

IMMEDIATELY AVAILABLE

BUILDING 200

4506 24TH STREET EAST, BRADENTON, FL

LEASED

**BUILDING 200
AVAILABLE FROM 36,662-97,760 SF**

**BUILDING 100
100% OCCUPIED**



Butters Realty & Management
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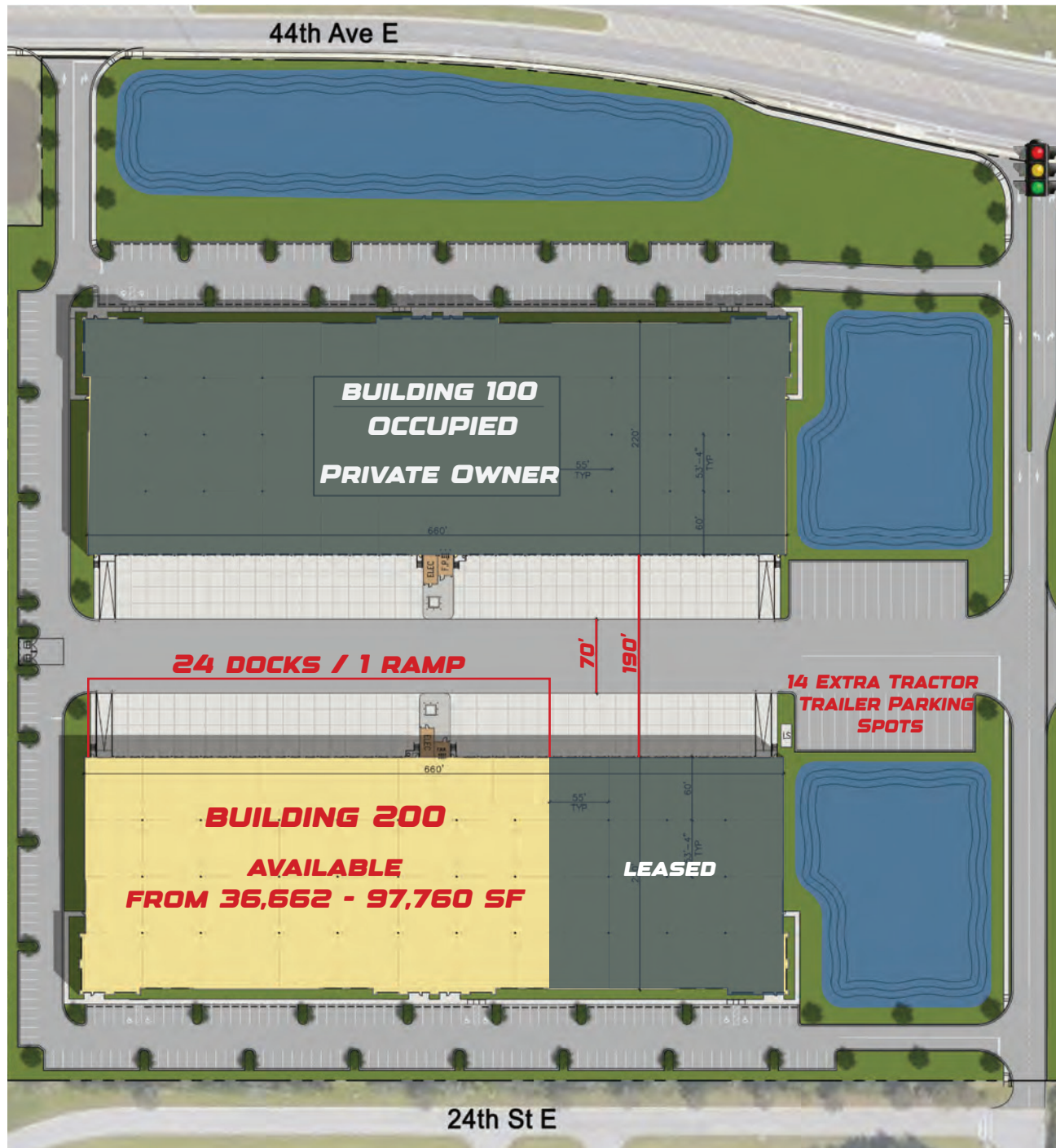
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PROPERTY FEATURES



IMMEDIATELY AVAILABLE SPACE

BUILDING 200

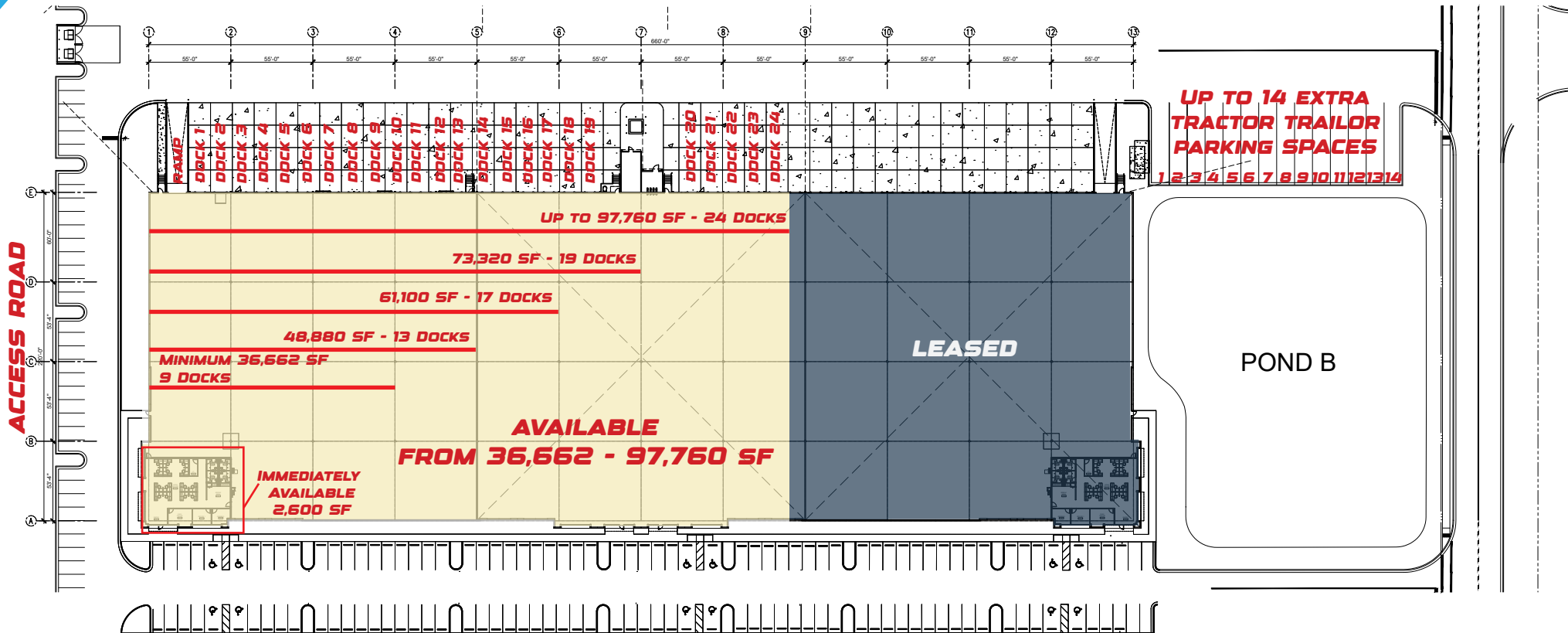
- ▶ From 36,662 - 97,760 SF
- ▶ ± 2,600 SF Class A office
- ▶ 24 Docks for Available Space
- ▶ 1 Concrete Ramp
- ▶ 1 Oversized Concrete Ramp
- ▶ 32 ft. Minimum Clear Height
- ▶ ESFR Sprinklers
- ▶ Abundant Auto Parking
- ▶ 14 Extra Tractor Trailer Parking Spots
- ▶ 220 ft. Building Depth
- ▶ R20 Roof Insulation
- ▶ 55 x 53-4 ft. Column Spacing
- ▶ 60 ft. Concrete Apron
- ▶ 60 ft. Speed Bay
- ▶ Signalized access
- ▶ **\$8.95 NNN PSF + \$2.75 PSF Opx**

PROPERTY PHOTOS



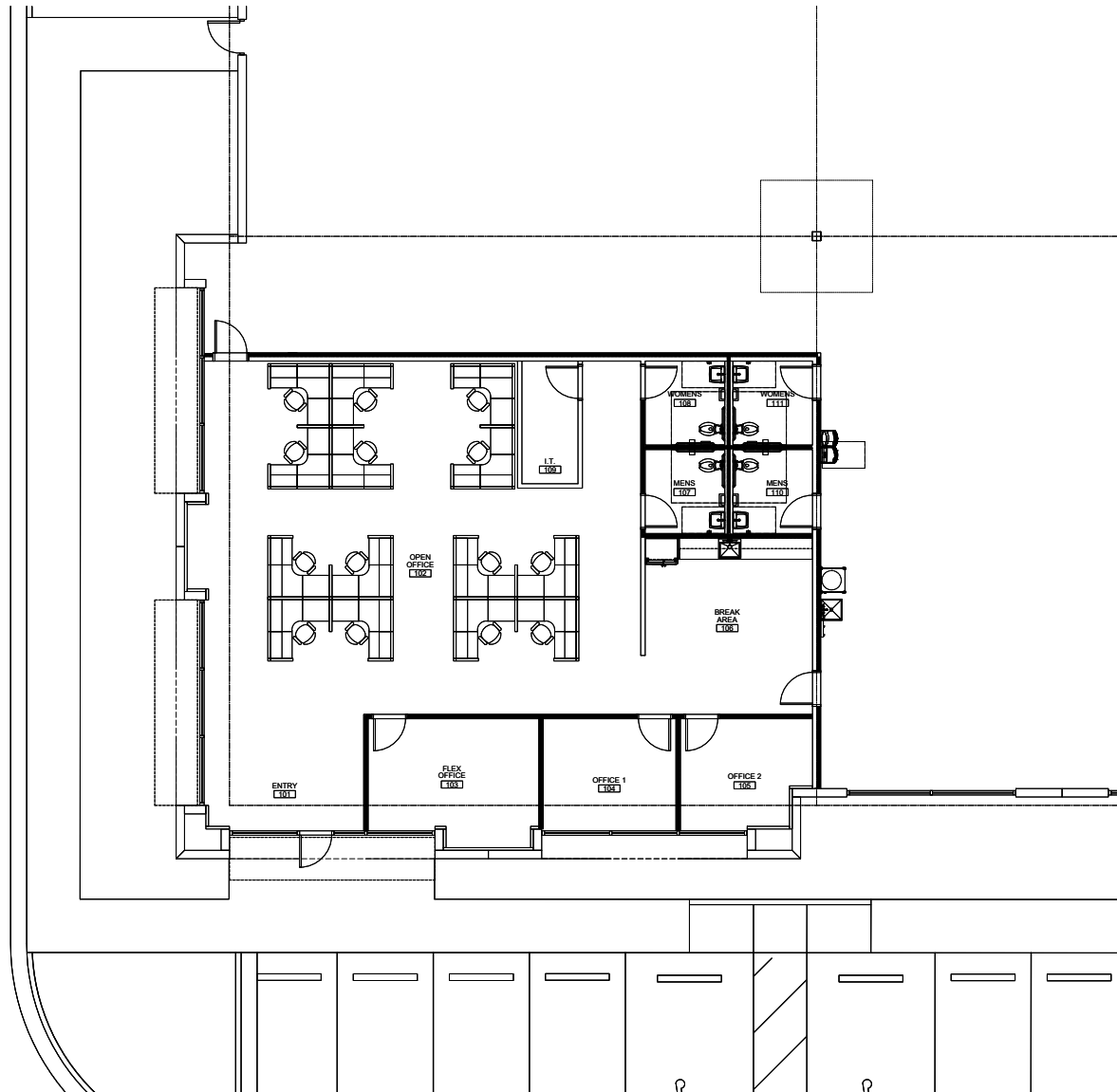
PROPERTY PHOTOS





EXISTING OFFICE FLOORPLAN

±2,600 SF Class A Office Immediately Available

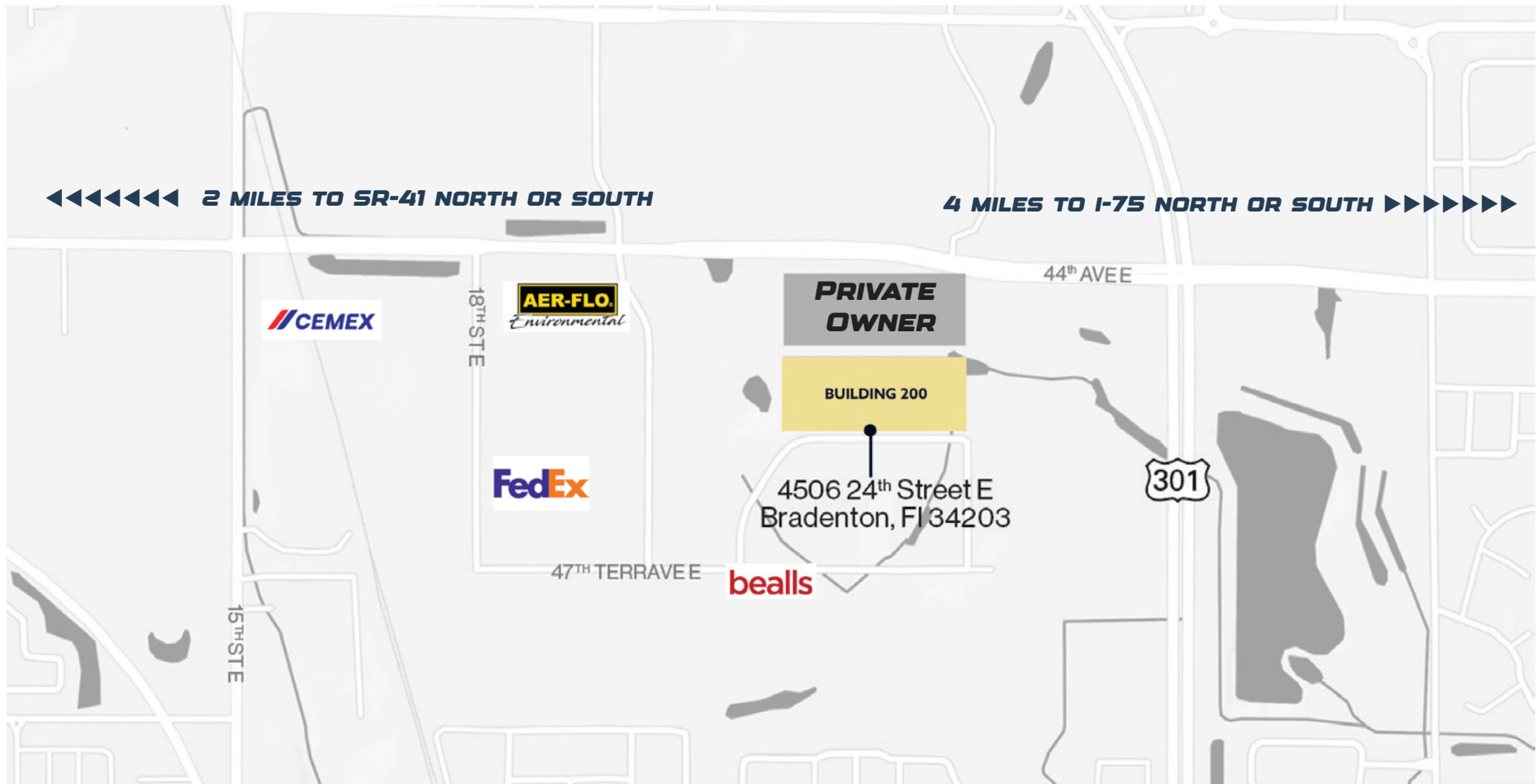


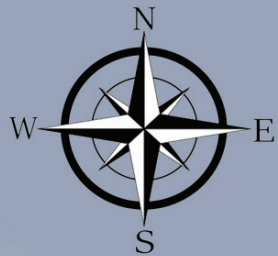
LOCATION MAP

Immediate access to one of the largest labor pools in the Metro Tampa Bay Region.

Excellent last mile delivery location to provide immediate service to the Bradenton/Sarasota area which boasts some of the top retail demographics in the state of Florida.

Established live, work, play destination with significant future population growth.





SUBJECT PROPERTY
4506 24TH STREET EAST

CHAMPS
SPORTS

FELD
EXHIBITION

PEPSICO

84 LUMBER

Pierce

TEAM EDITION
APPAREL

Bealls

Certainfeed
SAINT-GOBAIN

70

Taylor
Made

Crate&Barrel

ICON

TROPITONE

IRON MOUNTAIN

Chris+Craft

GraybaR

ASO

2 MILES 4 MILES

275

41

75

301

41

301

70

75

301



FOR MORE INFORMATION



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease or availability are subject to change or withdrawal without notice.