

SRQ Logistics Center



Opportunity

Property Options

- Available 90,720 sf - 1,000,350 sf
- Build-to-Suit
- Building(s) for Sale
- Building(s) for Lease

Location

- Class A logistics and industrial park under development located in South Manatee County, Florida
- 2 miles from Sarasota|Bradenton International Airport
- 5 miles to Interstate 75
- 21 miles to Port Manatee
- Prime Location at the NW Quadrant of U.S. Hwy 301 and University Parkway & SW Quadrant of U.S. Hwy 301 and Tallevast Road
- 34,000 AADT on U.S. 301; 20,500 AADT on University Parkway; 8,000 AADT on Tallevast Road

Developed by



For more information, please contact:

Clay Witherspoon

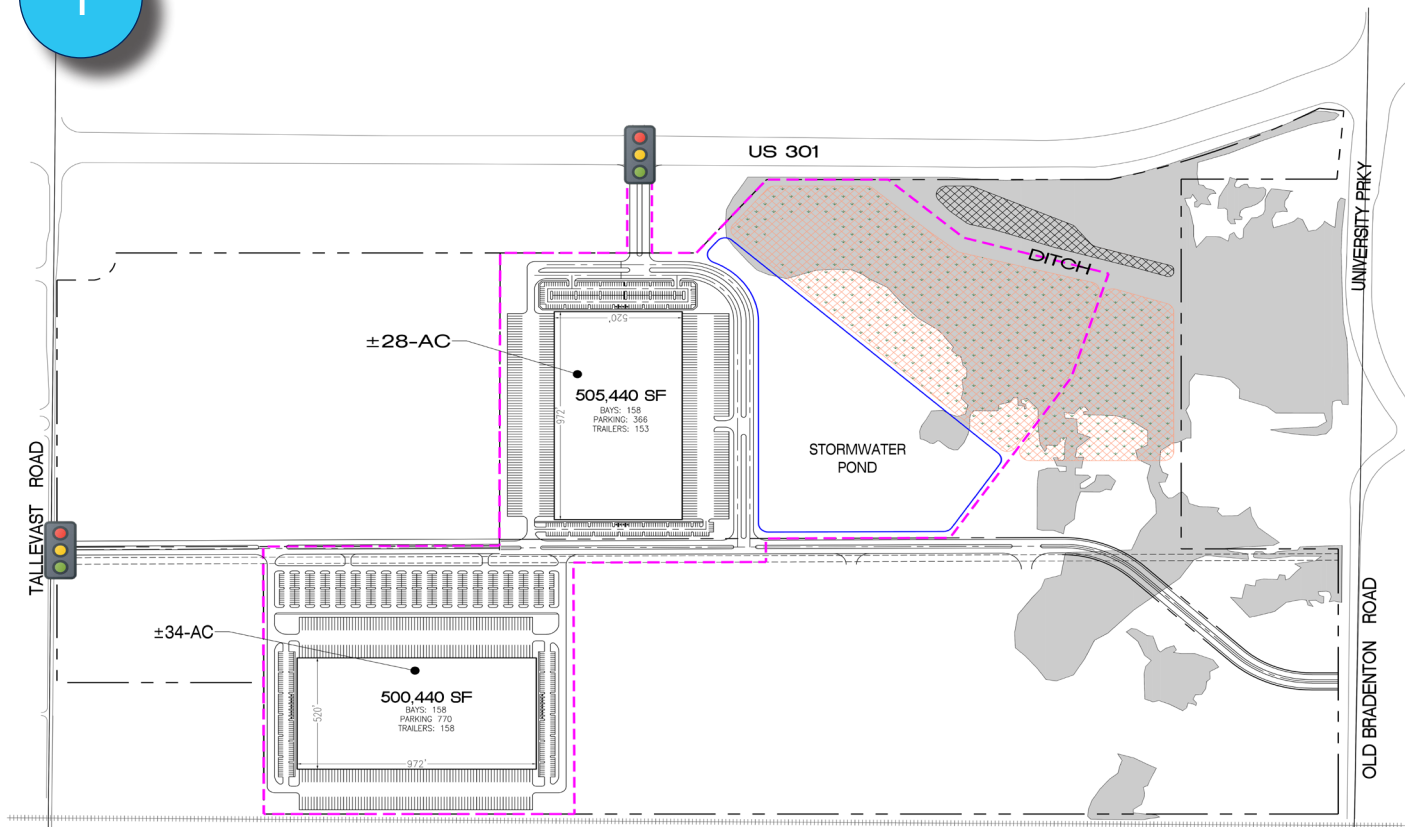
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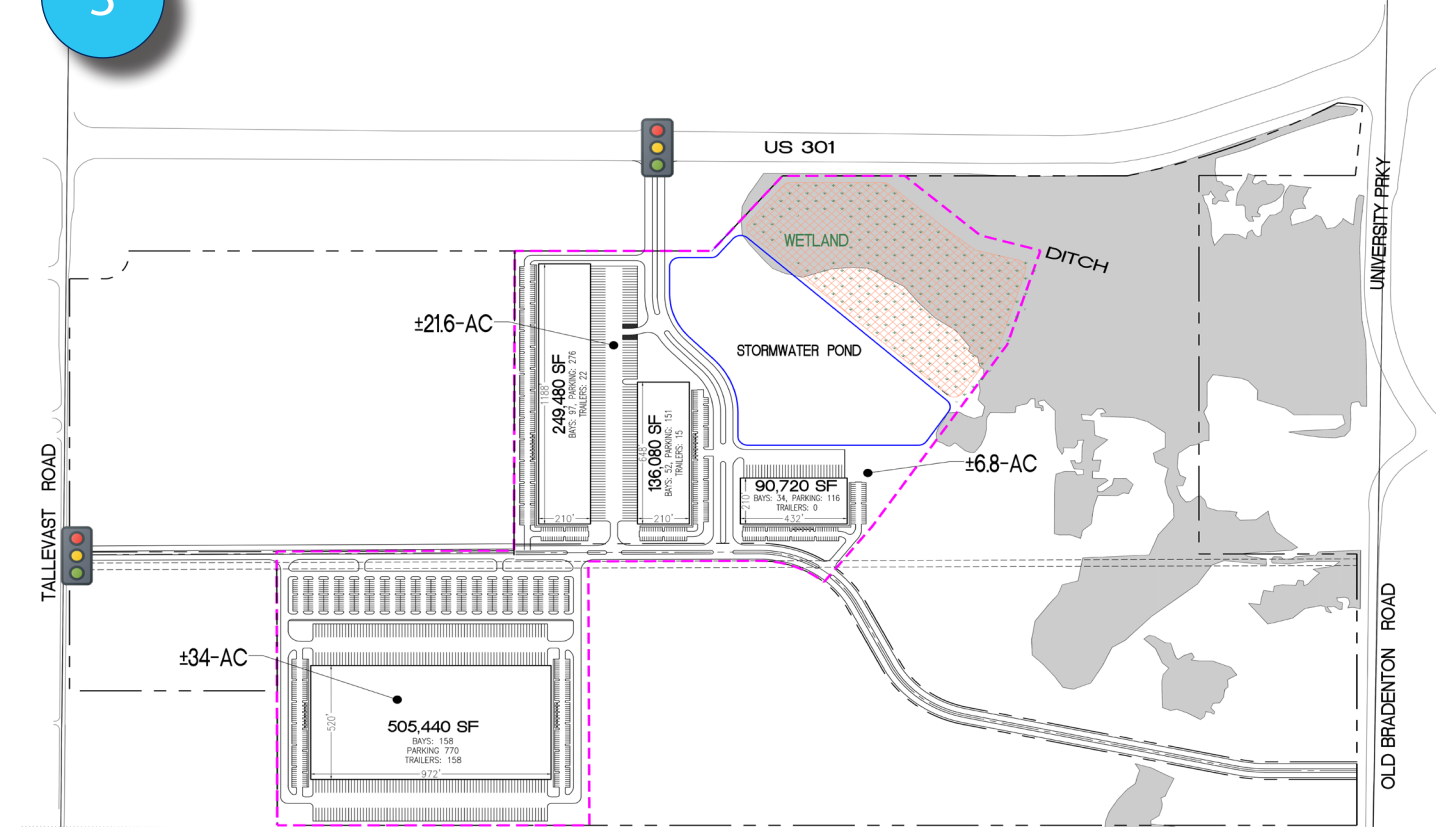
OPTION

1



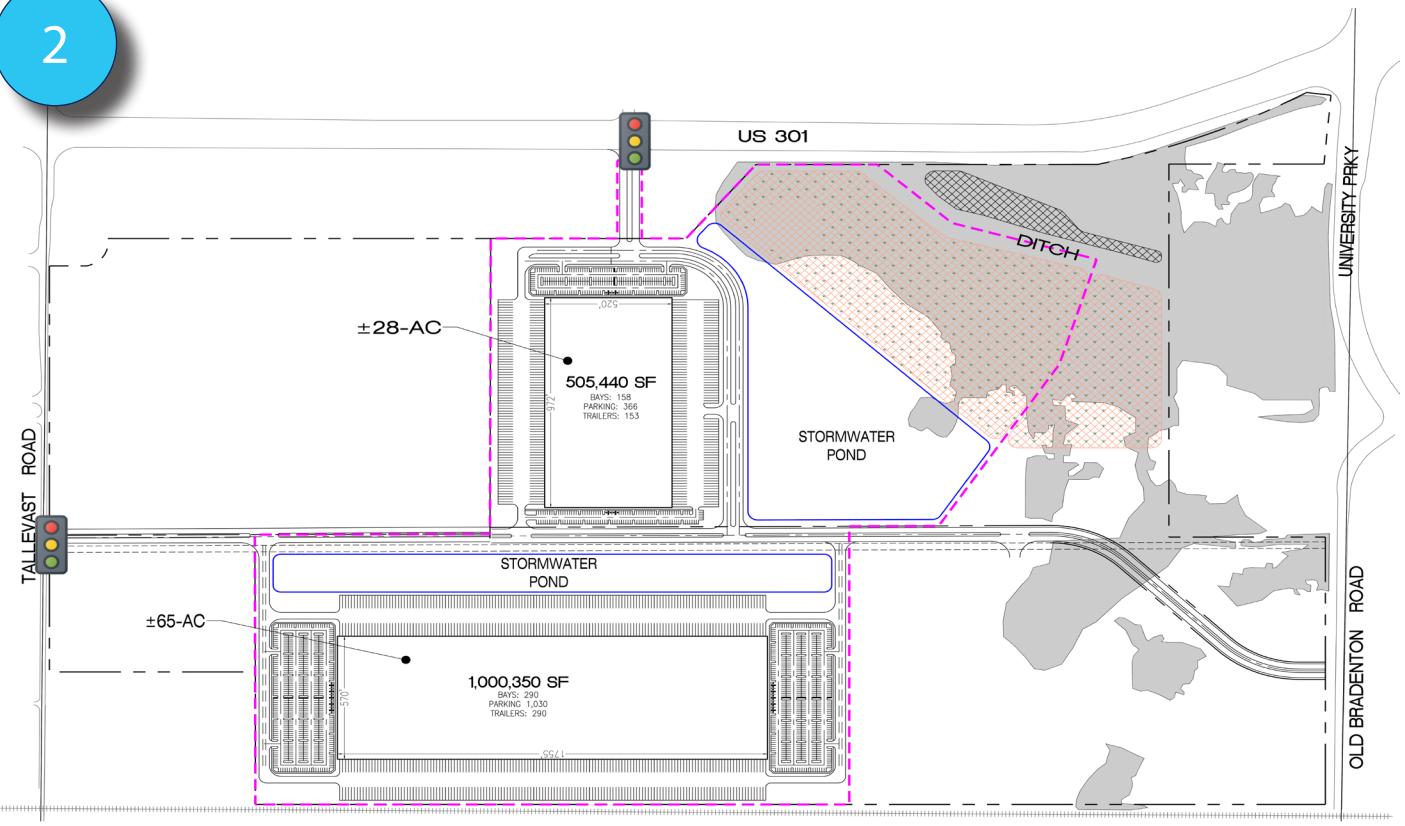
OPTION

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OPTION

2

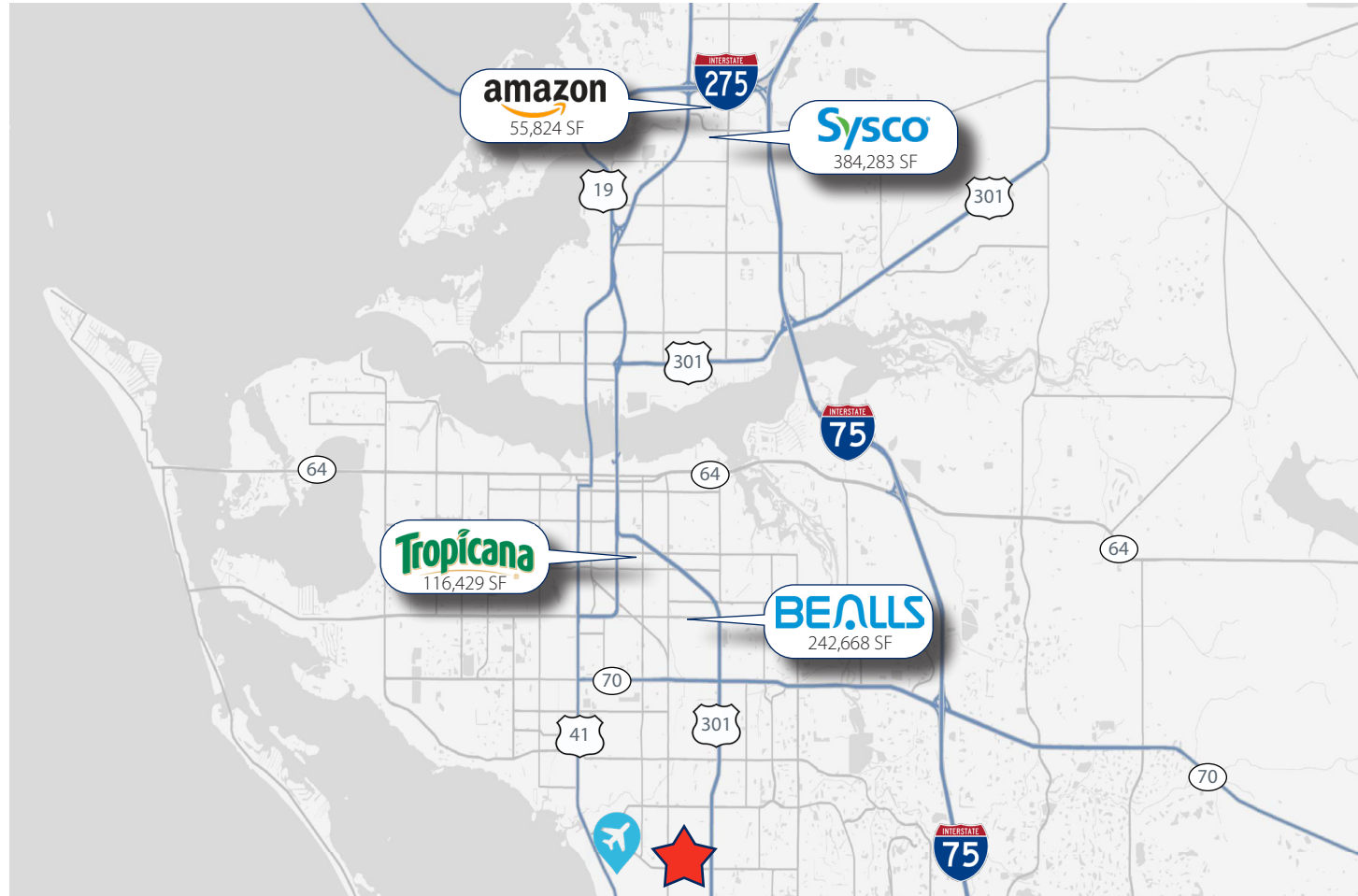


1

2

3

BUILDING SIZE:	500,440 sf	1,000,350	90,720 • 136,080 • 249,480
BUILDING DIMENSIONS:	520' x 972'	570' x 1,755'	210' x 432' • 210' x 648' • 210' x 1,188'
LOADING:	Cross-Dock	Cross-Dock	Rear Load
CLEAR HEIGHT:	36'	36' - 40'	32'
COLUMN SPACING:	54' x 50' w/ 60' speed bay	54' x 50' w/ 60' speed bay	54' x 50' w/ 60' speed bay
TRUCK COURT:	190'	190'	130' & 190'
TRAILER STORAGE:	153	290	0 • 15 • 22
SLAB:	7"	7"	6"
DOORS:	112	230	28 • 42 • 77
PARKING:	366	1,030	116 • 151 • 276



PORT MANATEE IS ONE OF THE LARGEST DEEPWATER SEAPORTS IN FLORIDA AND THE CLOSEST TO THE PANAMA CANAL

4.5 MILLION PEOPLE WITHIN A 60-MINUTE DRIVE TIME OF THE BRADENTON AREA

I-75 AND I-275 RUN THROUGH MANATEE COUNTY

MORE THAN 500 ADVANCED MANUFACTURING RELATED BUSINESSES IN MANATEE COUNTY

CSX TRANSPORTATION PROVIDES RAIL TO MANATEE COUNTY

MORE THAN 7,000 WORKERS IN MANATEE COUNTY ARE EMPLOYED IN ADVANCED MANUFACTURING

Immediate Access to a 20.4 Million Person Market





Manatee County, is located on the south side of Tampa Bay. It is 50 miles south of Tampa on I-75; and by way of four-lane I-75 and I-4, the area is within 120 miles of Orlando and less than 250 miles from Miami on I-75. Manatee County and adjacent Sarasota County employ more than 9,000 people within the logistics & distribution industry cluster.

Leading companies that are rooted in this industry and call the Bradenton Area home include Tropicana Products Inc., Bealls Inc. and SYSCO West Coast Florida Inc. Amazon constructed a \$200 million distribution facility just north of Manatee County in 2013.

Accessibility for logistics and distribution companies not only include interstate access, but also mainline rail provided by CSX Transportation, three international airports within an hour's drive and close proximity to Port Manatee, the closest United States deepwater port to the Panama Canal.



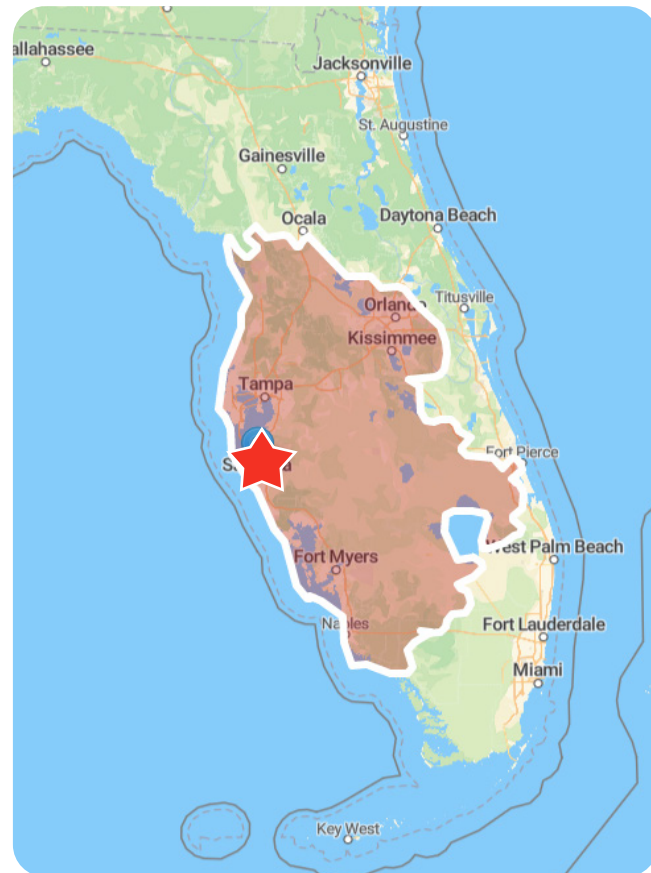
Manatee County Quick Stats

 Households 174,419	 Median Age 48.7
 Med. Household Income \$59,956	 Number of Employees 171,037

Statewide Population Comparison

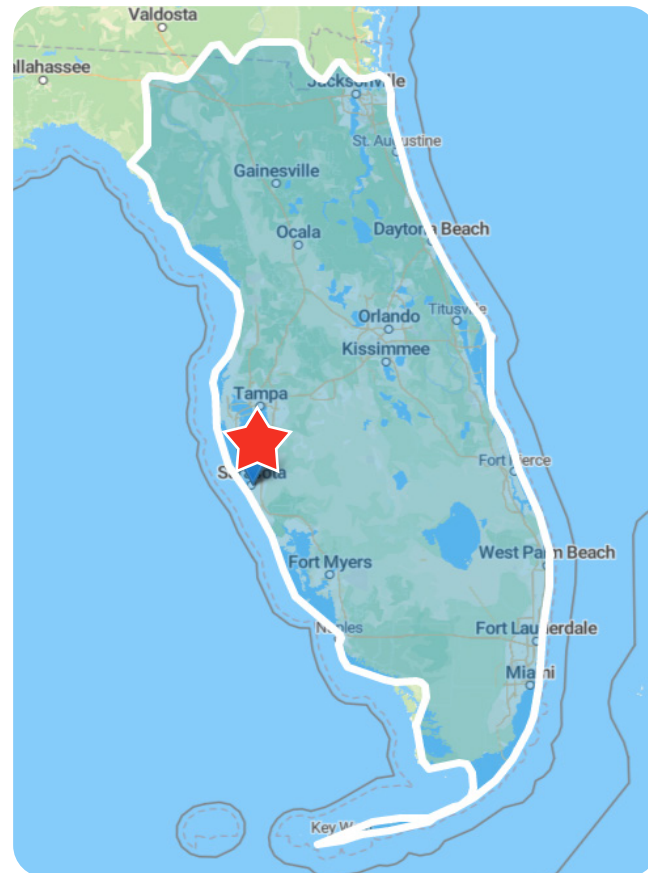
	150 miles	250 miles
Sarasota	12,415,390	20,359,730
Tampa	12,507,623	21,455,541
Pasco County	12,122,721	21,537,401
Lakeland	13,990,089	21,049,811
Ocala	12,212,051	20,130,779
Orlando	13,308,532	21,559,448

Population Radius



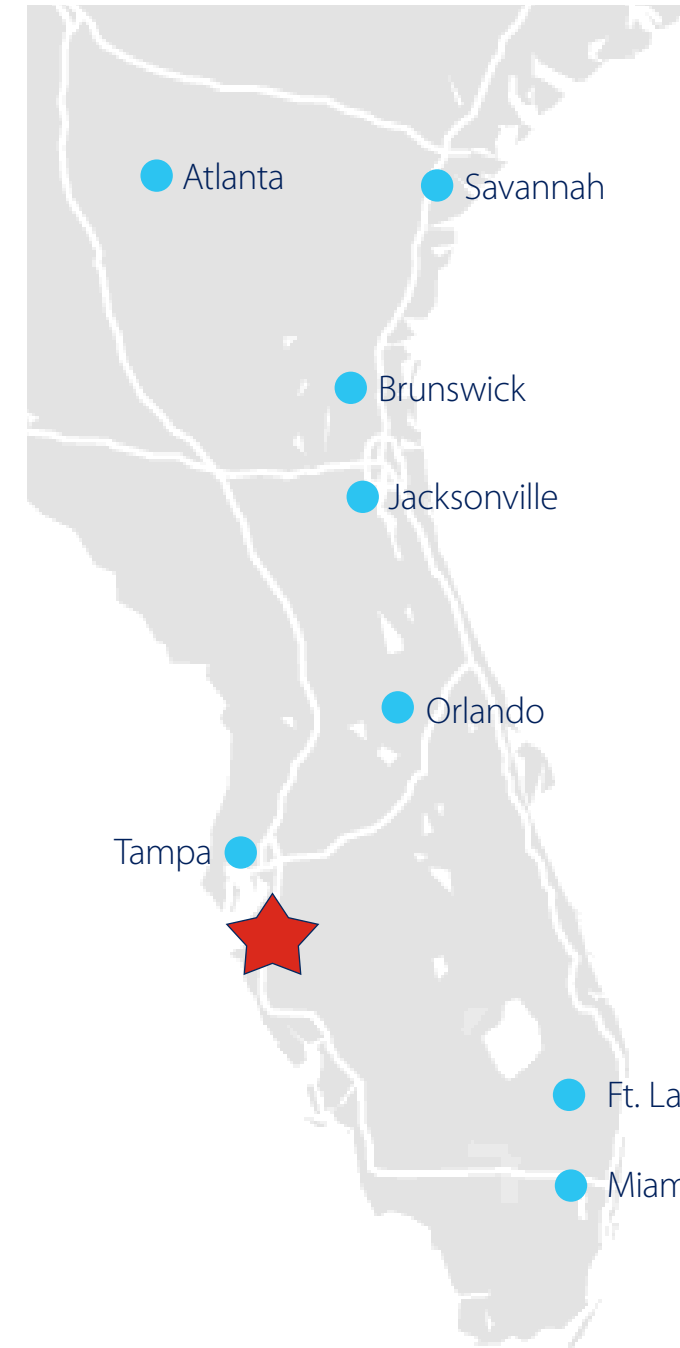
150 Miles

Population	10- Year Growth
12,415,390	17.9%



250 Miles

Population	10- Year Growth
20,359,730	15.4%



MAJOR CITIES

Tampa	53 miles	55 minutes
Orlando	126 miles	1 hour, 58 minutes
Fort Lauderdale	218 miles	3 hours, 12 minutes
Miami	234 miles	3 hours, 26 minutes
Jacksonville	243 miles	3 hours, 59 minutes
Atlanta	499 miles	7 hours, 2 minutes

MAJOR PORTS

Manatee	18 miles	27 minutes
Tampa	55 miles	54 minutes
Everglades	217 miles	3 hours, 8 minutes
Miami	236 miles	3 hours, 31 minutes
Jacksonville	246 miles	3 hours, 56 minutes
Brunswick	301 miles	4 hours, 40 minutes
Savannah	380 miles	5 hours, 46 minutes

MAJOR AIRPORTS

Sarasota International	2 miles	4 minutes
Tampa International	50 miles	57 minutes
Orlando International	128 miles	1 hour, 58 minutes



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