



HEAVY INDUSTRIAL W/ 2.5 ACRES 4,500 SF WAREHOUSE

1323 20TH AVE E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- Heavy Manufacturing zoning
- ±2.5 acres of industrial outside storage
- 400-amp, 3-phase power
- Artesian well (±300 ft deep) with water softener
- Septic system
- Security cameras on site
- Fenced yard (north, east, and west sides)



For More Information

ADAM DOAK

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OFFERING SUMMARY

Lease Rate:	\$16,000/MONTH + NNN
Building Size:	4,500 SF
Lot Size:	2.5 Acres
Number of Units:	1
Year Built:	1989
Zoning:	HM HEAVY M

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1323 20th Ave E, Palmetto, FL

Property Type: Heavy Industrial / Warehouse

Property Size: 4,500 SF Warehouse on 2.5 Acres

This rare heavy industrial commercial real estate opportunity offers hard-to-find Heavy Manufacturing zoning with extensive outside storage and a functional warehouse/office layout. Ideal for contractors, manufacturers, fabricators, or users requiring industrial yard space with strong power capacity.

The property includes approximately 2.5 acres of industrial outside storage along with a 4,500 SF warehouse equipped with 400-amp, 3-phase power. The warehouse is divided into roughly 2,600 SF of open warehouse space and 1,400 SF of office/mezzanine, providing an efficient balance of operations and administration.

OPEX: Property taxes and insurance estimated at \$765/month.

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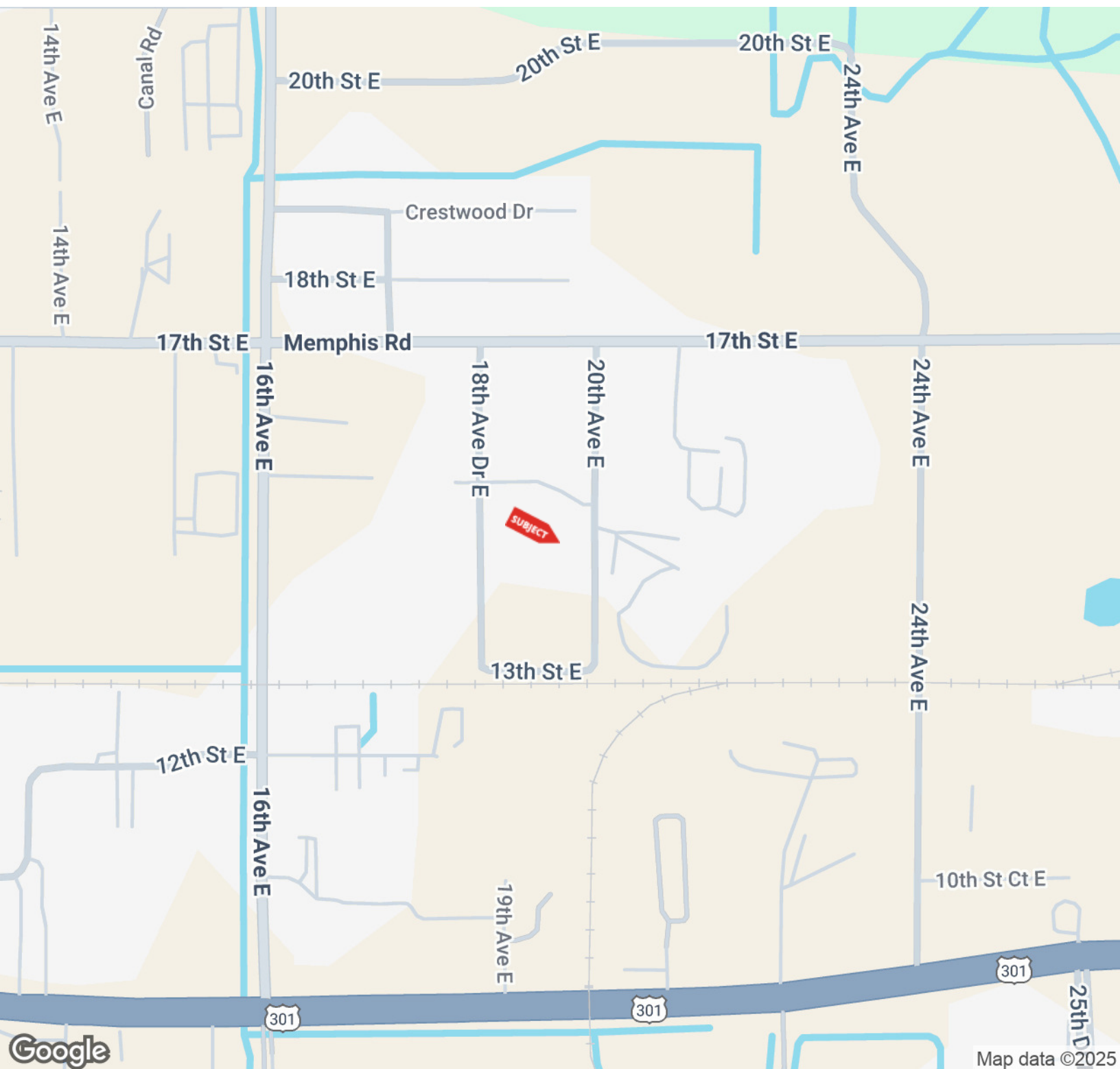
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