

104,118 SF CLASS A LIGHT INDUSTRIAL BUILDING/SHOWROOM FOR SUBLEASE

5817 24th Street East, Bradenton, FL 34203

| 301 Corporate Center (Manatee County)



OVERVIEW

Sublease Space: 104,118 SF

Property Type: Class A Light Industrial

Zoning: LM

Year Built: 2022

Building Dimensions: 200' x 520'

Property Size: 16.07 acres

PROPERTY HIGHLIGHTS

- An opportunity to sublease this highly-desired Class A, light industrial building in Bradenton, Florida (Manatee County), one of the fastest growing areas in the Tampa Bay MSA. This building has a 750' linear frontage on U.S. Hwy 101.
- Newly built tilt-wall constructed building, institutional-grade warehouse equipped with 480 volt, 3-phase power electrical service; rear-load, dock-high doors with oversized ramps; 32' minimum clear height; ESFR sprinklered, 175' truck court.
- **Building comes with approximately 3,037 sf of office space. Sublandlord open to subdividing the space to accommodate 2 subtenants (+/-52,000 sf each) or to 3 subtenants (+/-34,700 sf each).**
- Ample parking (1.8/1,000 SF).
- Sublease term through March 31, 2029.

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The Bradenton Area EDC provides relocation assistance to businesses large and small that provide high-impact jobs. Here are just a few success stories.

BUSINESS SUCCESS STORIES IN BRADENTON



AIR PRODUCTS & CHEMICALS
Global Industrial Gas Company

- Located in Manatee County near Port Manatee in 2012
- Manufactures liquified natural gas heat exchangers and cryogenic process equipment
- Built a new 300K sf plant, expansions in 2018 & 2019
- Employs more than 300



FIRST WATCH RESTAURANT GROUP INC.
Corporate Operations

- Located in Manatee County in 2001
- Opened new 39,000 sf headquarters in 2021
- Fastest-growing daytime restaurant concept in the U.S.
- New HQ employes more than 100



SARASOTA BRADENTON INTERNATIONAL AIRPORT
The Bradenton Area's Aviation & Aerospace Hub

- Convenient, direct flights to 50+ destinations
- World's fastest growing airport by passenger count in 2022
- On-field MRO building sites available with direct runway access
- On-site aviation maintenance training school preparing students for FAA licenses in airframe and aircraft powerplant maintenance



RADIANT POWER CORP. / DUKANE SEACOM INC.
Advanced Manufacturing Facility

- Designs & manufactures emergency power supplies, electrical power control & distribution, flight deck instrumentation, passenger comfort & cabin products, underwater locator beacons & emergency locator transmitters for commercial air transport, business, general aviation, and military aircraft
- Employs more than 130

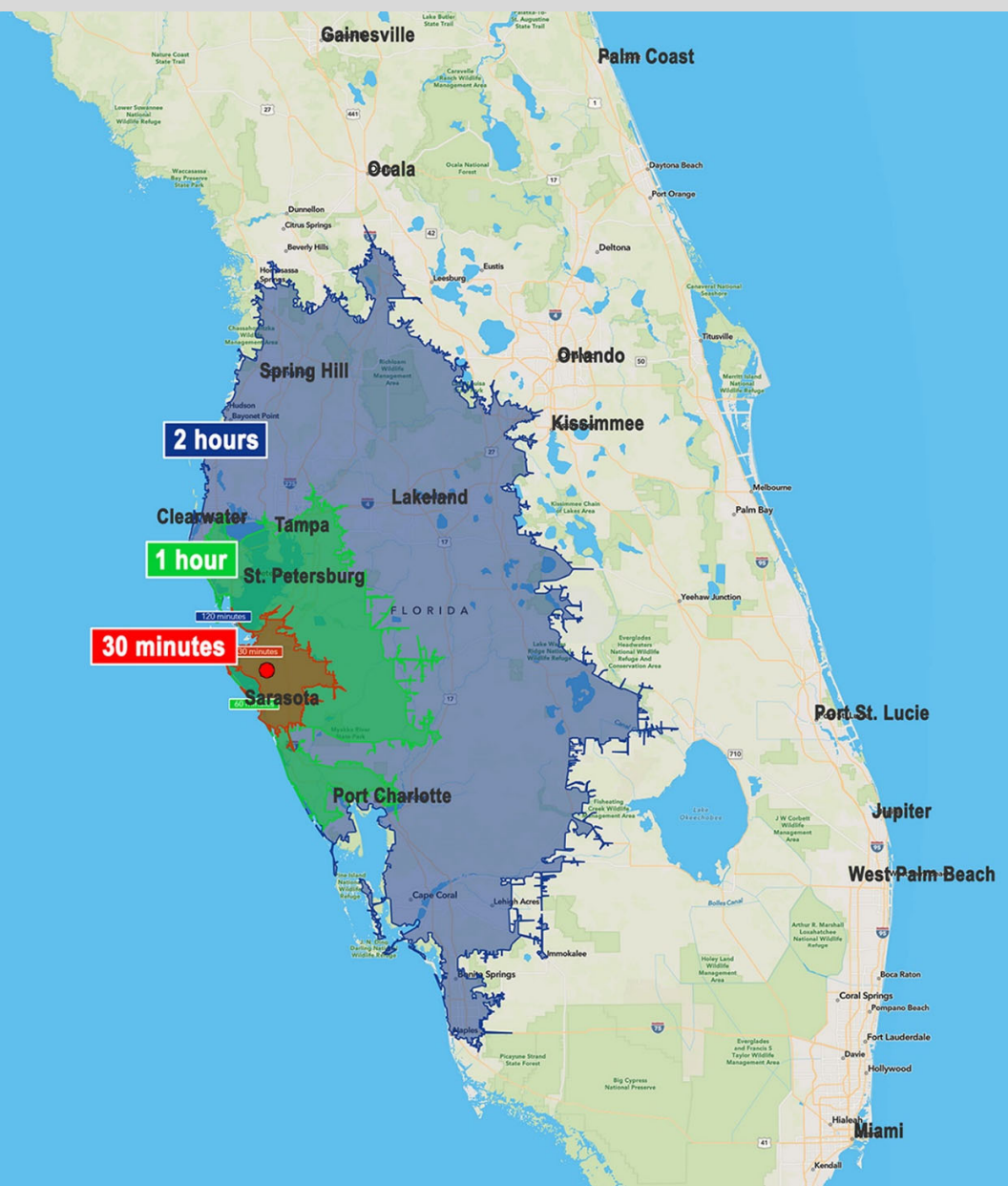
INDUSTRIES THAT THRIVE IN BRADENTON

Advance Manufacturing | Aviation/Aerospace/Defense | Corporate Headquarters | Sports Performance | Technology

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DISTANCES

PORTS:

- ❖ Sarasota-Bradenton Int'l Airport – 5.2 miles | 11-minute drive
- ❖ Seminole Gulf Railway – 6.2 miles | 13-minute drive
- ❖ CSX Transportation – 5.1 miles | 12-minute drive
- ❖ Manatee County Port Authority – 18.1 miles | 37-minute drive
- ❖ Port of Tampa – 56 miles | 60-minute drive

- ### MAJOR ROADWAYS:
- ❖ Hwy 301 – 1 mile
 - ❖ Hwy 70 – 2.5 miles
 - ❖ Hwy 41 – 4 miles
 - ❖ Interstate 75 – 6.6 miles
 - ❖ Interstate 275 – 14.9 miles
 - ❖ Interstate 4 – 60 miles

- ### FLORIDA MAJOR CITIES:
- ❖ Sarasota – 7.4 miles
 - ❖ Tampa – 52 miles
 - ❖ Lakeland – 72 miles
 - ❖ Orlando – 125 miles
 - ❖ Miami – 241 miles
 - ❖ Jacksonville – 245 miles

CIVILIAN LABOR FORCE TRANSPORTATION / MATERIAL MOVING

	Employed	%	US %	Location Quotient
❖ 1 mile	144	6.3	7.8	0.81
❖ 3 miles	2,210	7.5	7.8	0.96
❖ 5 miles	4,266	8.2	7.8	1.05

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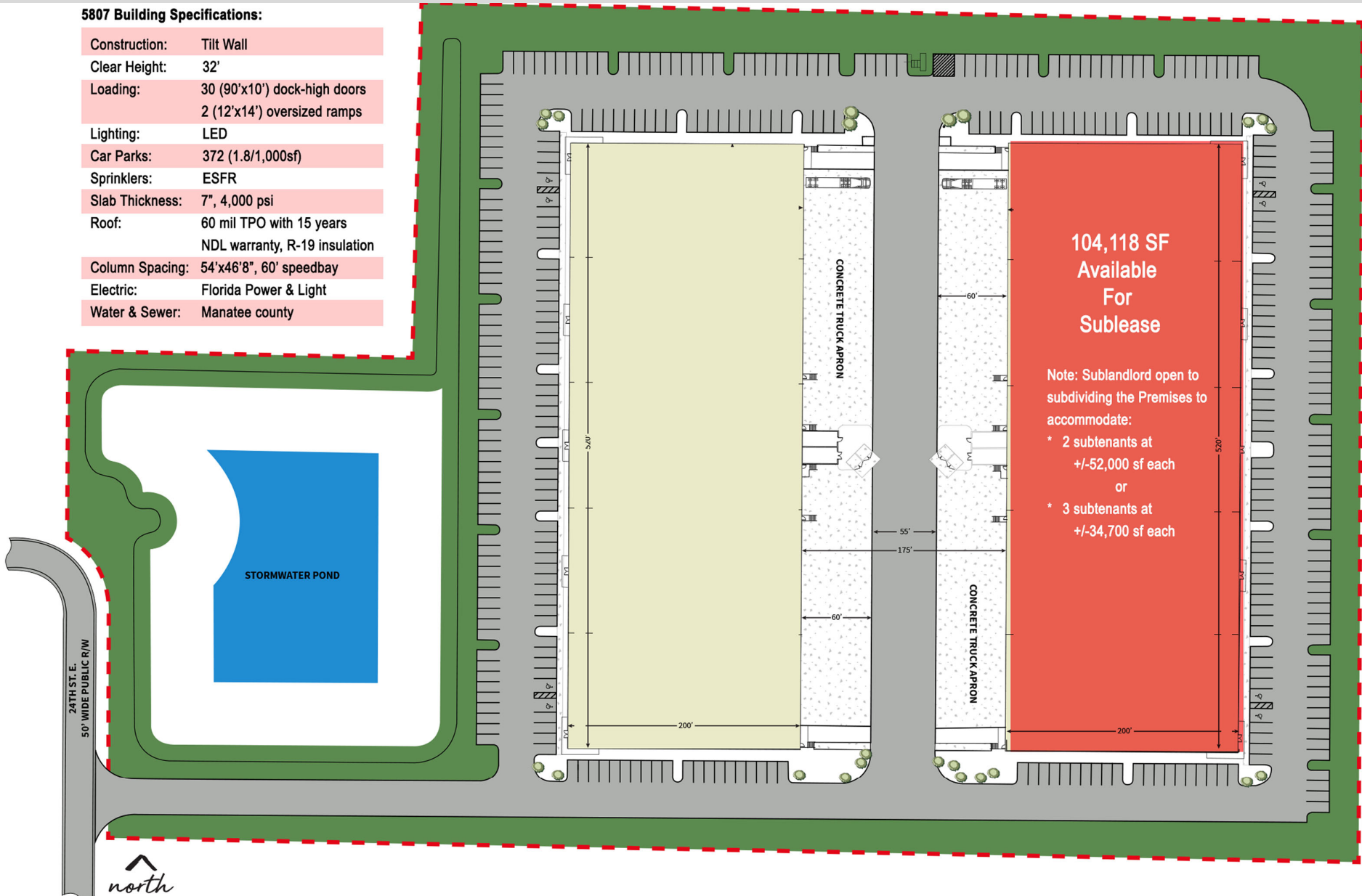
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5807 Building Specifications:

Construction:	Tilt Wall
Clear Height:	32'
Loading:	30 (90'x10') dock-high doors 2 (12'x14') oversized ramps
Lighting:	LED
Car Parks:	372 (1.8/1,000sf)
Sprinklers:	ESFR
Slab Thickness:	7", 4,000 psi
Roof:	60 mil TPO with 15 years NDL warranty, R-19 insulation
Column Spacing:	54'x46'8", 60' speedbay
Electric:	Florida Power & Light
Water & Sewer:	Manatee county



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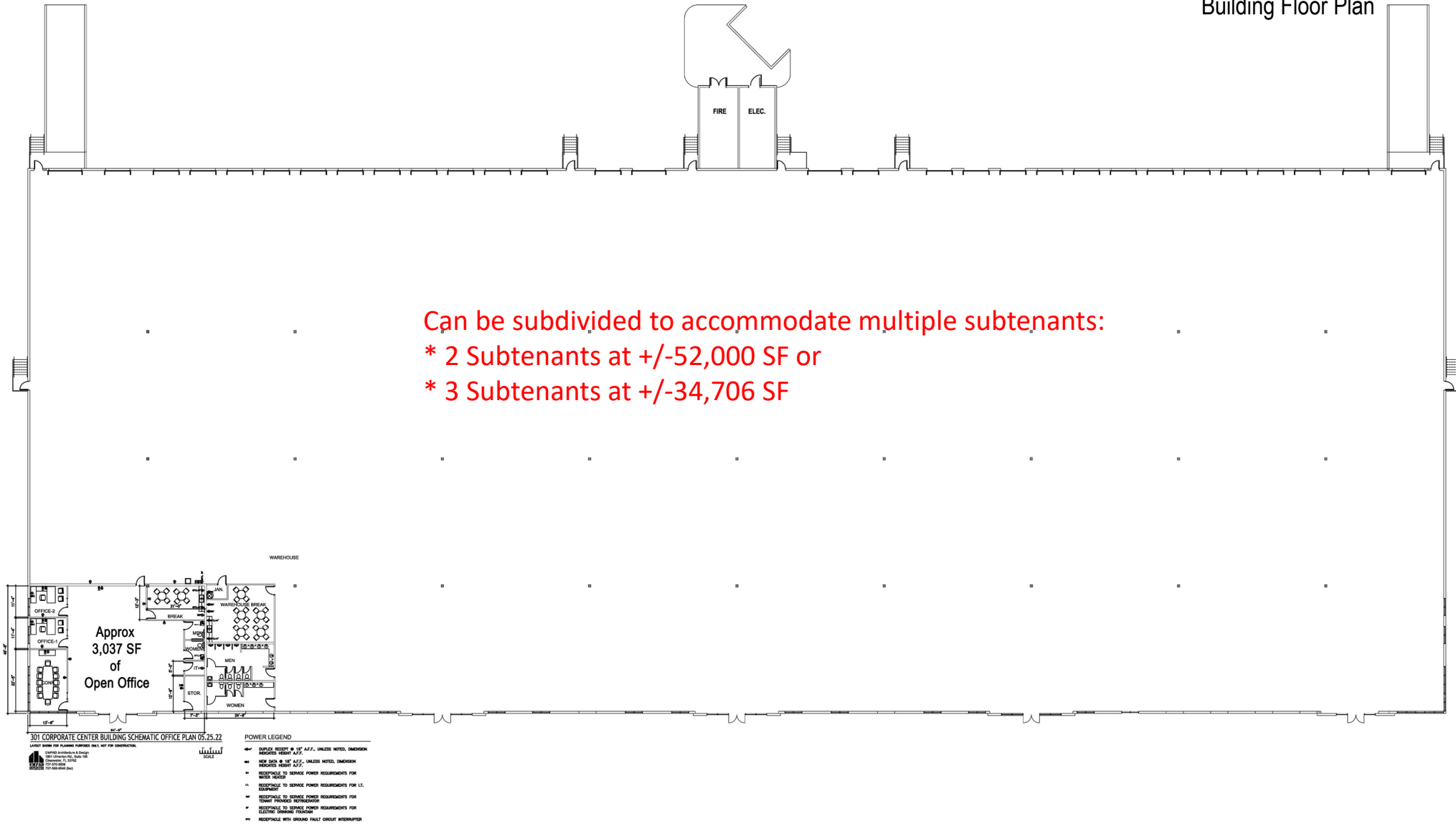


Building Floor Plan

Can be subdivided to accommodate multiple subtenants:

* 2 Subtenants at +/-52,000 SF or

* 3 Subtenants at +/-34,706 SF



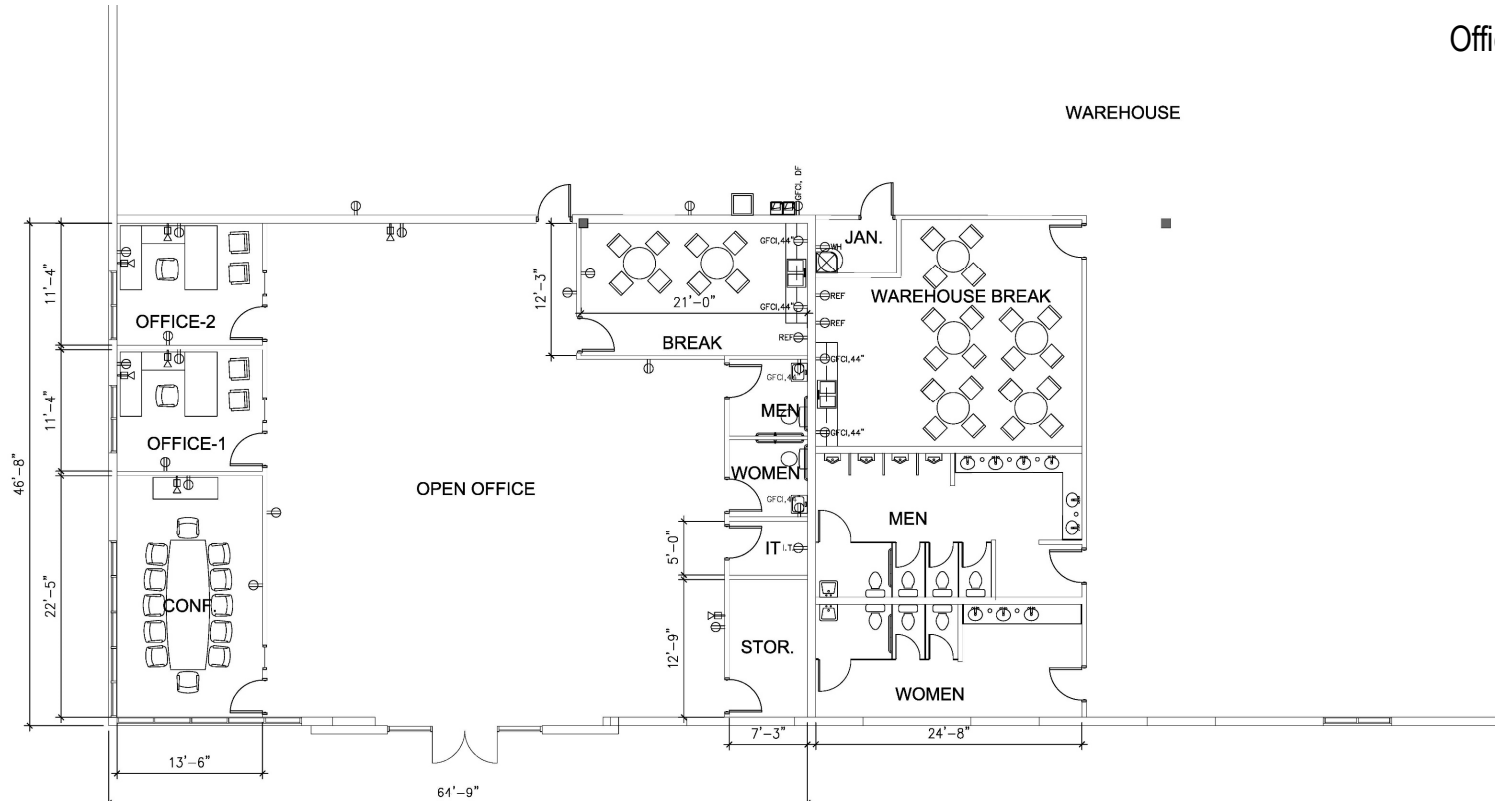
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Office Floor Plan



301 CORPORATE CENTER BUILDING SCHEMATIC OFFICE PLAN 05.25.22

LAYOUT SHOWN FOR PLANNING PURPOSES ONLY, NOT FOR CONSTRUCTION.

EMPAD Architecture & Design
 1901 Ulmerton Rd., Suite 195
 Clearwater, FL 33762
 727-570-9506
 727-568-9546 (fax)



POWER LEGEND

- ⊕44" DUPLEX RECEPT @ 18" A.F.F., UNLESS NOTED, DIMENSION INDICATES HEIGHT A.F.F.
- ⊕1 NEW DATA @ 18" A.F.F., UNLESS NOTED, DIMENSION INDICATES HEIGHT A.F.F.
- WH RECEPTACLE TO SERVICE POWER REQUIREMENTS FOR WATER HEATER
- I.T. RECEPTACLE TO SERVICE POWER REQUIREMENTS FOR I.T. EQUIPMENT
- REF RECEPTACLE TO SERVICE POWER REQUIREMENTS FOR TENANT PROVIDED REFRIGERATOR
- DF RECEPTACLE TO SERVICE POWER REQUIREMENTS FOR ELECTRIC DRINKING FOUNTAIN
- GFCO RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER

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For Subleasing Inquiries:

Doug Badia

info@purepropertiesgroup.com

(800) 570-5262

(813) 570-6900