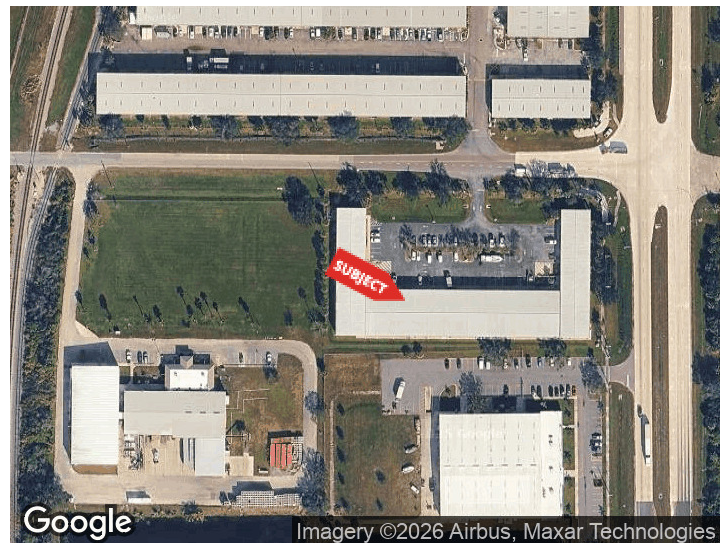




PORT PLAZA LOCATED JUST OUTSIDE OF PORT MANATEE

2225 S. DOCK ST.
PALMETTO, FLORIDA 34221

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	203	8,607	73,382
Total Population	1,296	22,396	182,312
Average HH Income	\$78,417	\$97,108	\$94,478



For More Information

ADAM DOAK

Commercial Realtor

941 923 0535 x304

adoak@americanpropertygroup.com

± 2,400 SF FLEX/WAREHOUSE SPACE



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
CAM:	\$3.69 PSF
Building Size:	48,862 SF
Available SF:	2,400 SF
Lot Size:	2.57 Acres
Number of Units:	10
Zoning:	PD-EZ

LOCATION OVERVIEW

SW Corner of US 41 and S. Dock St.

PROPERTY HIGHLIGHTS

- ± 2,400 SF total (± 400 SF office / ± 2,000 SF warehouse)
- Fully air conditioned (AC 1 year old)
- Located outside Port Manatee security gates with 24-hour access
- 12' x 14' overhead roll-up door with 18'-20' eave height
- 208V / 480V electric service with fire alarm and sprinkler system
- 130 MPH wind-rated, masonry construction
- Not located in a 100-year flood plain
- Minutes to I-75 and I-275

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com



± 2,400 SF FLEX/WAREHOUSE SPACE



PROPERTY DESCRIPTION

American Property Group of Sarasota, Inc. presents Port Plaza - 2225 S Dock St, Palmetto, FL

Property Type: Industrial / Warehouse

Available Space: ± 2,400 SF

Port Plaza is located just outside the entrance of Port Manatee along with being just South of Hillsborough and Pinellas County and North of Sarasota/Manatee County.

Located outside the security gates of Port Manatee, allowing 24-hour access to this property!

Unit 2225 consists of approximately ± 400 SF of office space and ± 2,000 SF of clear-span warehouse. The space includes a private office with an ADA-compliant restroom, a secondary small office or storage area, and a functional warehouse layout suitable for a wide range of industrial uses.

Warehouses Includes:

- 12' x 14' overhead roll up doors
- 18' to 20' Eave Height
- 100% air conditioned (AC 1 year old)
- 208V / 480V Electric Service
- Fire Alarm / Sprinkler
- 6" reinforced concrete slab

Port Plaza Highlights:

- Just miles from I-75 and I-275
- Not in 100 year flood plain
- 130 mph rated building
- Hurricane glass
- Manual and electric hurricane shutters.
- Fully Sprinklered
- Masonry construction
- Fire and smoke alarms
- Trash service

CAM: \$3.69 PSF (includes water, sewer & trash)

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

2225 S. Dock St.

± 2,400 SF FLEX/WAREHOUSE SPACE



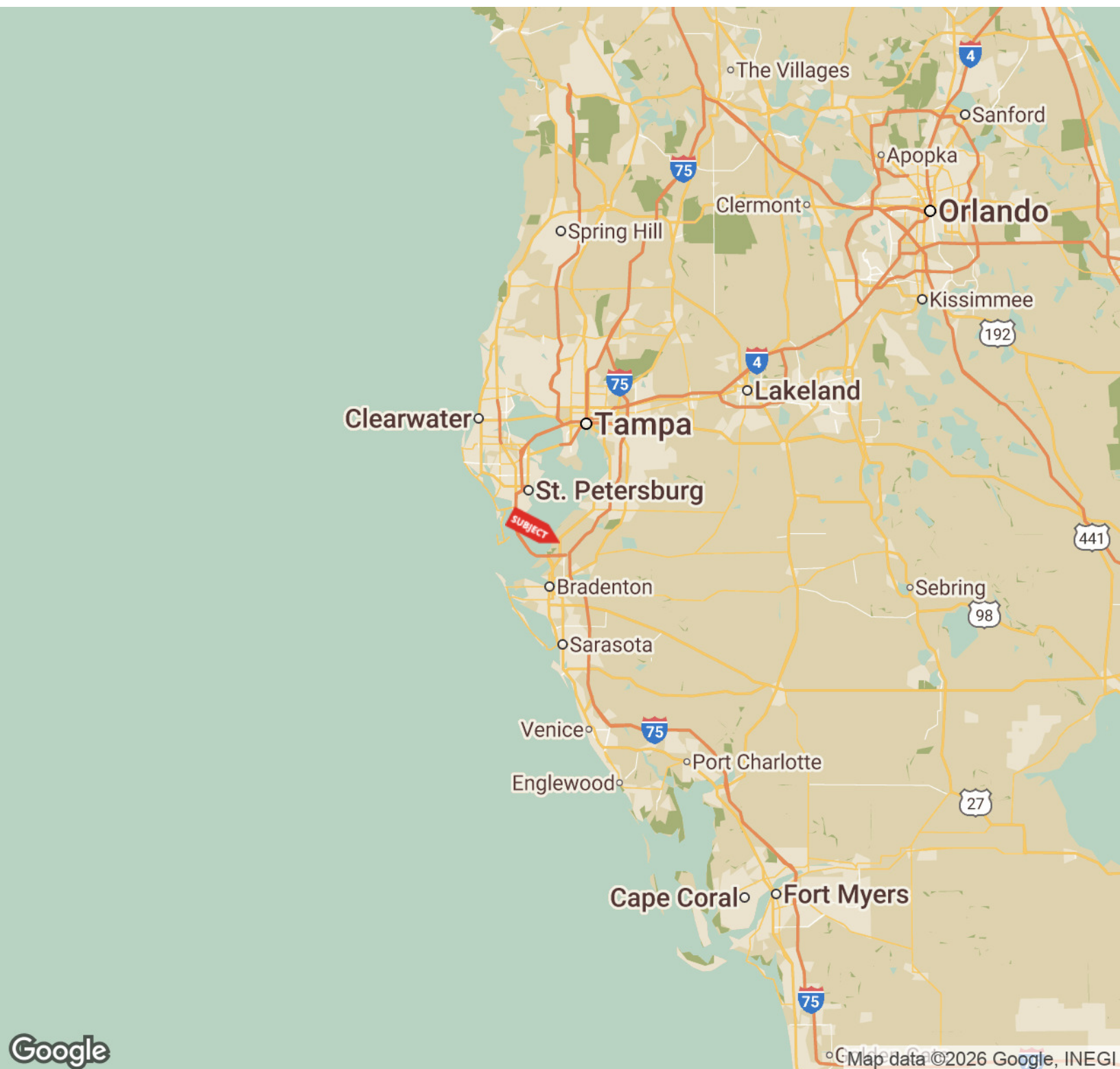
ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

2225 S. Dock St.

± 2,400 SF FLEX/WAREHOUSE SPACE

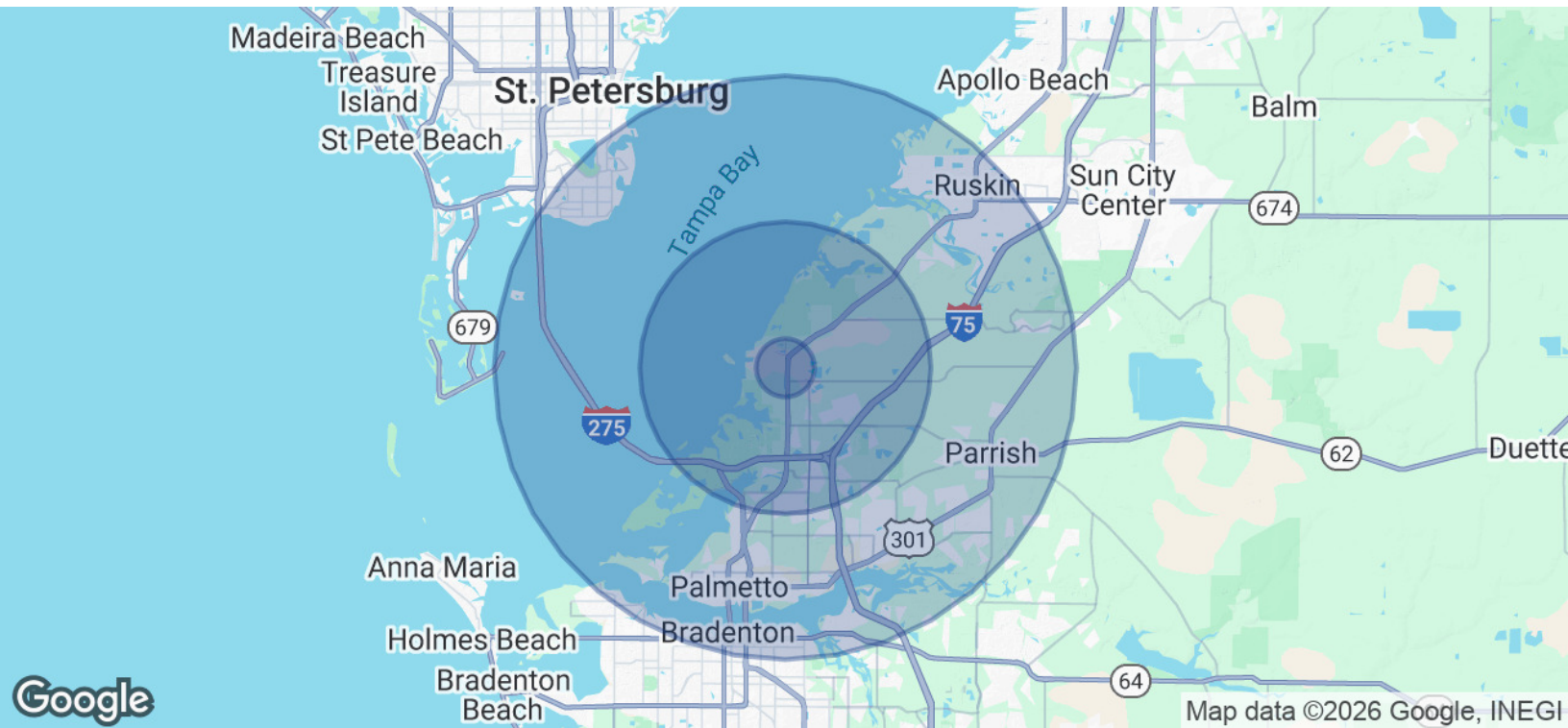


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

± 2,400 SF FLEX/WAREHOUSE SPACE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,296	22,396	182,312
Average Age	40	47	45
Average Age (Male)	39	47	44
Average Age (Female)	42	48	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	203	8,607	73,382
# of Persons per HH	6.4	2.6	2.5
Average HH Income	\$78,417	\$97,108	\$94,478
Average House Value	\$352,751	\$361,302	\$372,753

Demographics data derived from AlphaMap

ADAM DOAK
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

AMERICAN
PROPERTY GROUP
OF SARASOTA, INC.