

YOUR GATEWAY TO

FLORIDA'S FASTEST-GROWING MARKET

11805 US 41, PALMETTO, FL 34221



UP TO ±345,960 SF
CLASS-A, TILT-WALL,
DOCK-HIGH INDUSTRIAL
SPACE FOR LEASE.

Unprecedented
Connectivity with
Exceptional Highway
and Port Access

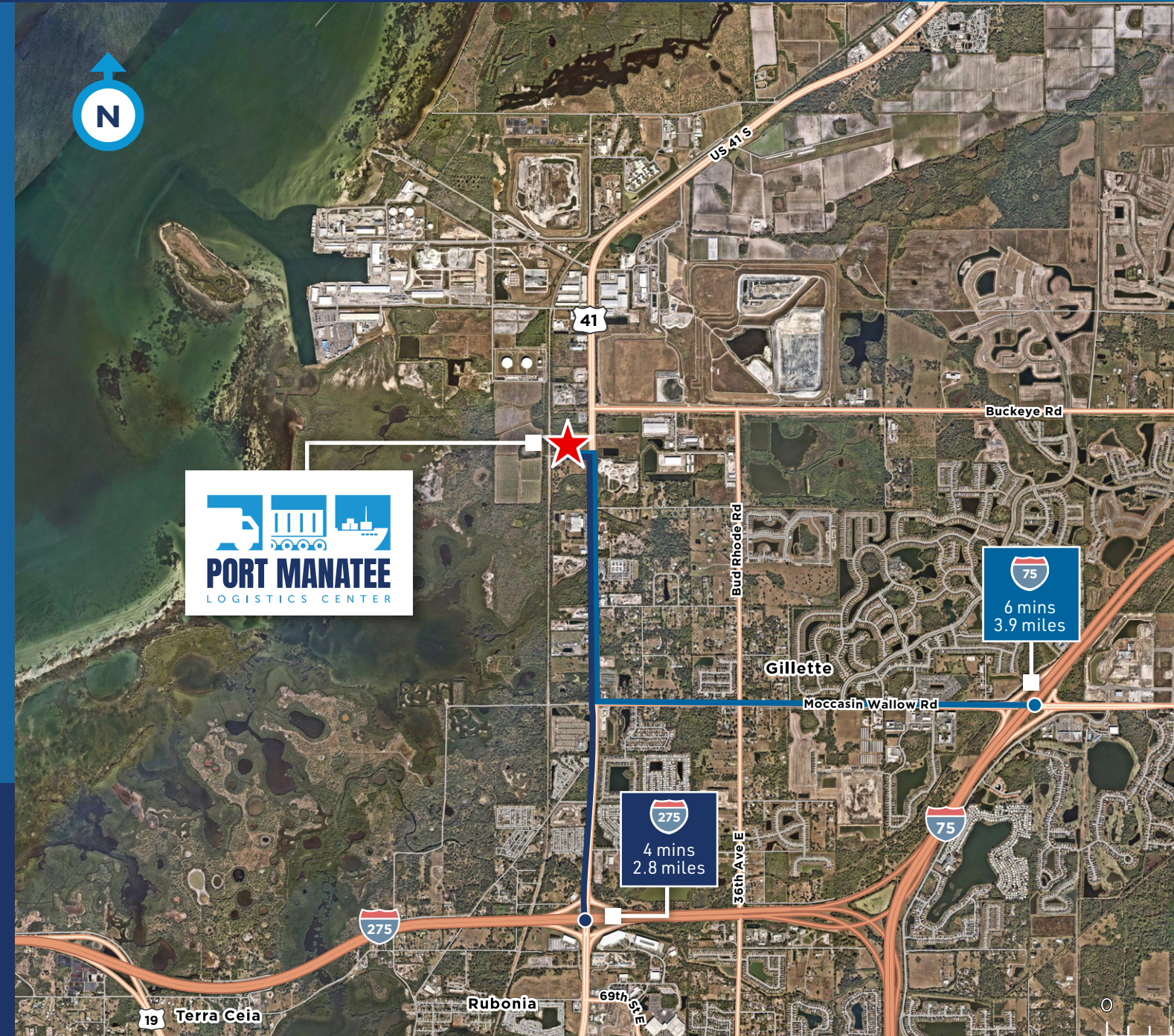


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WELL-POSITIONED. WELL-CONNECTED.

Situated near SeaPort Manatee with direct access to US-41, I-75 & I-275, Port Manatee Logistics Center offers a highly efficient, centrally positioned location designed to support seamless connectivity and business operations.

This area reinforces the property's value as a hub for commerce and long-term growth. Proximity to SeaPort Manatee places the site within one of the region's most active logistics and trade corridors, supporting efficient import, export, and distribution operations. Ongoing industrial, commercial, and infrastructure investment continues to attract businesses seeking scalable, well-connected environments.



FUTURE-READY LOGISTICS HUB

SITE PLAN

PORT MANATEE LOGISTICS CENTER

PROPERTY FEATURES

	Building 100	Building 200	Building 300
 Building Size	68,040 SF	90,720 SF	187,200 SF
 Dimensions	486' x 140'	648' x 140'	832' x 225'
 Available Sizes	7,560 - 68,040	15,120 - 90,720	46,800 - 187,200
 Clear Height	28'	28'	32'
 Dock-High Doors	26	37	52
 Drive-In Ramps	2 (More if Needed)	2 (More if Needed)	2 (More if Needed)
 Power	3000A, 480V, 3-Phase	3000A, 480V, 3-Phase	3000A, 480V, 3-Phase
 Fire Suppression	ESFR	ESFR	ESFR
 Parking	97	110	154
 Slab	6" Thick, 4,000 PSI	6" Thick, 4,000 PSI	6" Thick, 4,000 PSI
 Trailer Parking	0	0	34
 Delivery Date	Q4 2026	Q4 2026	TBD

Port Manatee Logistics Center delivers a rare opportunity for users seeking modern and efficient industrial space strategically positioned in one of Florida’s fastest growing regions. Designed for maximum flexibility, the project offers three Class A, tilt wall buildings that can accommodate occupiers seeking 7,500 SF to 187,200 SF, and **everything in-between**.



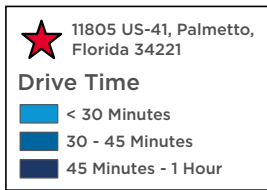
CONNECTIVITY



HIGHWAY ACCESS - Located 5 minutes from I-75 and I-275

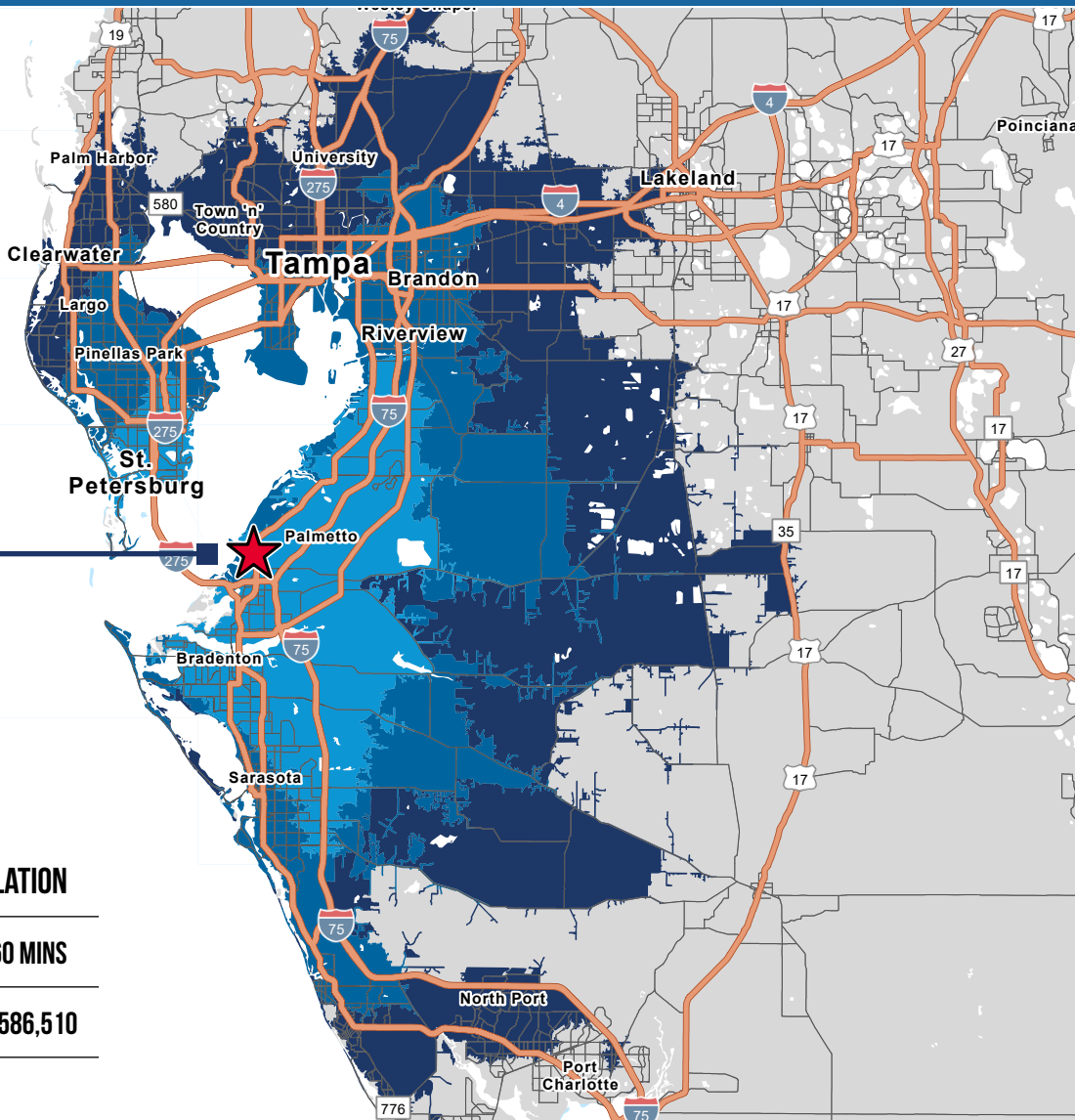


PORT MANATEE ACCESS - Located 3 minutes from Port Manatee



2025 TOTAL DAYTIME POPULATION

30 MINS	45 MINS	60 MINS
853,196	2,248,150	3,586,510



BOOMING POPULATION GROWTH

Located on the border of Hillsborough & Manatee Counties



Manatee County population has increased 18% over the last 5 years, which is significantly higher than the national average.



Home to Lakewood Ranch, one of the fastest growing master-planned communities in the country.



Palmetto offers immediate proximity to a high-density cluster of Fortune 500 distribution powerhouses including Amazon, FedEx, and Home Depot. Joining this elite industrial neighborhood means access to the same world-class transit infrastructure and supply chain efficiencies that drive the world's largest retailers.



This site offers a rare 'dual-incentive' advantage: located within the Port Manatee Encouragement Zone for fast-track development and reduced impact fees, while also eligible for FTZ No. 169 status to drastically reduce customs duties and operational overhead. Port Manatee Logistics Center is not just a location; it's a major financial advantage.



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INDUSTRIAL SPACE
FOR LEASE

11805 US 41
PALMETTO, FL 34221



Uniland Development Company is a full-service real estate firm with over 50 years of experience. With a portfolio of more than 16 million square feet developed across the office, industrial, mixed-use, and residential sectors, Uniland leverages its significant scale and in-house expertise in development, construction, and property management to deliver and maintain complex projects from inception through occupancy.

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