

FOR LEASE \$16.50/SF MODIFIED GROSS
Like New! 7,000 SF Free-Standing Industrial Facility
3 Phase Power, 20 Ft Eave with Clearspan,
Fully Air-Conditioned and Insulated Warehouse



ADDRESS: 2023 59th Terrace East, Bradenton, FL 34203

FEATURES: 7,000 SF Free-Standing Industrial Facility built in 2017

- Glass Storefront Entry leading to approximately 1,750 SF of Office space with Open Reception/Work Area with Plenty of natural light, 6 Private Offices and 2 Restrooms. 5,250 SF of Fully Insulated Warehouse space served by Two 16' wide x 14' tall roll-up doors. One roll-up door includes an automatic door opener
- 3 Phase Power!
- Fully Air-Conditioned / Fully Insulated Warehouse
- Asphalt Paved Parking right outside the front door!

ZONING: HM - Heavy Manufacturing - Manatee County

OCCUPANCY: Available within 30 days

LEASE RATE:

First Year: \$9,625.00/month including base year real estate taxes, base year property insurance, a/c maintenance, lawn maintenance and exterior building maintenance. Tenant responsible for real estate tax increases, property tax increases, utilities, trash, interior maintenance, phone/internet, janitorial and pest control, if desired.

NOTE: Owner may consider selling.

* Note: Information Subject to Change. Accuracy of information is not guaranteed or warranted.*

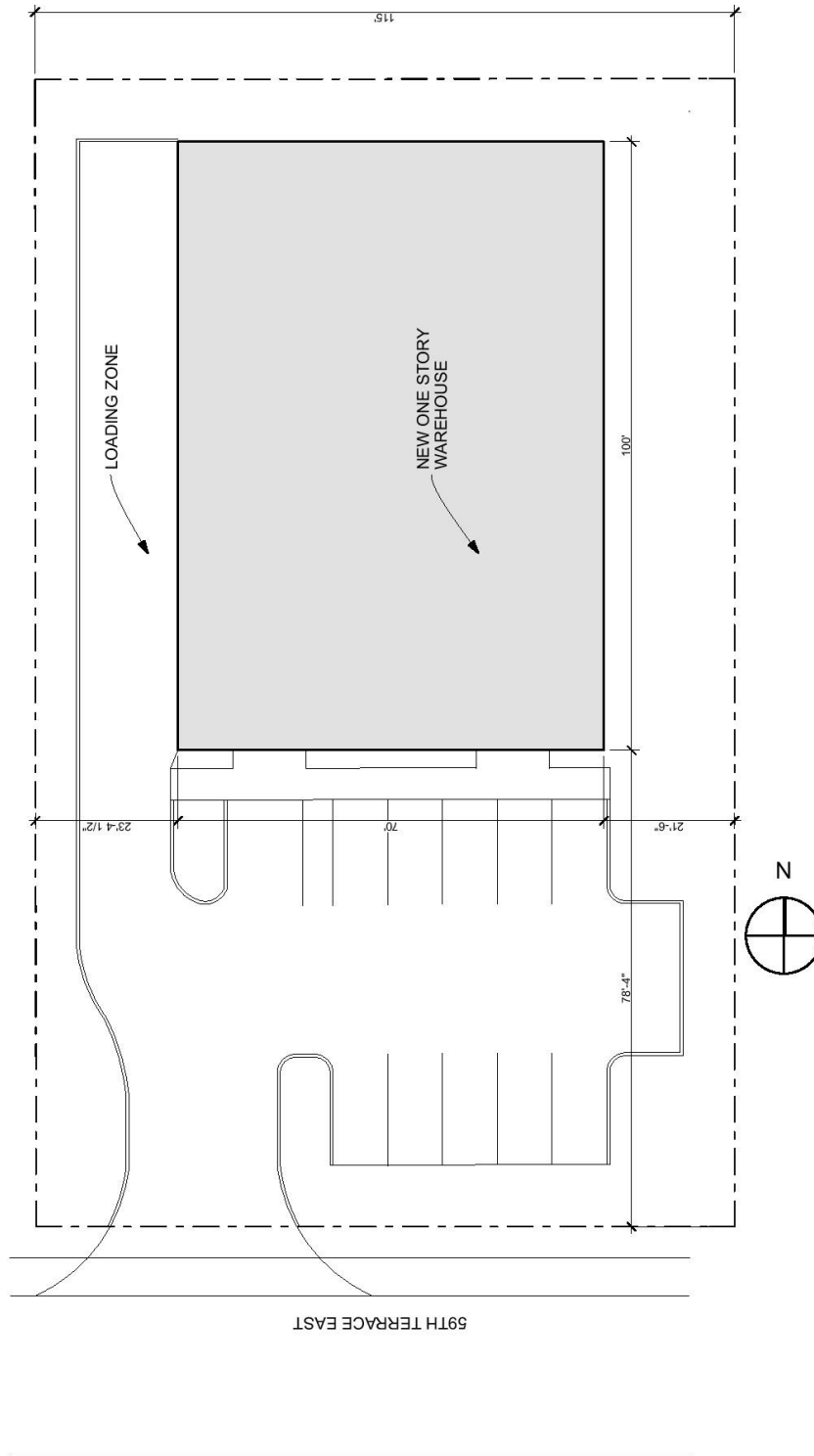
**RICHARDSON
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WALTER**

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Jeff Button
941-313-1193

722-E Apex Rd, Sarasota, FL 34240
Www.SarasotaWarehouses.com

2023 59th Terrace East, Bradenton, FL 34203 (Site Plan)



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A2.01

Site Plan
SCALE: 1" = 20'

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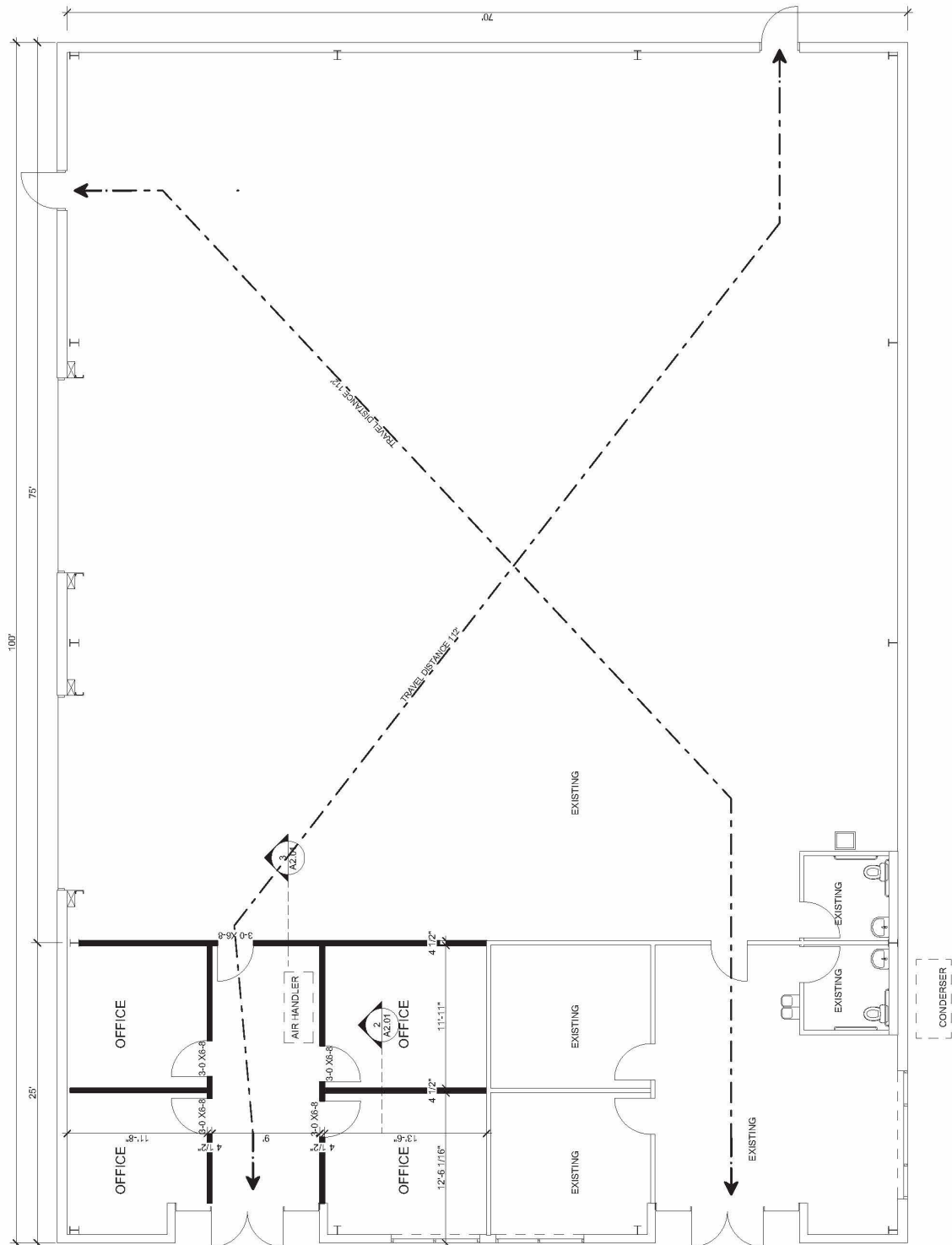
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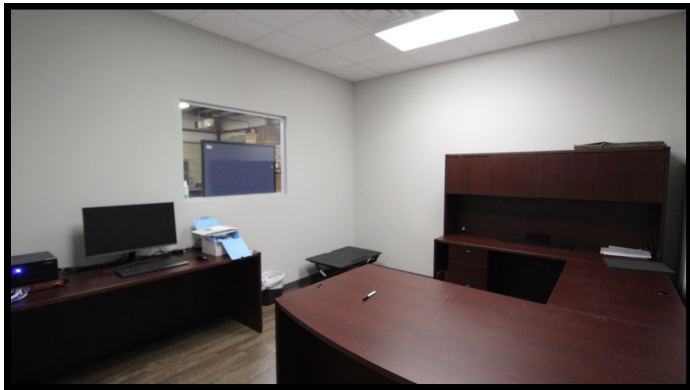
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