



40,000 SF AVAILABLE



AVAILABLE

FOR LEASE OR SALE

2102 E 17th Street, Palmetto, FL

HIGHLIGHTS

- 40,000 SF Available
- On 5.5 Acres
- Build to Suit
- 2.4 Acres of Outside Storage
- 32' clear height
- 8 Loading Docks
- Industrial Zoning
- ESFR Sprinkler



BUILDING SPECIFICATIONS



Lot Size: 5.5 Acres

Building Size: 40,000 SF

Building Dimensions: 200' x 200'

Loading: Rear Load

Ceiling Height: 32'

Office Space: 3,000 SF

Loading Doors: 8 Dock High Doors with 40,000lb Levelers

Drive-in Doors: 1 Drive-in Door (14' x 16')

Column Spacing: 54' x 50'

Outside Storage: 2.4 acres

Warehouse Lighting: LED

Power: 1000 Amps Power

Employee Parking: 40 Spaces

Trailer Parking Spaces: 80 Spaces

Zoning: Industrial

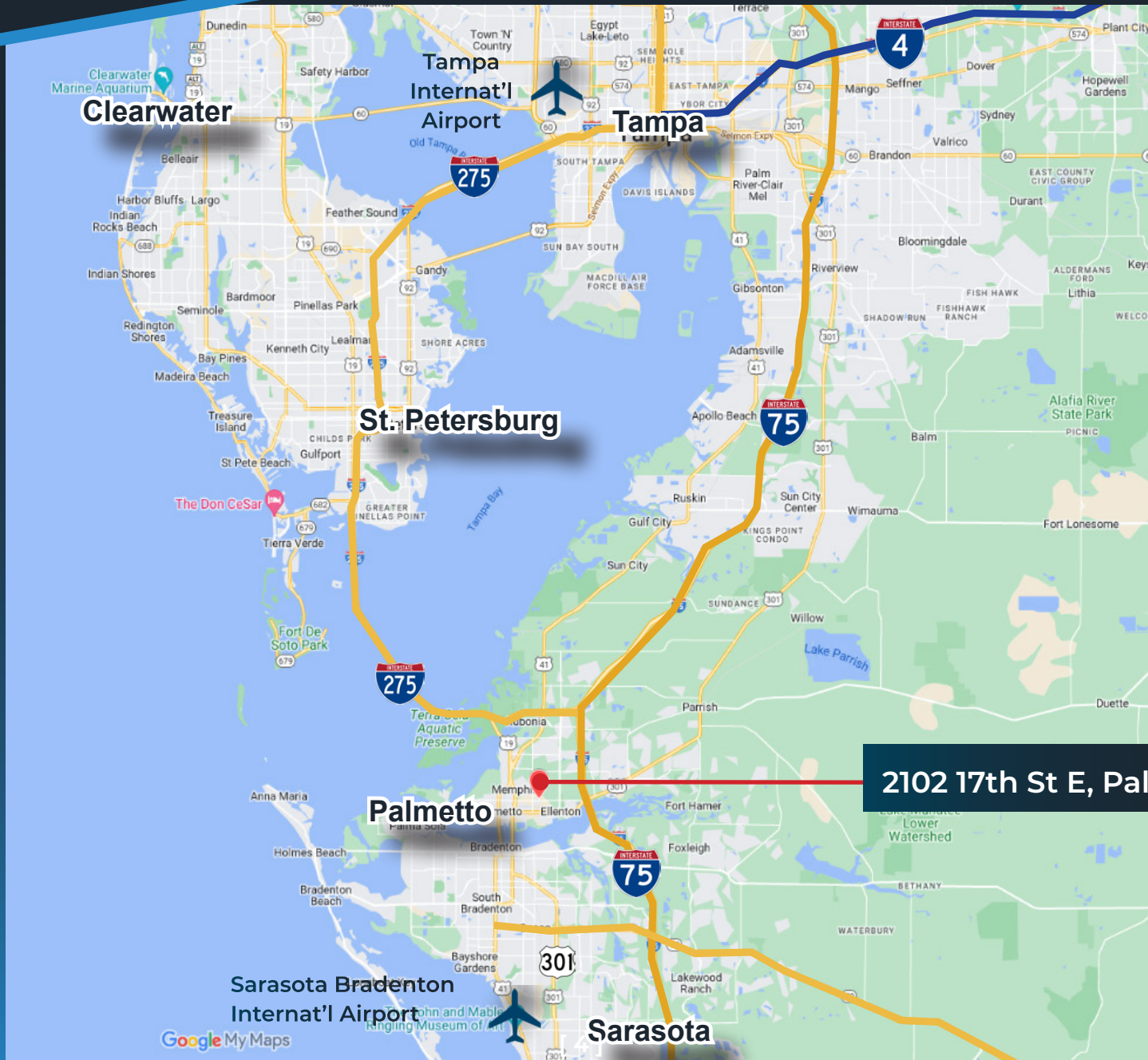
BUILD-TO-SUIT OPPORTUNITIES FOR

- Manufacturing
- Distribution
- Outside Storage

Palmetto is positioned conveniently near I-275, US-41 and the Tampa Bay Area, enhancing logistical efficiency and access to a broader market. Proximity to transportation links further supports operational efficiencies, making it an attractive option for industries requiring robust infrastructure and connectivity.



SEAMLESS ACCESS



2102 17th St E, Palmetto, FL

LOCATION OVERVIEW

Located south of Tampa Bay, Manatee County offers superb connectivity through US-301, I-75, and I-4. It is conveniently positioned 40 miles from Tampa, 90 miles from Orlando, and under 230 miles from Miami. With three international airports and two international seaports within an hour's drive, the region provides easy access to global transportation networks.

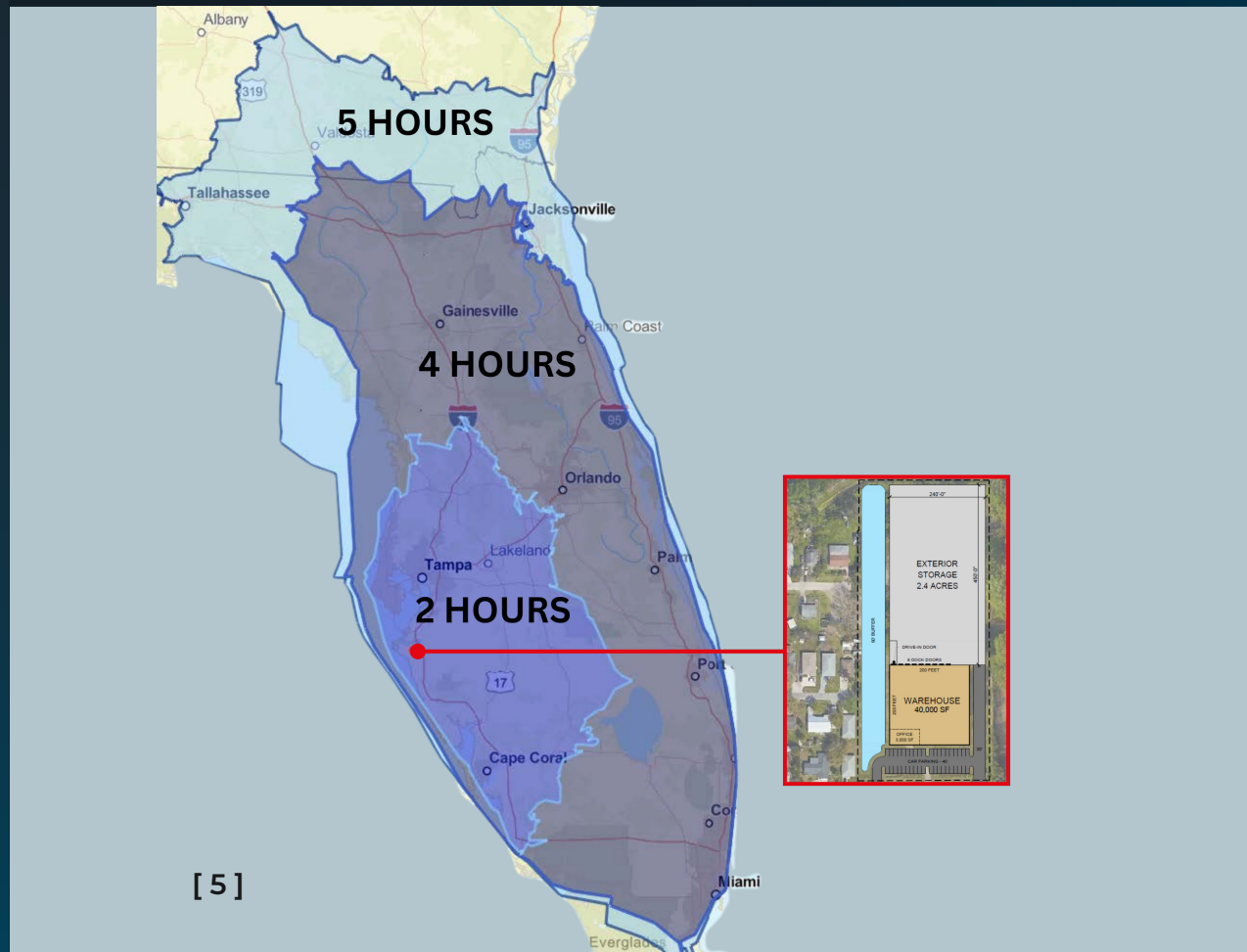
Manatee and Sarasota Counties boast a population exceeding 870,000 residents, securing the #3 spot in Malatru's list of America's Top 10 Metro Areas for Middle Market Investing. Recognized as the location of Lakewood Ranch, one of the nation's fastest-selling master-planned communities, this Metropolitan Statistical Area (MSA) offers a thriving employee base within the logistics and distribution industry cluster.

Manatee County offers several local incentives for qualifying business. [Learn more here.](#)

Manufacturing, Transportation & Warehousing, and Wholesale Trade make up 13.65% of industry employment in Manatee County

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	52,482	136,848	357,558
Households	20,362	54,748	150,120
Employees	26,997	54,197	129,134
Labor Force	56,930	105,197	194,631



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

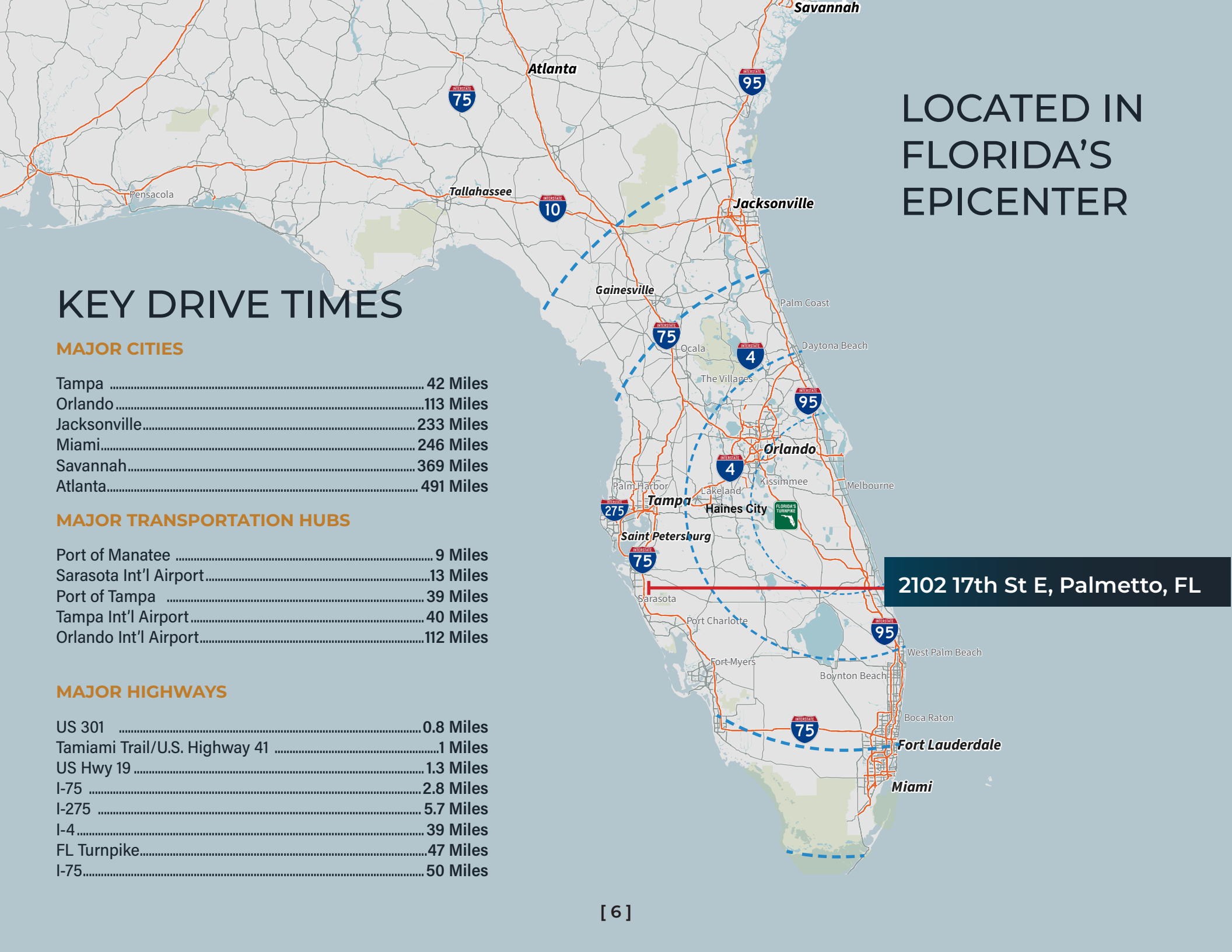
Tampa	42 Miles
Orlando	113 Miles
Jacksonville.....	233 Miles
Miami.....	246 Miles
Savannah.....	369 Miles
Atlanta.....	491 Miles

MAJOR TRANSPORTATION HUBS

Port of Manatee	9 Miles
Sarasota Int'l Airport.....	13 Miles
Port of Tampa	39 Miles
Tampa Int'l Airport.....	40 Miles
Orlando Int'l Airport.....	112 Miles

MAJOR HIGHWAYS

US 301	0.8 Miles
Tamiami Trail/U.S. Highway 41	1 Miles
US Hwy 19	1.3 Miles
I-75	2.8 Miles
I-275	5.7 Miles
I-4	39 Miles
FL Turnpike.....	47 Miles
I-75.....	50 Miles



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YOUR PARTNERS IN COMMERCIAL REAL ESTATE



JOE HILLS

Principal

+1 407-718-3096

JHills@HLIPartners.com

JOSH LIPOFF

Principal

+1 856-535-6973

JLipoff@HLIPartners.com

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