



1507 17TH ST EAST

PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- ±14,300 SF industrial building on ±2.35 acres
- Zoned LM (Light Manufacturing)
- Ceiling heights of up to 26 feet
- Six overhead doors, including one 20-foot door with ramp access
- Two loading docks
- Approximately half of the warehouse is air-conditioned
- Roof installed in 2021; property maintained in meticulous condition



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	162	680	2,469
Total Population	527	2,223	7,870
Average HH Income	\$87,191	\$85,484	\$91,910

For More Information

TYLER SLUMAN

Commercial Specialist

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14,300 SF LIGHT MANUFACTURING FACILITY ON 2.35 ACRES



OFFERING SUMMARY

Sale Price:	\$4,495,000
Building Size:	14,391 SF
Lot Size:	2.35 Acres
Price / SF:	\$312.35
Year Built:	1975
Renovated:	2021
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1507 17th Street E, Palmetto, FL.

Property Type: Industrial / Light Manufacturing
Building Size: $\pm 14,300$ SF
Lot Size: ± 2.35 Acres

This exceptionally well-maintained industrial property offers $\pm 14,300$ SF on ± 2.35 acres, providing an uncommon combination of high ceilings, multiple loading options, convenient access, and substantial yard space.

The warehouse features ceiling heights of up to 26 feet and six overhead doors, including one 20-foot-high door with ramp access directly into the building. Two loading docks further support efficient shipping, receiving, and distribution operations.

Approximately half of the warehouse is air-conditioned and served by newer 15-ton and 10-ton HVAC systems. The building also benefits from a roof installed in 2021. LM zoning and the property's functional configuration provide flexibility for a wide range of light manufacturing, warehousing, distribution, and industrial uses.

Ownership intends to occupy the building through December 31, 2026, and is open to negotiating a post-closing occupancy agreement.

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14,300 SF LIGHT MANUFACTURING FACILITY ON 2.35 ACRES - WAREHOUSE



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14,300 SF LIGHT MANUFACTURING FACILITY ON 2.35 ACRES - ADDITIONAL



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