



For Lease



IOS: \$3.00/SF  
Warehouse: \$14.00/SF



6,000 SF Warehouse  
+  
0.37 Vacant Land



IOS: +/- 0.37 AC  
(119' Frontage x  
135' Depth)



21,000+ VPD

1266 28th Ave W, Bradenton, FL 34205

# Warehouse with IOS

Presented by

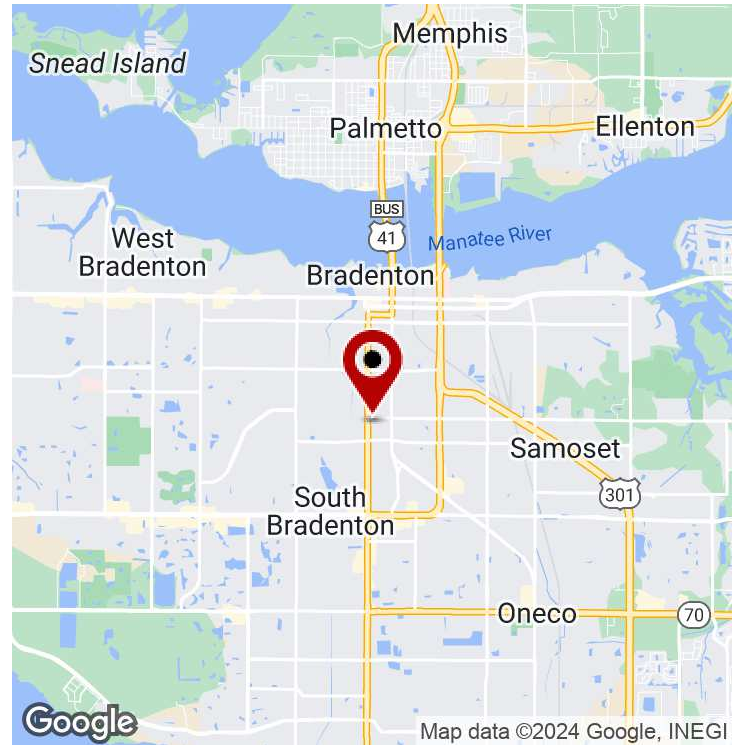
**Cherie Tedesco-Gamble**

Managing Director  
C: 813.898.7289  
cherie.tedesco@kw.com  
FL #SL3397003

**KW Commercial Tampa Central**

1208 E Kennedy Blvd, Suite 231  
Tampa, FL 33602

# Executive Summary



## OFFERING SUMMARY

Asking Lease Rate:	IOS: \$3.00/SF Warehouse: \$14.00/SF
OpEx:	\$3.56/SF
Available SF:	IOS: 16,065 SF (approx) Warehouse: 6,000 SF
Total Bldg. Size:	17,400 SF
Number of Units:	4
Zoning:	Heavy Commercial (HC)
Market:	Tampa/St Petersburg
Submarket:	Manatee
Traffic Count:	21,000+ VPD

## PROPERTY OVERVIEW

Prime industrial leasing opportunity at 1266 28th Ave W, Bradenton. The 6,000 SF warehouse space and approximately 16,065 SF outdoor storage area can accommodate many industrial uses. With ample parking and excellent visibility, this property ensures convenience for both employees and customers. It is a 5 minute drive south of downtown Bradenton in the heart of Manatee County. The location offers easy access to major highways and transportation hubs, such as US-41 (S Tamiami Trail), US-301, and I-75.

The 6,000 SF warehouse includes 2 drive-in bays, 18' ceiling height, office space and has plenty of space to accommodate parking. The approximately 16,065 SF (0.37 AC) outdoor storage area is approximately 119' by 135'. Water and electricity are available to hook up.

Allowable uses include but are not limited to: outdoor storage IOS, lumberyard, office, auto repair, retail sales & leasing, automotive retail sales & leasing, and equipment repair sales & leasing.

## PROPERTY HIGHLIGHTS

- Approx. 16,065 square feet (0.37 acres) Vacant Land for IOS
- 6,000 SF Warehouse with ample parking
- 18' Clear Height
- 2 Drive-In Bays
- Corner Property with Multiple Ingress/Egress Points



# Property Details

## LOCATION INFORMATION

Building Name	Warehouse with IOS
Street Address	1266 28th Ave W
City, State, Zip	Bradenton, FL 34205
County	Manatee
Market	Tampa/St Petersburg
Sub-market	Manatee
Cross-Streets	14th St W/US-41/N Tamiami Trl
Nearest Highway	I-75
Nearest Airport	Sarasota Bradenton International Airport

## PROPERTY INFORMATION

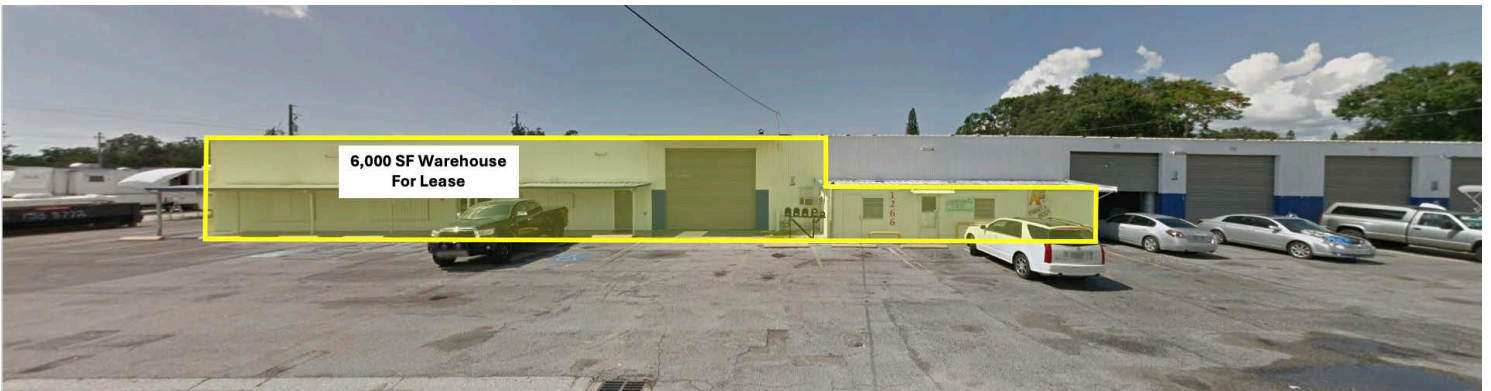
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Heavy Commercial (HC)
Corner Property	Yes
Traffic Count	21,000+ VPD
Traffic Count Street	14th St W x 27th Ave W

## BUILDING INFORMATION

Building Size	17,400 SF
Occupancy %	75.0%
Tenancy	Multiple
Ceiling Height	18 ft
Number of Floors	1



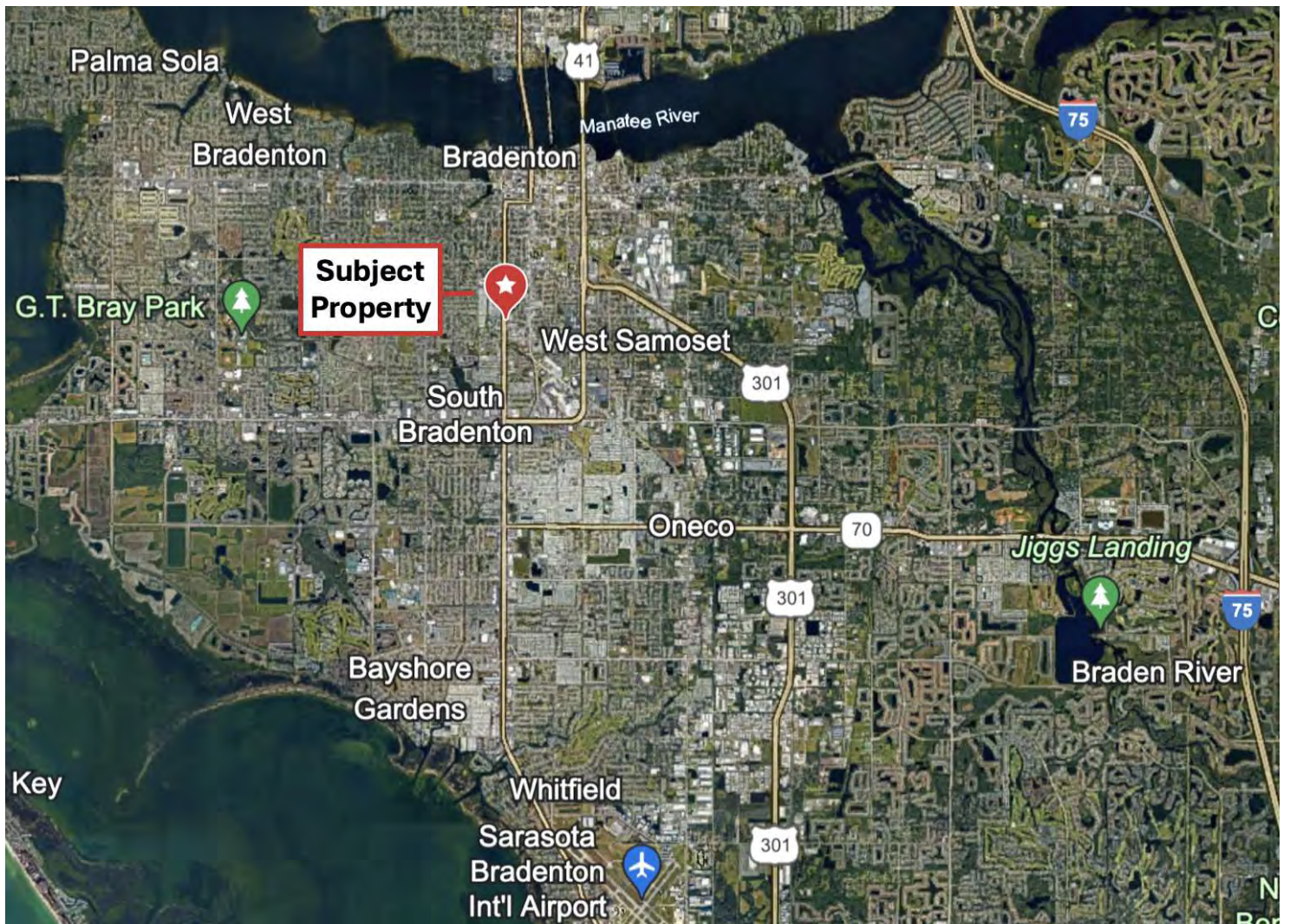
# Additional Photos



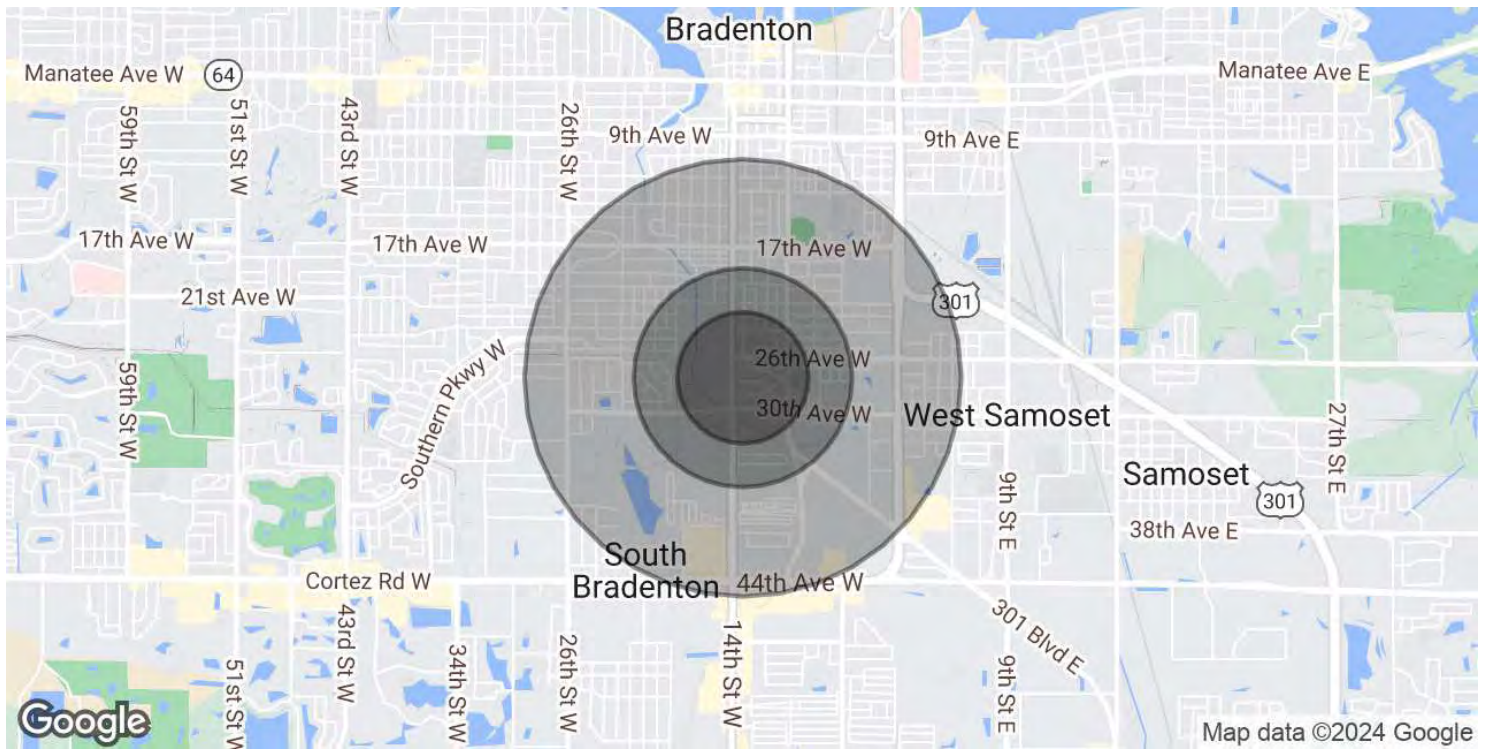
# Retailer Map



# Aerial



# Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,213	4,992	20,576
Average Age	40	44	43
Average Age (Male)	40	42	41
Average Age (Female)	41	45	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	468	1,956	8,384
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$49,941	\$54,550	\$58,206
Average House Value	\$193,536	\$179,682	\$186,881

Demographics data derived from AlphaMap

