

BENDERSON

# FLORIDA INTERNATIONAL TRADEPORT

PRIME WAREHOUSE, DISTRIBUTION AND  
MANUFACTURING SPACE AVAILABLE



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**BUILD-TO-SUIT AND  
LEASE OPPORTUNITIES  
FROM 5,000 TO 1 MILLION SF**

**FLORIDA INTERNATIONAL  
TRADEPORT**

**1810-2607 51st Avenue East | Palmetto, FL 34221**

# FLORIDA INTERNATIONAL TRADEPORT

Spanning nearly a mile along I-75 at the high-traffic, newly upgraded U.S. 301 interchange (Exit 224), Florida International Tradeport offers **OVER 2 MILLION SQUARE FEET** of flexible workspace in a beautiful campus-like setting within the fast-growing Bradenton-Palmetto-Parrish area. Its prime location provides unmatched visibility and connectivity, with **IMMEDIATE ACCESS TO I-75, I-275 AND I-4**, plus proximity to major airports and ports – making it an ideal hub for distribution, logistics, and expanding enterprises. Designed to accommodate a wide range of industries, the property combines a premier address with an environment designed to support long-term growth and success.



# PROPERTY FEATURES

## 01 CONSTRUCTION

Modern concrete tilt wall

## 02 CLEAR HEIGHT

32' clear ceiling heights

## 03 COLUMN WIDTH

Up to 51' column spacing for maximum interior flexibility

## 04 DOCK LOADING

Dock-high, 8'-8" x 9'-8" doors

## 05 GRADE ACCESS

Grade level loading available

## 06 FIRE SPRINKLER

ESFR system

## 07 LIGHTING

L.E.D. lighting fixtures

## 08 ELECTRIC

Three-phase 480v power



# PROPERTY SITE PLAN

## SITE FEATURES

**1 MILE**

**DIRECT FRONTAGE**  
along I-75 highway

**\$145M**

**NEW INTERCHANGE**  
at State Route 301

**200 FT**

**TRUCK COURTS**  
for maneuverability

**65 FT**

**CONCRETE APRONS**  
for durability

**25+**

**RESTAURANTS**  
within 1 mile

**10+**

**BANKS**  
within 3 miles



# PRIME LOCATION

Central Gulf Coast location directly adjacent to I-75 and US 301 (Exit 224) interchange providing easy access to all major highways, airports and sea ports.

**4 MILES**  
to I-275 highway

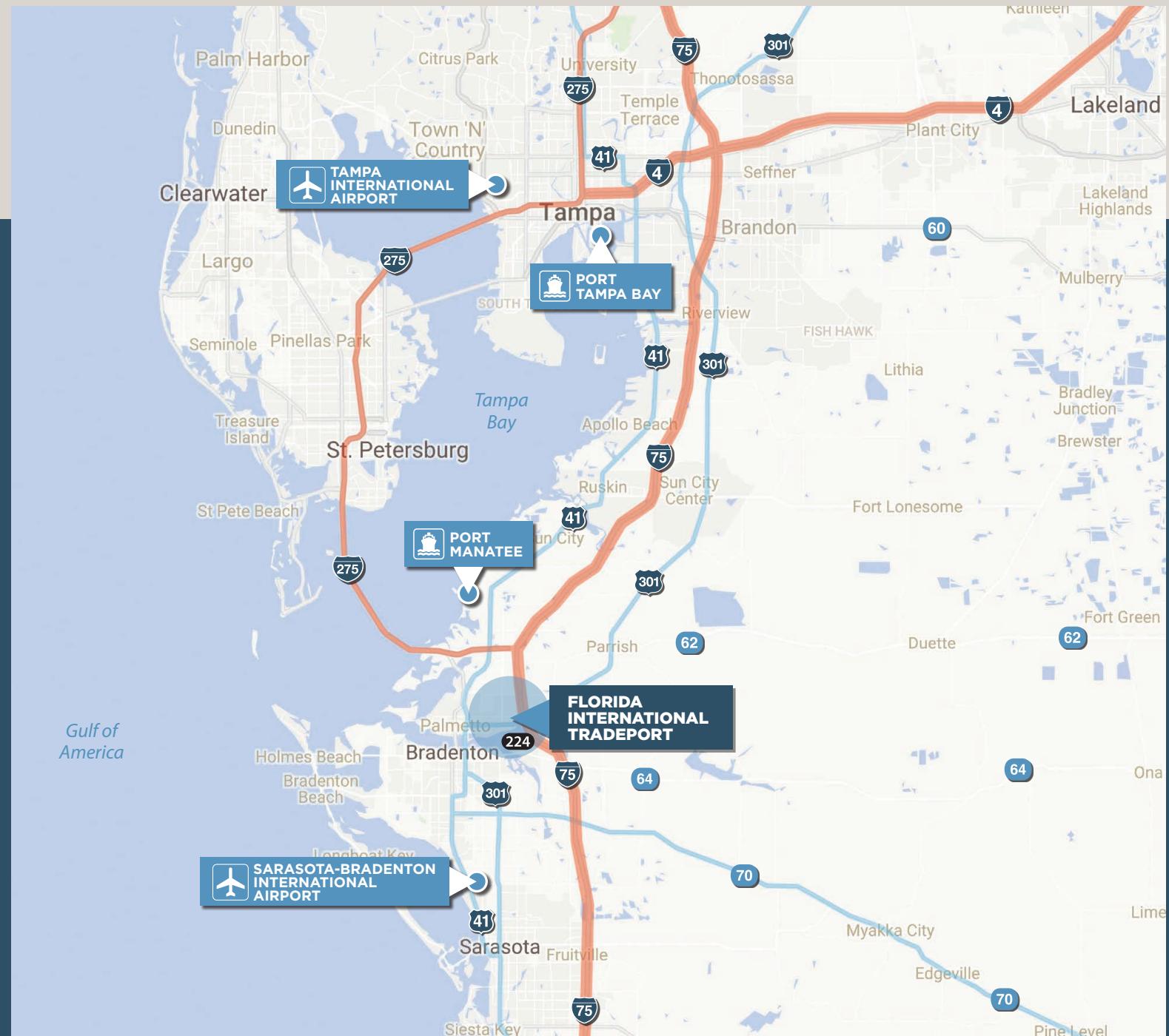
**32 MILES**  
to I-4 highway

**17 MILES**  
to Sarasota-Bradenton International Airport

**43 MILES**  
to Tampa International Airport

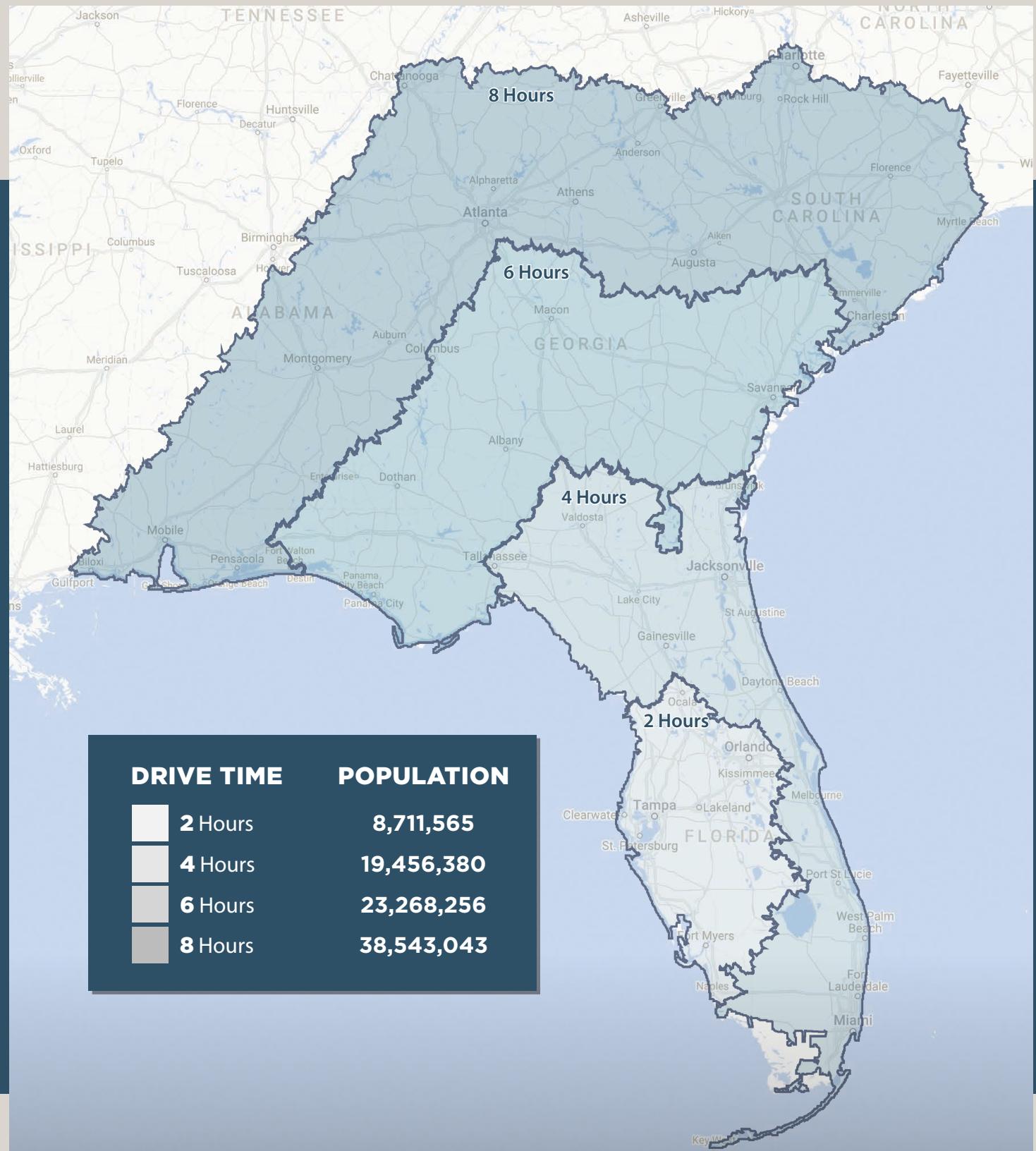
**8 MILES**  
to Port Manatee

**40 MILES**  
to Port of Tampa



# REGIONAL ACCESS

CITY	DISTANCE	DRIVE TIME
SARASOTA	21 Miles	20 Min
TAMPA	42 Miles	38 Min
LAKELAND	62 Miles	1 Hour
FORT MYERS	91 Miles	1 Hour 15 Min
ORLANDO	112 Miles	1 Hour 30 Min
NAPLES	126 Miles	1 Hour 54 Min
JACKSONVILLE	231 Miles	3 Hours
MIAMI	239 Miles	3 Hours
ATLANTA	488 Miles	6 Hour 40 Min





# BENDERSON

# FLORIDA INTERNATIONAL TRADE PORT



## FOR MORE INFORMATION

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Founded in 1949, Benderson Development is one of the largest privately held real estate companies in the United States. The company currently owns more than 1,000 properties totaling over 55 million square feet in 40 states. The diverse portfolio includes retail, office, medical, industrial/warehouse, hospitality and residential properties.

## HEADQUARTERS

7978 Cooper Creek Boulevard | University Park, FL 34201 | **941.359.8303**

## BUFFALO

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