

**FOR LEASE**

23,000 SF | ± 5.5 ACRES INDUSTRIAL OUTDOOR STORAGE | PALMETTO, FL

**3927 US HIGHWAY 19, PALMETTO, FL 34221**





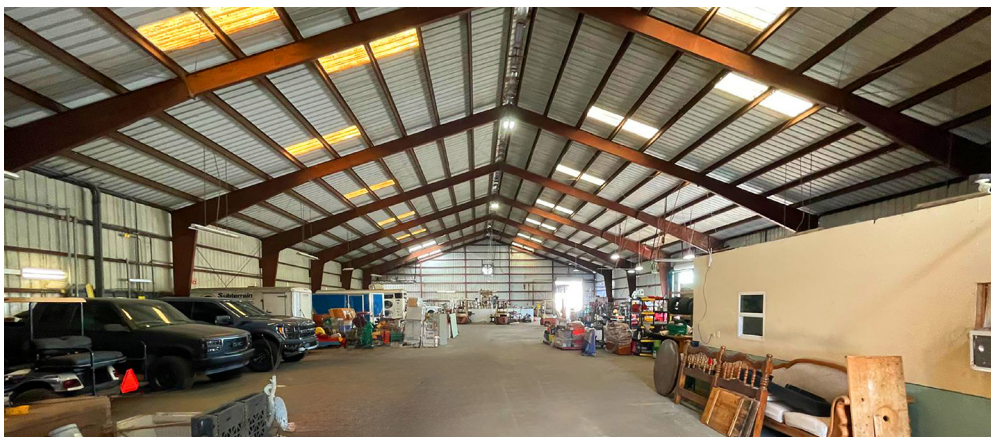
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## PROPERTY OVERVIEW



### PROPERTY DETAILS

#### PROPERTY INFO:

- **LAND:** ±5.5 Usable Acres
- **BUILDING:** 23,000 SF (Approx. 2,000 SF Office)
- **LOADING:**
  - 1 Front Facing Oversized Roll Up Door (10'H X 10'W)
  - 1 Rear Facing Oversized Roll Up Door (14'H X 14'W)
  - 3 Additional Oversized Roll Up Doors on the Sides (Two 14'H X 14'W and One 14'H X 22'W)
- **Power:** 3-Phase | 1,400 AMPS | 480V
- **Clear Height:** 22FT to 36FT
- **Outside Storage:** +/- 5.5 Acres of Outside Storage (Fully Paved, Lit, and Secured)

#### ADDITIONAL FEATURES:

- Newly Constructed Wash Bay Station
- 3 Above Ground Tanks and Unleaded
- Two Points of Ingress/Egress

#### ZONING:

"LM" - Light Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses and Other Light Industrial Uses. Outdoor Storage Permitted.

#### LOCATION:

Direct Frontage on US-19, A Major North-South Corridor Along Florida's Gulf Coast. The Property is Approximately 8 Miles From I-275, Providing Direct Access To St. Petersburg, Tampa, and Key Port Facilities. I-75 is Just 6 Miles East Via Us 301. Additionally, US 41 is Located About 3 Miles Away, Offering an Alternative North South Route Through Palmetto, Bradenton, and Sarasota US-301 is Roughly 4 Miles Away, Providing Additional Access to Tampa, Bradenton, and Central Florida Distribution Routes.

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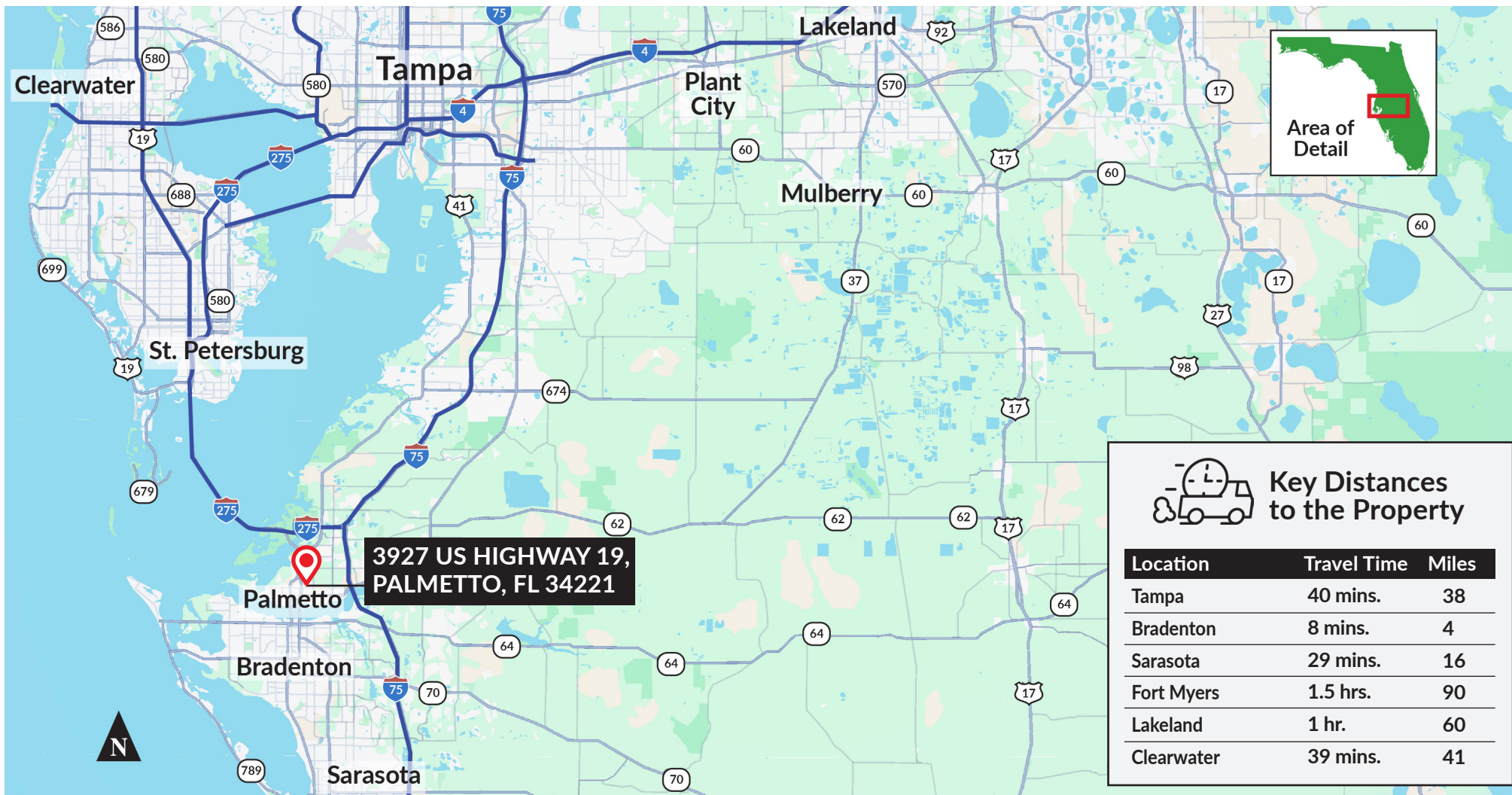
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## LOCATION MAP



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