



5611 15TH ST E & 5527 15TH ST E

BRADENTON, FLORIDA 34203

PROPERTY DISTANCE (APPROX.)

- 5.6 miles to I-75
- 3.4 miles to SRQ International Airport
- 3.4 miles to Downtown Bradenton
- 7.5 miles to Downtown Sarasota

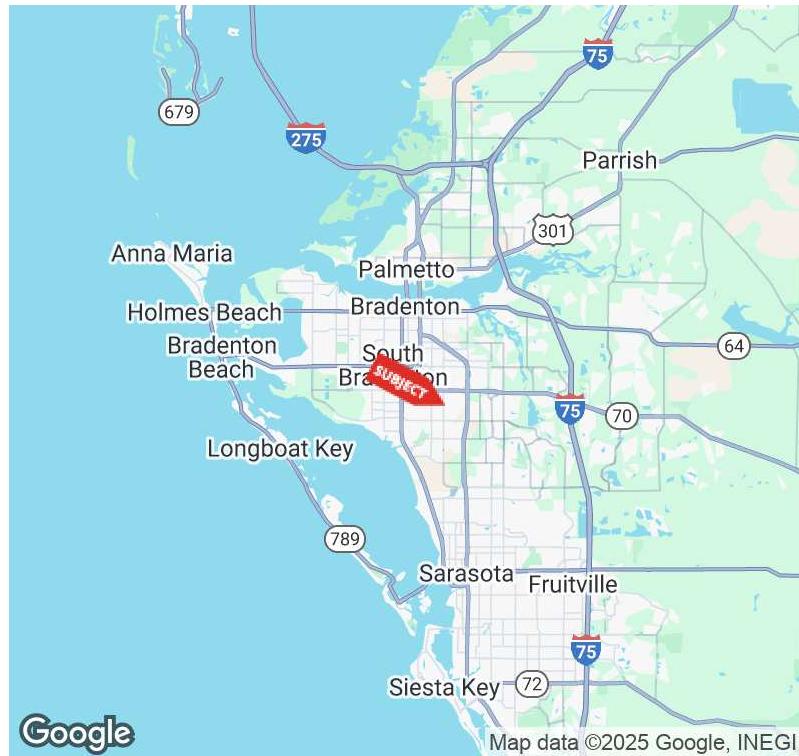


For More Information

ADAM DOAK

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HEAVY COMMERCIAL SITE W/ FRONTAGE & FULLY FENCED OUTSIDE STORAGE



OFFERING SUMMARY

Lease Rate:	\$27,000.00 per month (NNN)
Building Size:	18,767 SF
Available SF:	18,767 SF
Lot Size:	2.322 Acres
Number of Units:	1
Year Built:	1979
Zoning:	GC/HC
Market:	Manatee

PROPERTY OVERVIEW

American Property Group is proud to present 5611 15th St E, Bradenton (Zoned GC) and 5527 15th St E, Bradenton (Zoned HC).

Site has been the successful location of Manatee Lumber over 45 years. Manatee Lumber is still open in this location so if you visit please be highly confidential. Manatee Lumber will need 90 days to liquidate and vacate.

Property has two parcels that includes 5611 15th St. E that has a warehouse with approx. 15,800 sf with the front half as open A/C for the retail sales area. This area also includes two common restrooms, two large offices, and a second story mezzanine for storage that covers that office and restrooms. This section is approx. 50% of this building. The other half of the warehouse (50% of the building) has been used for storage of lumber and other items. This section includes 4 overhead doors with two on each side for drive thru ability. Three of the overhead doors measure approx. 18 ft wide by 12 ft high and the fourth overhead door is approx. 22 ft wide by 12 ft high. This half of the building also includes one restroom. This main building has 3 Phase 240 delta system power.

The property at 5527 15th St. 15th St includes 5 covered storage canopies (1 canopy was damaged due to the prior hurricane but can be re built if tenant would like). Also on site is a warehouse/garage and an 1,120 sf house/office. The 5,400 sf canopy has 3 phase power to it with power to two other additional canopy areas.

Fully Fenced Outside Storage!
Negotiable on Tenant Improvement Allowances!

OPEX currently includes Property Insurance for the main warehouse and property taxes. Most recent amount on top of the agreed base rent would be \$2,748.00 a month but could fluctuate depending on if lessee want's other items to be taken care of.

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If needed ownership can lease out a third property that is located at the SE end of the site at 1515 56TH AVENUE DR E and would add an additional .31 Acres.

Site has phenomenal frontage with maximum exposure and signage!

Fully Fenced Outside Storage!

Negotiable on Tenant Improvement Allowances!

Property uses per HC zoning code per Manatee County includes but not limited to:

Building material sales, lumberyard, used vehicle sales and leasing, retail, vehicle sales and leasing, equipment sales and leasing, storing and repair heavy, construction equipment, industrial service establishment, rental/repair, major vehicle repair, outdoor storage, warehouses, and self storage. *All facts should be verified by the local zoning and use government department prior to signing a lease.

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LOCATION DESCRIPTION

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BUILDING A - +/- 15,575 SF WAREHOUSE

BUILDING B - +/- 5,400 SF CANOPY W/3 PHASE

BUILDING C - +/- 2,760 SF CANOPY

BUILDING D - +/- 864 SF CANOPY

BUILDING E - +/- 1,200 SF GARAGE/WAREHOUSE

BUILDING F - +/- 1,120 SF HOUSE/OFFICE

**BUILDING G - +/- 959 SF CANOPY
(HAS DAMAGE CAN BE REBUILT)**

BUILDING H - +/- 1,680 SF CANOPY



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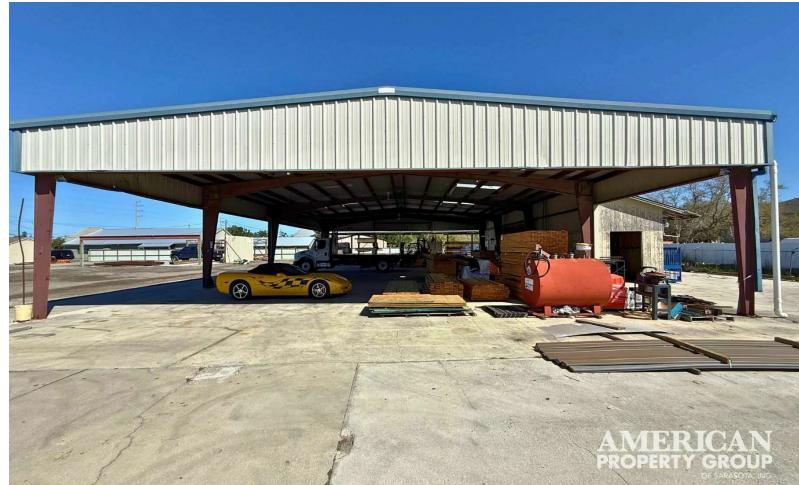
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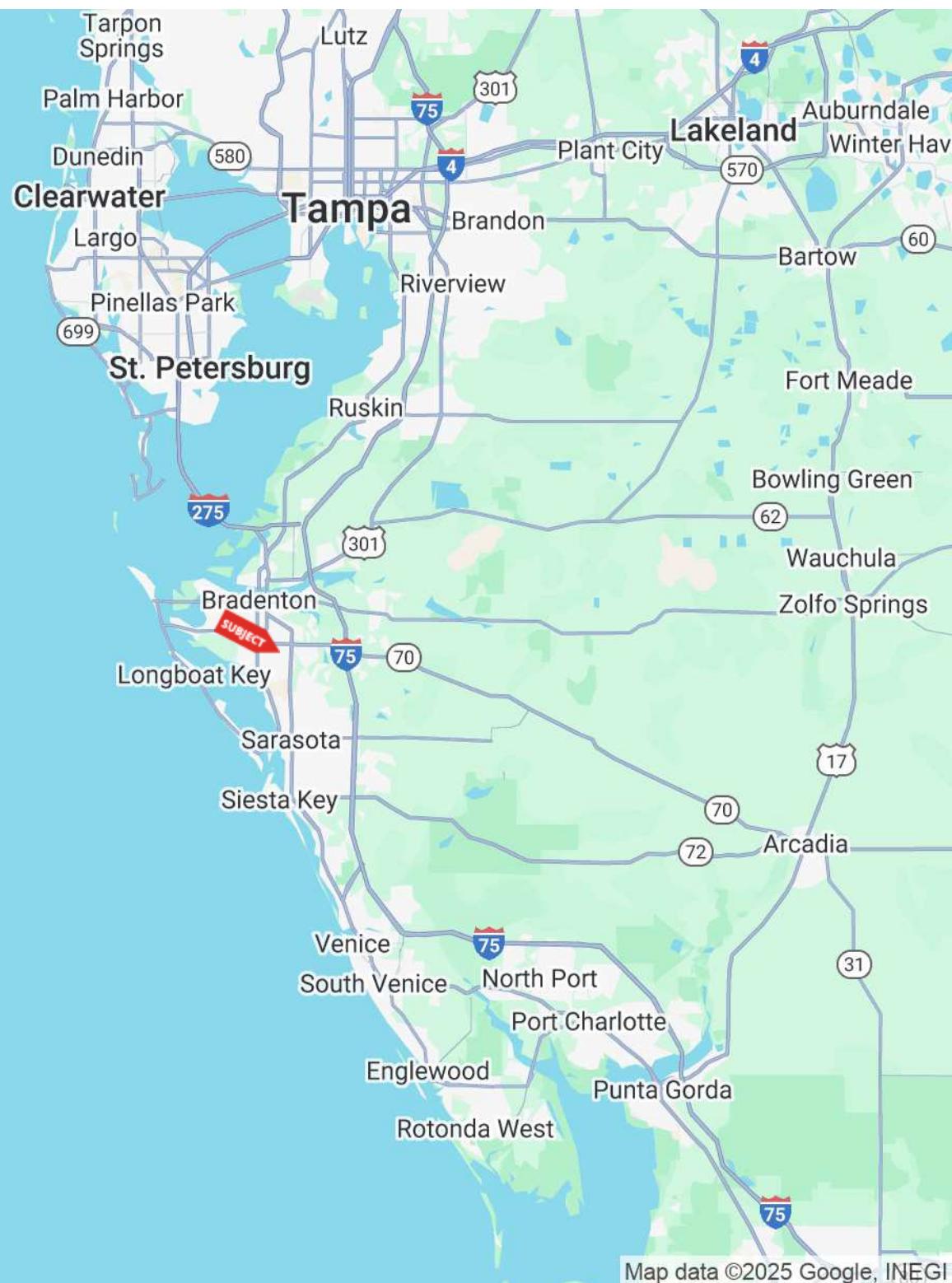


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