with 18' eave heights and 14' roll-up doors for easy access. The front of the building features 1,375 SF of well-appointed office space, including a spacious executive office, two additional offices, a break room, and two restrooms – one serving the office area and the other conveniently located near the warehouse.

Located just off SR 70 on Lena Rd, this property is only ½ mile east of I-75, providing excellent connectivity for logistics and transportation needs.

Don't miss out on this exceptional opportunity!

PROPERTY HIGHLIGHTS

- Located on the I-75 Corridor
- Versatile warehouse space
- Ample Parking

JOE C. HEMBREE, CCIM
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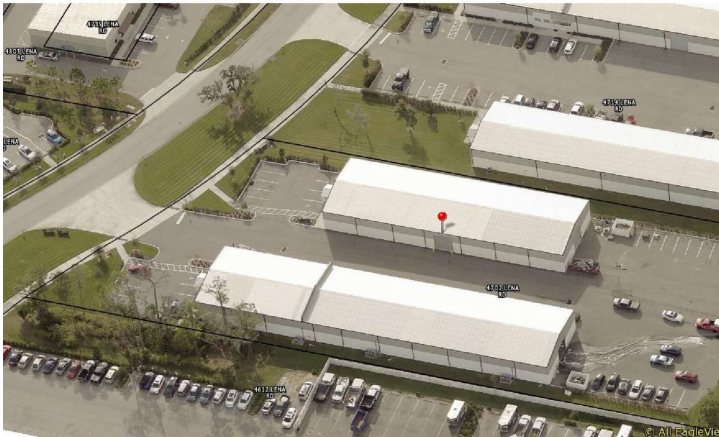
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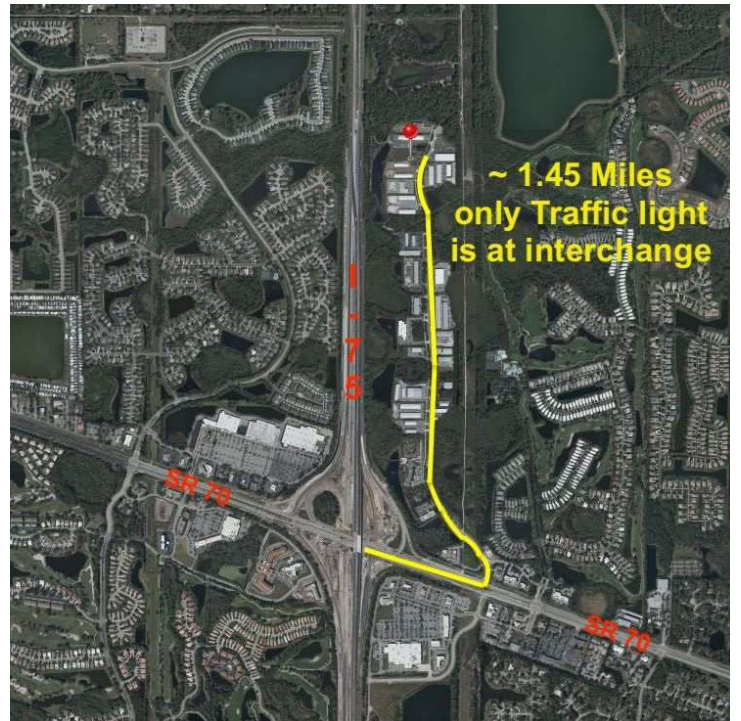


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4708 Lena Road



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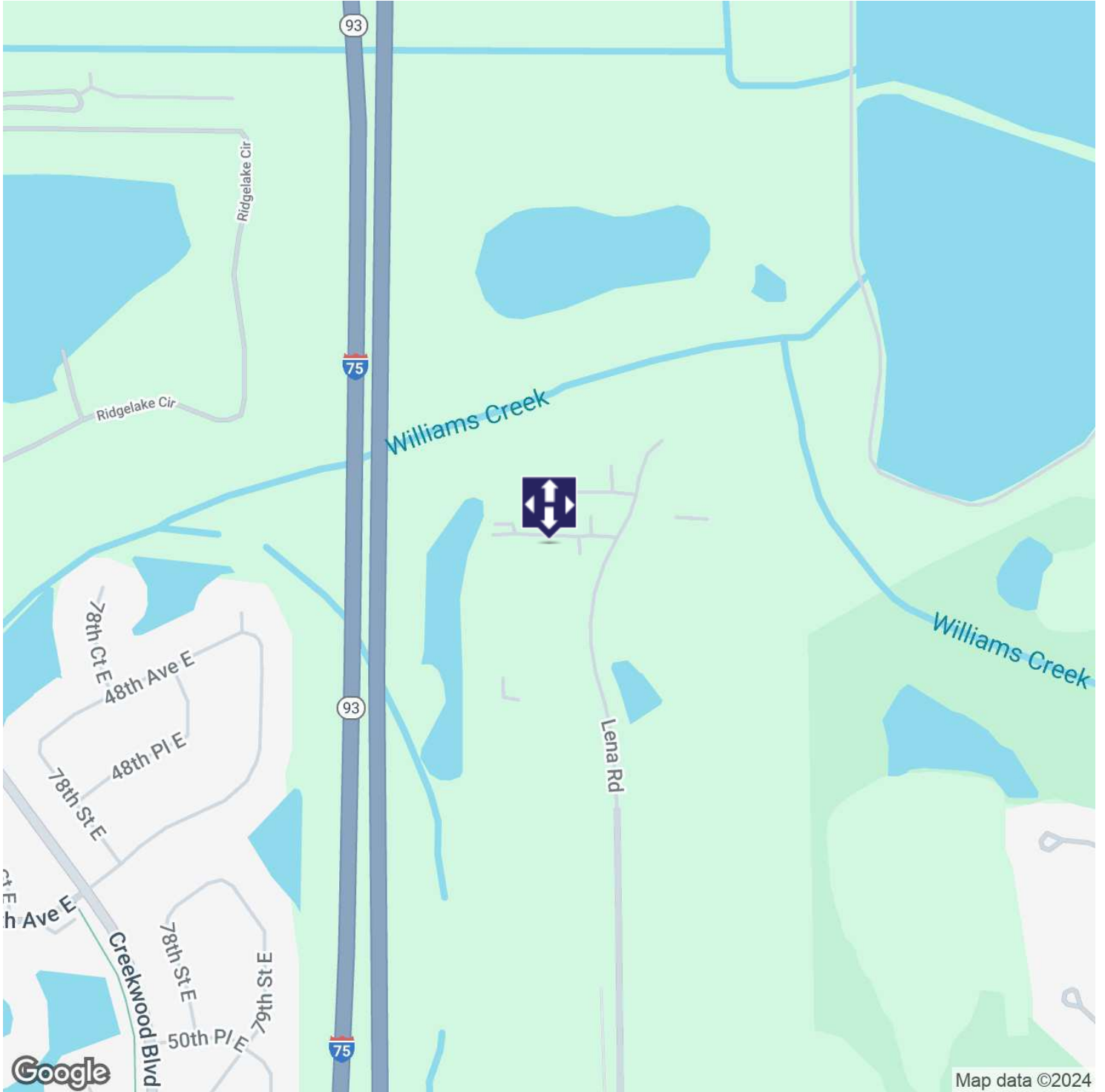


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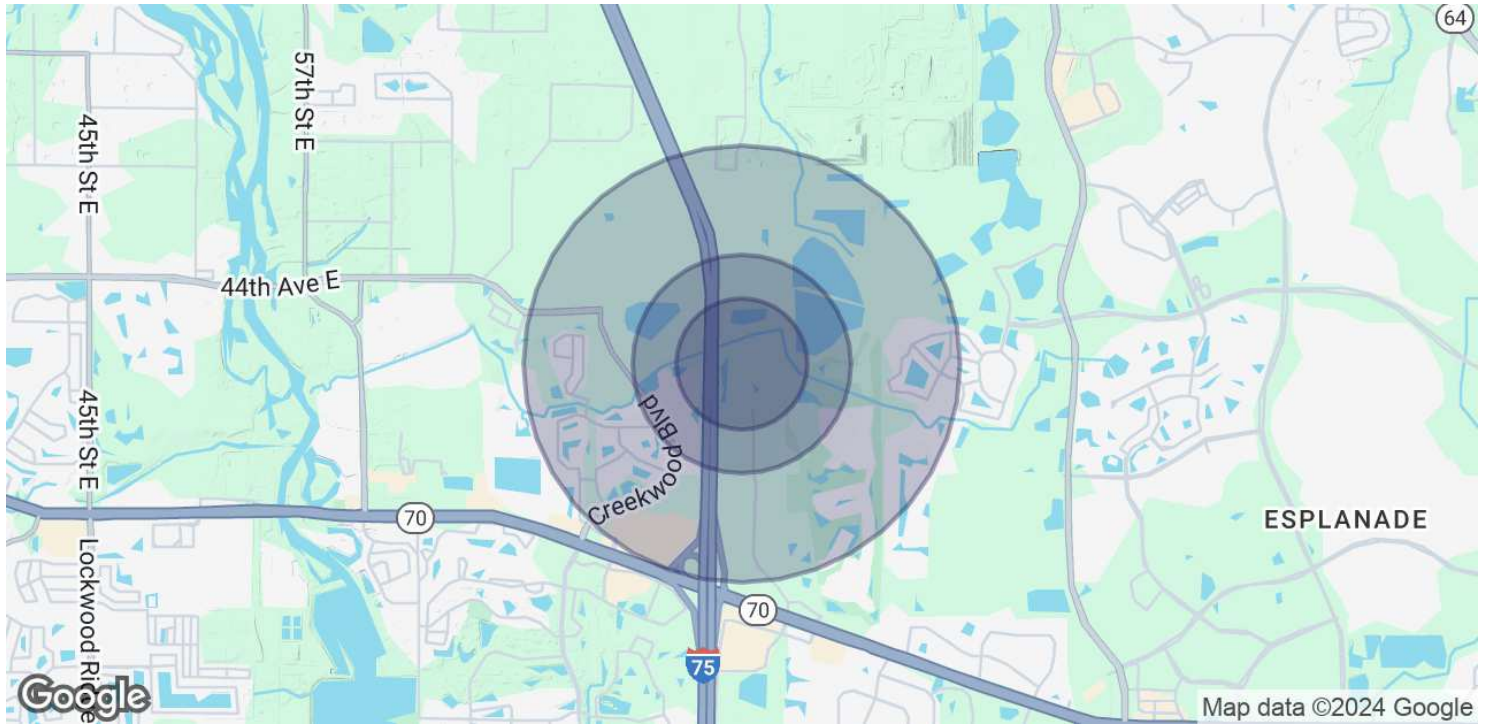


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	89	619	3,297
Average Age	57	51	50
Average Age (Male)	56	50	50
Average Age (Female)	57	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	261	1,384
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$142,529	\$130,589	\$129,537
Average House Value	\$496,319	\$448,850	\$448,520

Demographics data derived from AlphaMap

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