

5004

15TH ST. E

ALAN H. LONG
Managing Director

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NEWMARK

EXECUTIVE SUMMARY

This 10,300 sq ft industrial property sits on 2.41 acres in a Heavy Commercial (HC) zoned site, offering flexible warehouse and office space ideal for light industrial, distribution, or service businesses. Built in 1965 with later additions, the complex features multiple grade-level doors, office areas, and functional layout on a large lot with room for outdoor storage or expansion.

Located just minutes from Sarasota-Bradenton International Airport and major roadways, the property benefits from strong regional connectivity in Manatee County's growing industrial corridor.

With solid demand for mid-size industrial space and flexible tenancy options, this asset provides a turn-key opportunity for owner-users or investors seeking operational efficiency and long-term value in the Bradenton market.

INVESTOR HIGHLIGHTS

The property is currently configured for stable single-tenant use with proven income potential in an area supported by airport proximity and expanding logistics activity across Manatee County.

Its HC zoning, drive-in doors, and mix of warehouse/office space allow for immediate operational flexibility or easy repositioning to multi-tenant if desired, while the generous 2.41-acre lot supports future site improvements or additional parking/storage.

In a submarket with limited comparable supply and steady demand from local businesses, this asset offers reliable cash flow combined with appreciation upside tied to Bradenton's ongoing economic growth and infrastructure enhancements.



CONFIDENTIALITY AGREEMENT

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 5004 15th St. E, Bradenton, FL 34203 (the "Property") by 5004 15th St., LLC (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

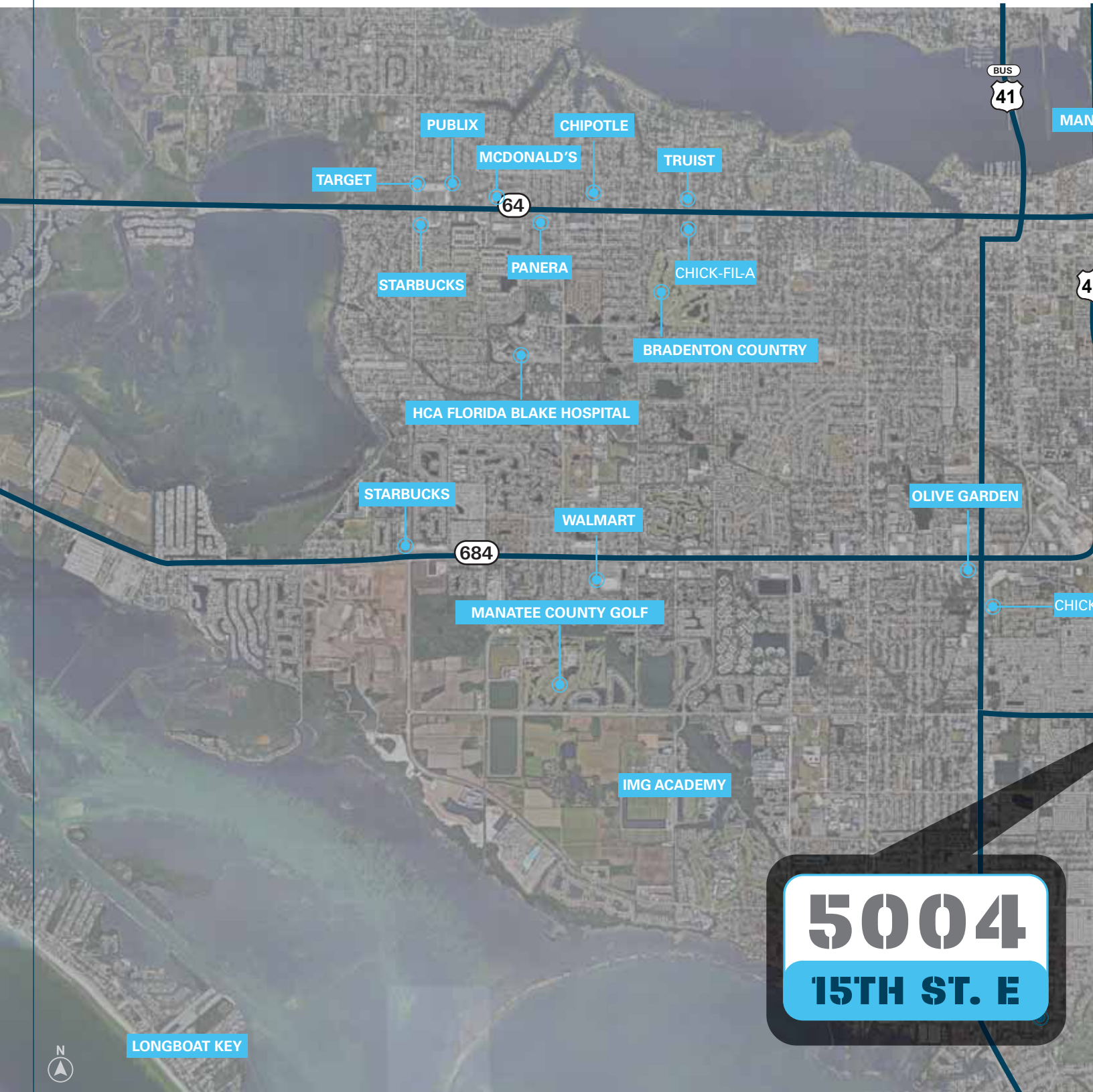
This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY DESCRIPTION

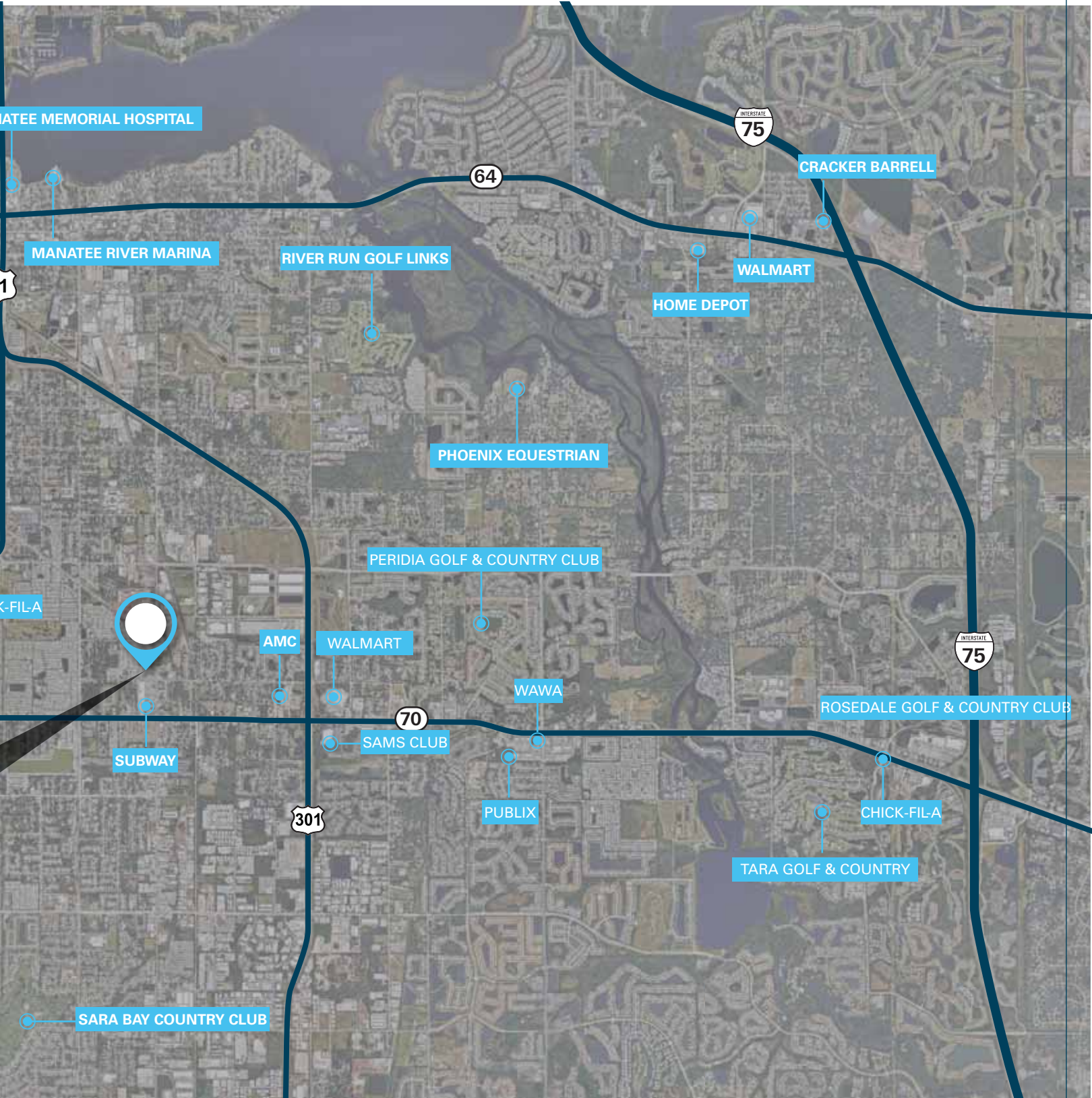
PROPERTY ADDRESS:	5004 15th St E, Bradenton, FL 34203
TYPE	Single story industrial building
SIZE	10,300 SF (8,400 SF & 1,900 SF)
LAND	2.4177 acres
YEAR BUILT	1965 & 2021
FEATURES	Canopied, fenced, wood deck
ZONING	HC
PARCEL	55967-0000-4
AIRPORT	Sarasota Bradenton Internation International Airport (7 miles)



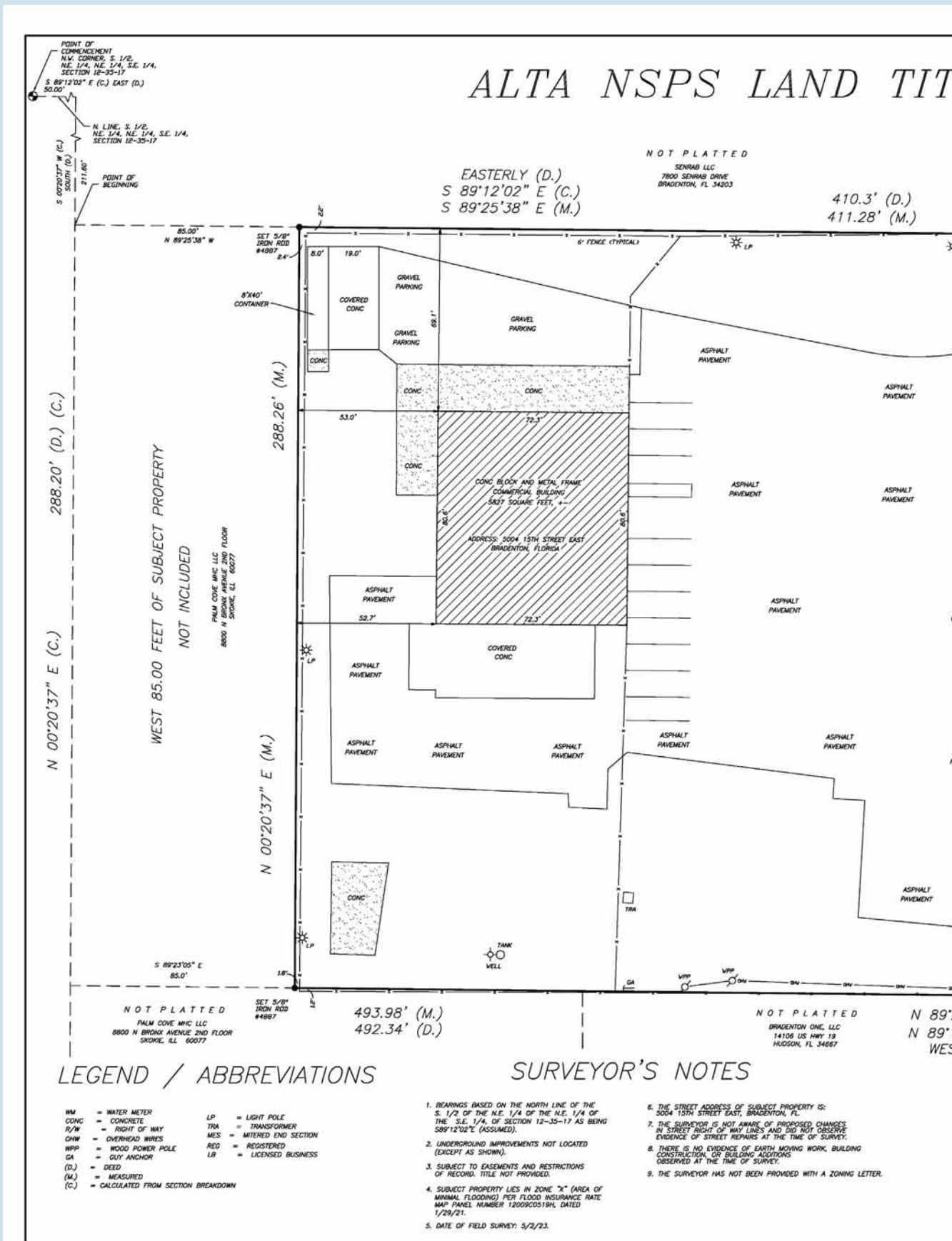
LOCATION OVERVIEW



5004
15TH ST. E



SURVEY



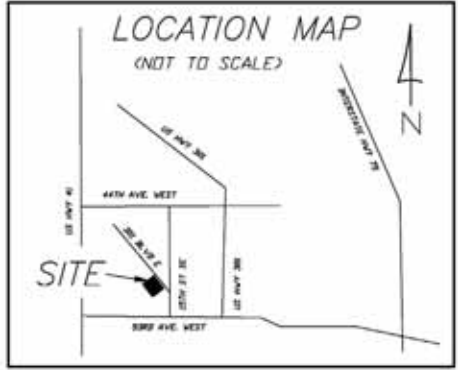
LEGEND / ABBREVIATIONS

- | | | | |
|------|-------------------------------------|-----|-----------------------|
| WM | = WATER METER | LP | = LIGHT POLE |
| CONC | = CONCRETE | TRA | = TRANSFORMER |
| R/W | = RIGHT OF WAY | MES | = MITERED END SECTION |
| OWH | = OVERHEAD WIRES | REG | = REGISTERED |
| WPP | = WOOD POWER POLE | LR | = LICENSED BUSINESS |
| GA | = GUY ANCHOR | | |
| (D.) | = DEED | | |
| (M.) | = MEASURED | | |
| (C.) | = CALCULATED FROM SECTION BREAKDOWN | | |

SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE S. 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 12-35-17 AS BEING S89°12'02"E (ASSUMED).
- UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. TITLE NOT PROVIDED.
- SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 1200900519H, DATED 1/29/21.
- DATE OF FIELD SURVEY: 5/2/23.
- THE STREET ADDRESS OF SUBJECT PROPERTY IS: 3004 15TH STREET EAST, BRADENTON, FL.
- THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND DID NOT OBSERVE EVIDENCE OF STREET REPAIRS AT THE TIME OF SURVEY.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
- THE SURVEYOR HAS NOT BEEN PROVIDED WITH A ZONING LETTER.

PLAT SURVEY



LEGAL DESCRIPTION

BEGINNING AT A POINT 50 FEET EAST AND 211.6 FEET SOUTH OF THE NW CORNER OF THE S 1/2 OF THE NE 1/4 OF NE 1/4 OF SE 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST FOR A POINT OF BEGINNING; GO THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID S 1/2, A DISTANCE OF 410.3 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE, AS IT IS TODAY, OF U. S. HIGHWAY 301; THENCE GO IN A SOUTHEASTERLY DIRECTION FOLLOWING THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301, A DISTANCE OF 300 FEET FOR A POINT; THENCE GO WESTERLY PARALLEL TO SAID NORTH LINE OF S 1/2 A DISTANCE OF 492.34 FEET TO A POINT 50 FEET EAST OF THE WEST LINE OF SAID NE 1/4 AND SAID WEST LINE EXTENDED SOUTHERLY; THENCE GO NORTHERLY AND 50 FEET EASTERLY FROM SAID WEST LINE A DISTANCE OF 288.2 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING IN THE SE 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 85.00 FEET OF THE SOUTH 288.0 FEET OF THE ABOVE DESCRIBED PROPERTY.

CONTAINING 2.45 ACRES, MORE OR LESS



TITLE NOTES

- THIS SURVEY REFLECTS EASEMENTS LISTED ON SCHEDULE 'B', SECTION 8 OF TITLE COMMITMENT NUMBER AS FOLLOWS:
- | ITEM | COMMENT |
|-------------|---|
| 1 THROUGH 6 | - STANDARD EXCEPTION ITEMS - NOTHING TO PLOT. |
| 7. | WATERS PER |
| 8. | EASEMENT PER |
| 9. | EASEMENT PER |
| 10. | EASEMENT PER |
| 11. | EASEMENT PER |

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2003 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NEPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/2/23.

CERTIFIED TO:	I HEREBY CERTIFY:	DATE:	5/2/23
KROEDER HOLDINGS, LLC	THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE.	SCALE:	1" = 20'
CHICAGO TITLE INSURANCE COMPANY		JOB NO.:	5004 1574
			McMAHON SURVEYING AND MAPPING, LLC 1850 DALL CREEK ROAD DELAND, FLORIDA, 32720 LICENSED BUSINESS #7434 PHONE 407-399-2044

Digitally signed by Thomas McMahon

Thomas McMahon
Date: 2023.05.07 14:17:46 -0400

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PHOTOS





PHOTOS





ABOUT BRADENTON

MANATEE COUNTY

Manatee County is a rapidly growing coastal county located south of Tampa Bay. Manatee County is situated on the Gulf Coast and is part of the North Port-Sarasota-Bradenton metropolitan statistical Area. Created in 1855, it is named after the Florida manatee. Manatee County sits along the southern part of Tampa Bay with access to the Manatee River, Gulf beaches and Sunshine Skybridge. It features a mix of urban/suburban development, agriculture (historically citrus and farming) and tourism. Manatee County is home to pristine white sand beaches lining the Gulf of Mexico, Anna Maria Island, Bradenton Beach and Coquina Beach. It has an array of hiking/kayaking trails within Robinson Preserve and Emerson Point Preserve along with manatee watching opportunities. Manatee County is popular for retirees, families and tourist seeking a balance of beaches, nature and suburban amenities.

BRADENTON

Bradenton is a charming, fast-growing Gulf Coast city in Manatee County. It is known as “The Friendly City”. Situated south of Tampa and north of Sarasota, it is the county seat of Manatee County. Bradenton offers a wide range of activities, from pristine beaches, like Anna Maria Island to the historic downtown area which features unique shops, art galleries and restaurants.

The Bradenton Riverwalk is a beautiful, 1.5 mile scenic path along the Manatee River with parks, piers and views. Bradenton is also home to LECOM park, the spring training facility to the Pittsburgh Pirates.

Bradenton features a diversified economy with tourism, healthcare, manufacturing, agriculture and professional services.

TAMPA INDUSTRIAL MARKET

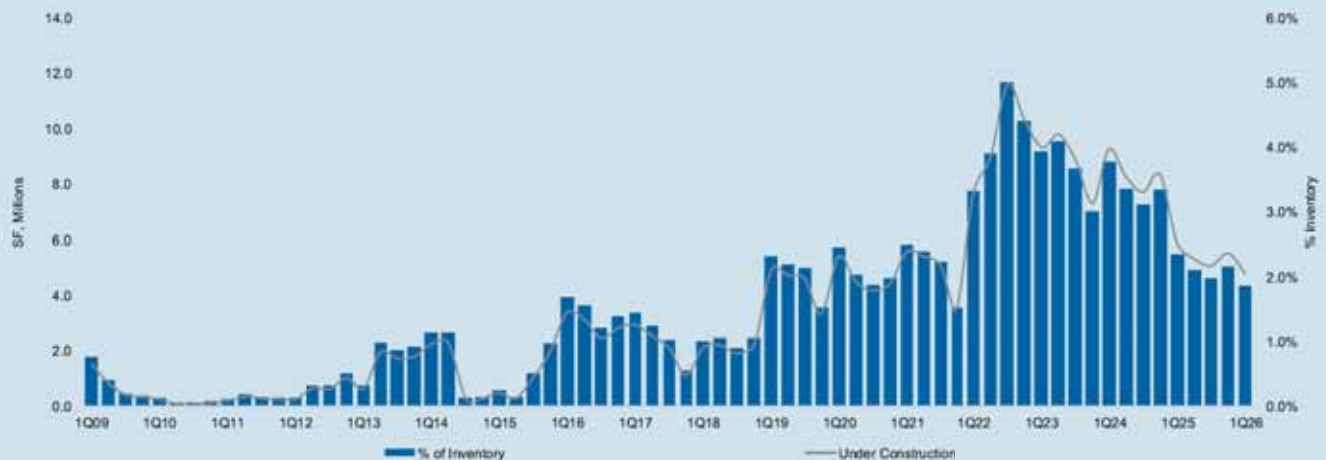
Market Snapshot
1Q26

Inventory
263M SF

Overall Vacancy
8.7%

The Tampa industrial market reported 419,690 SF of occupancy gains in the first quarter of 2026 SF. The under construction pipeline declined 18.9% year over year to 4.8M SF reflecting the lowest quarterly level since fourth quarter of 2021. Overall asking rents rose 5.14% reaching a record high of \$9.14 SF. The vacancy rate rose 93 basis points year over year to 8.7%. Vacancy is poised to level off over the next several quarters as the delivery pace tapers. Market fundamentals continue to attract distribution and manufacturing users seeking access to Florida’s expanding consumer base.

INDUSTRIAL UNDER CONSTRUCTION AND % OF INVENTORY



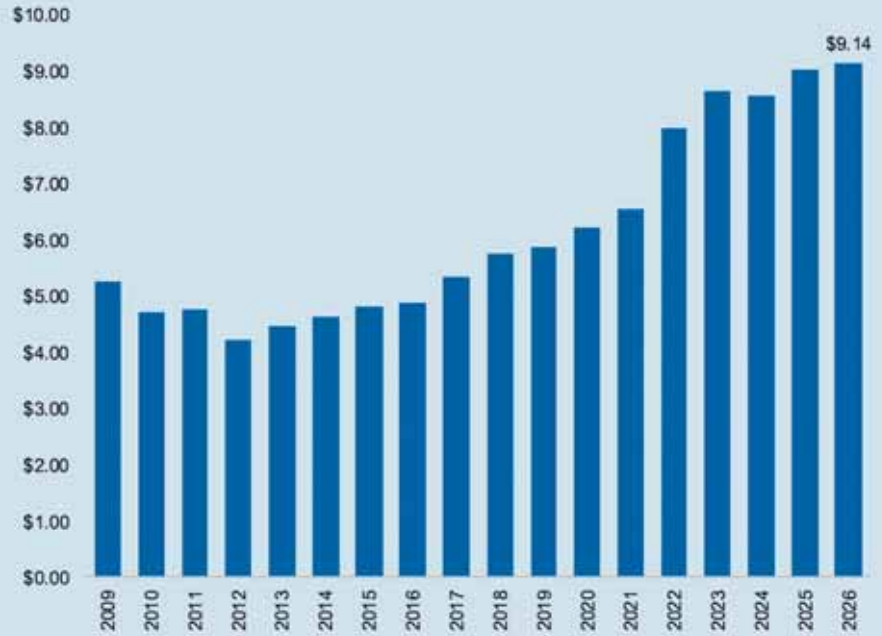
Source: Newmark Research; CoStar

YTD Net Absorption
419,670 SF

AVG Asking Rent
\$9.14 SF

Under Construction
4.8M SF

**INDUSTRIAL
AVERAGE ASKING
RENT, \$/SF, NNN**



HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY



MEET THE TEAM

Brokerage Services



ALAN H. LONG



HAMILTON LONG

Research



LISA DENIGHT



CHING-TING WANG

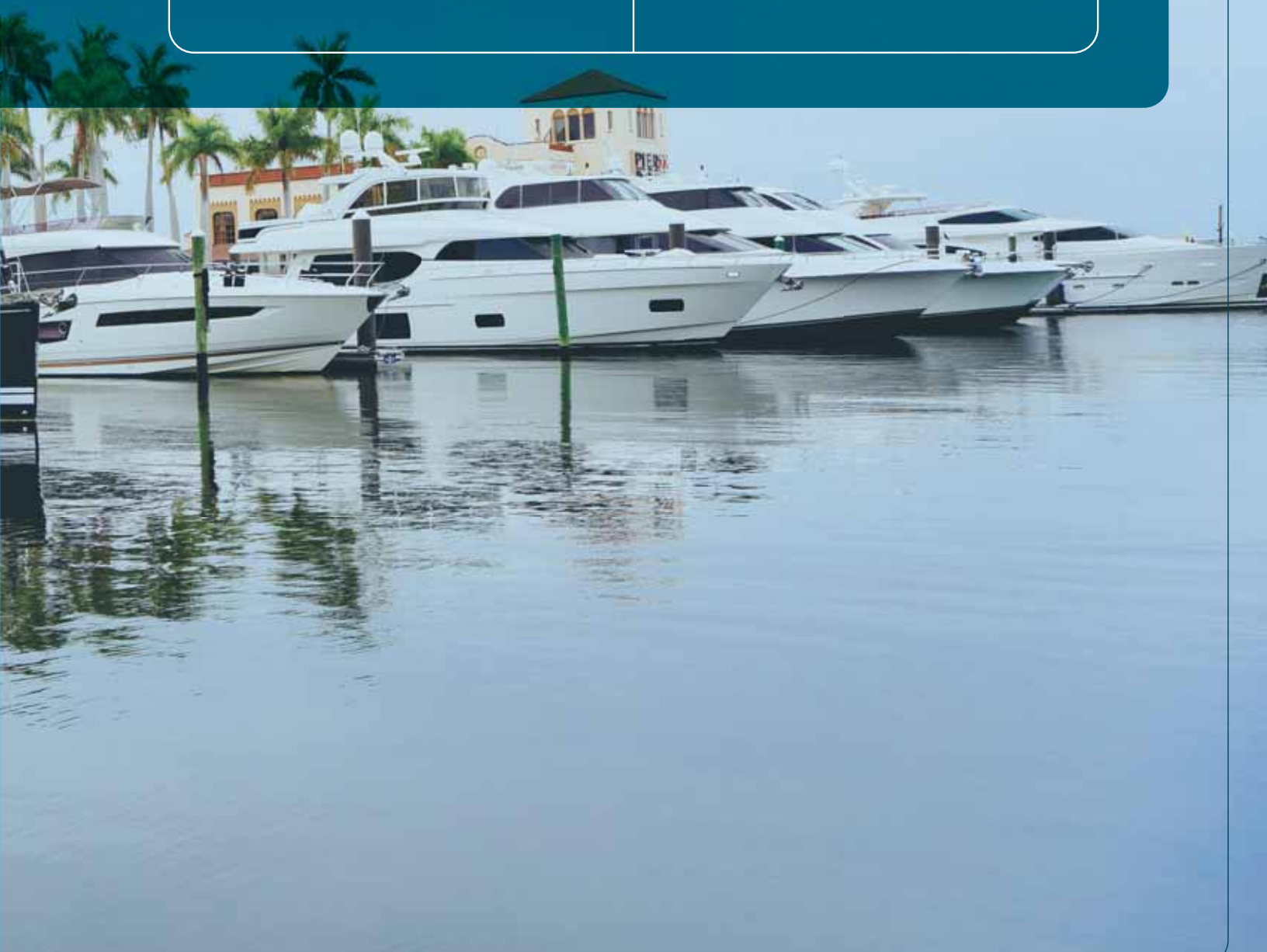
Marketing



MARTA SOFI



PENNY EZELL



EXECUTIVE SUMMARY



Alan H. Long

MANAGING DIRECTOR

alan.long@nmrk.com

561-693-9994

AREAS OF SPECIALIZATION:

- **INDUSTRIAL**
- **MEDICAL**
- **OFFICE**

20+ Years
OF EXPERIENCE

PROFESSIONAL BACKGROUND

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

LIST OF TRANSACTIONS

- Mixed use land sale: Palm Beach County, \$32 million
- Industrial building sale: Martin County, \$9 million
- Industrial building sale: 33,090 SF, West Palm Beach, \$10.2 million
- Mixed use land transaction: 52 acres, Palm Beach County, \$18 million
- Industrial building sale: 125,000 SF, Windsor, CT, \$10 million
- Land transaction: Singer Island, FL, \$10.5 million
- Industrial building sale: 70,000 SF, Palm Beach County, \$22 million
- Industrial building sale: Broward County, \$31 million
- Industrial building sale: 225,000 SF, Riviera Beach
- Industrial Lease transaction: 67,000 SF, Broward County
- Industrial building sale: 60,000 SF, Martin County
- Medical building sale: 38,000 SF, Palm Beach Gardens, \$11 million
- Land transaction sale: 35 Acres, Palm Beach County, \$12.5 million
- Flex building sale: 15,250 SF, Fort Lauderdale, \$2.0 million

EDUCATION

Mr. Long earned a Master of Business Administration degree in business/managerial economics from Averett University and a Bachelor of Science degree from Virginia Commonwealth University.



Hamilton Long

ASSOCIATE
DIRECTOR

hamilton.long@nmrk.com

561-315-8322

AREAS OF
SPECIALIZATION:

- **INDUSTRIAL**
- **LAND**
- **MEDICAL/OFFICE**

PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company’s South Florida office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years where he was responsible for gathering information from local and regional markets.

LIST OF TRANSACTIONS

- Flex, 111,200 SF, Atlanta, \$14.2 million
- Industrial, 87,350 SF, Orlando/Tampa/Ft. Myers, \$9.2 million
- Industrial, 32,100 SF, Port St. Lucie, \$3.5 million
- Industrial, 24,554 SF, Orlando, \$5.9 million
- Industrial, 37,750 SF, Orlando/Tampa/Port St. Lucie, \$6.5 million

PARTIAL CLIENT LIST


- Home Depot
- FIS Outdoor
- Certified Slings & Supply
- Spectrum
- SF Partners
- Nichols Contracting, Inc.
- Collection Capital, LLC

PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.



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NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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