

**4505 24TH ST. E.  
BRADENTON, FL 34203**



44TH AVE E.

24TH ST E

301

LEASED

**107,190 SF  
FOR LEASE**

LEASED

1,726 SF  
SPEC OFFICE



**LEE & ASSOCIATES**  
TAMPA BAY

**107,190 SF AVAILABLE**

**NEW CLASS-A, DOCK-HIGH WAREHOUSE FOR LEASE**



SCAN OR CLICK TO  
VISIT  
PROPERTY WEBSITE

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# BUILDING 200

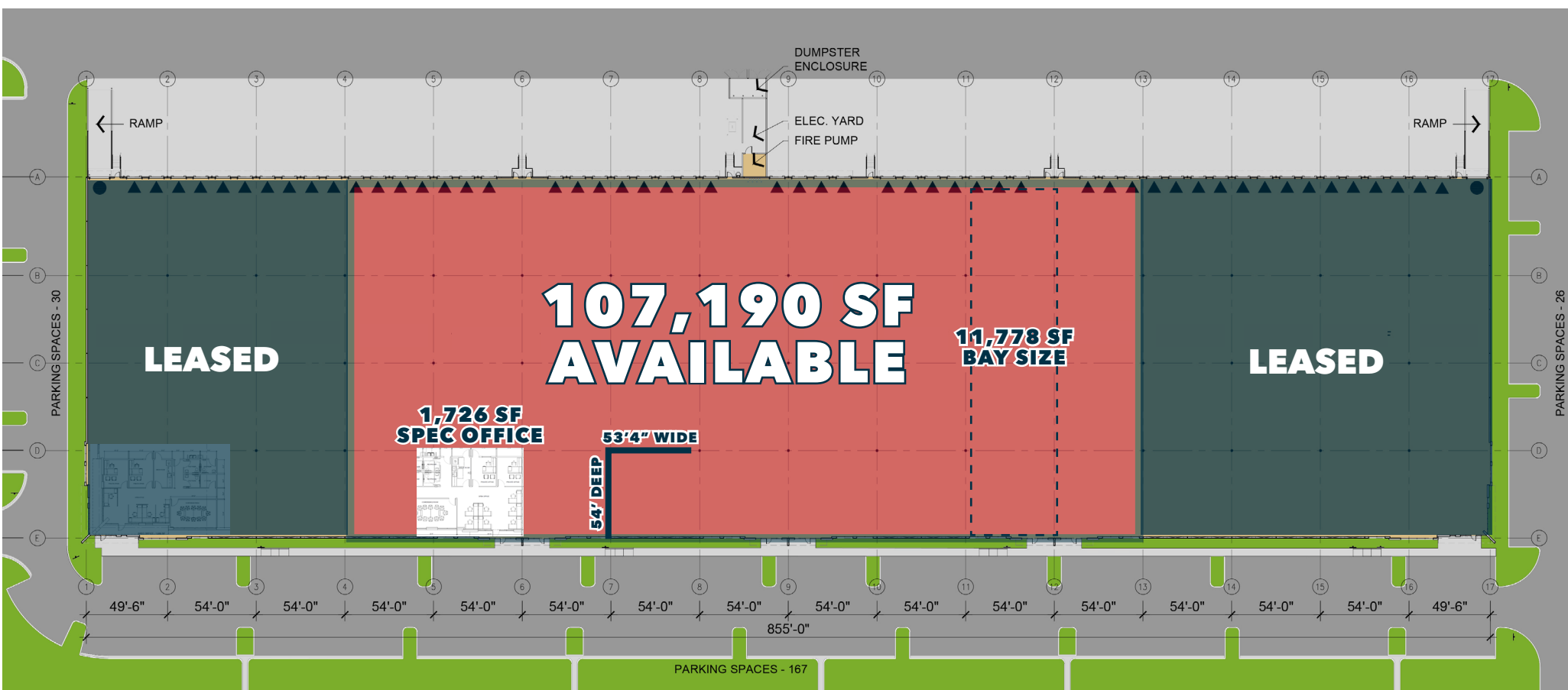
## OVERVIEW

Building 200 has recently been finalized, boasting a spacious 180' shared truck court. The distinctive architectural features and vibrant colors of the building sets it apart, stading out prominently. As you approach the heavily traveled intersection of US HWY 301 and 44th Ave, your sense of arrival is elevated by exceptional landscaping and cutting-edge building features. Ideal for corporate headquarters.

- 1,726 SF Spec Office
- 32' Clear Height
- 54' x 53'4" Column Spacing
- Bay Size 11,778 SF
- 30 (9'x10') Dock-High Doors
- 239 Car Parking Spaces
- 1.27/1,000 SF Parking Ratio
- 180' Shared Truck Court
- 220' x 850' Building Dimensions
- 3-Phase, 480V, 800 Amp Service
- 7" Thick Concrete Slabs at 4K PSI
- 60 MIL Reinforced TPO Roofs
- Direct Access from Signalized Intersection on 44th Ave
- ESFR Fire Protection

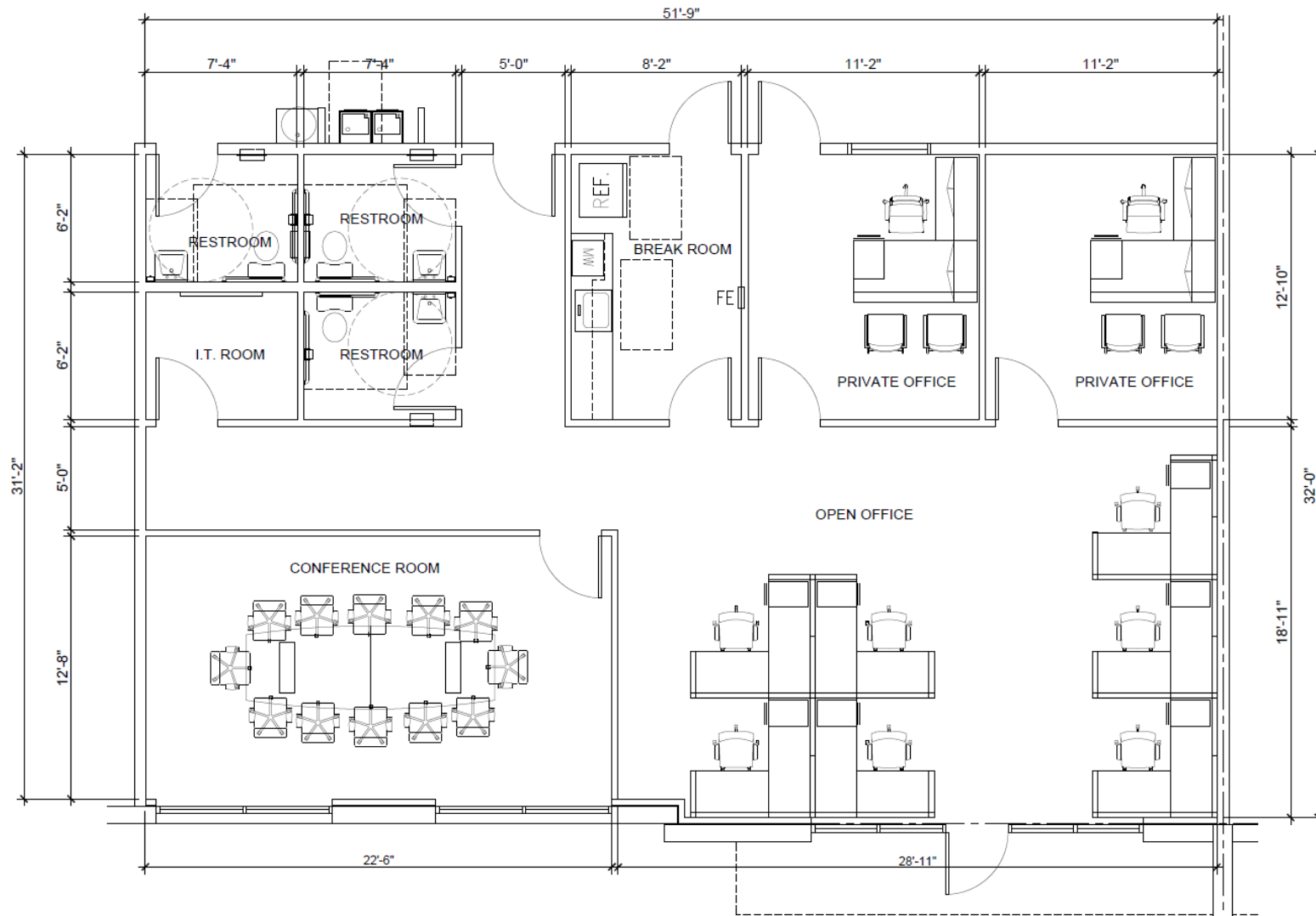


# SITE PLAN



# BUILDING 200

OFFICE PLAN: 1,726 SF





# LOCATION OVERVIEW

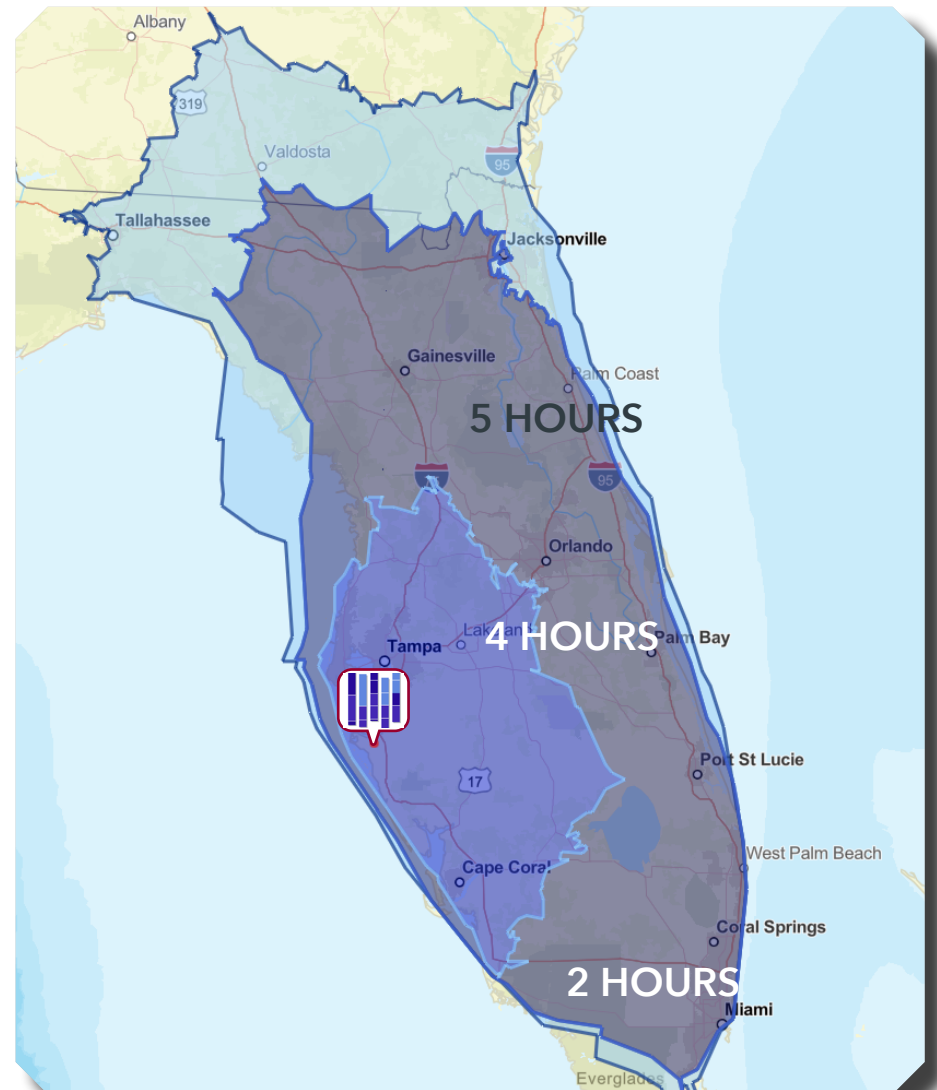
Situated to the south of Tampa Bay, Manatee County provides excellent connectivity via US-301, I-75 and I-4. The county is conveniently located just 40 miles from Tampa, 90 miles from Orlando, and less than 230 miles from Miami. With three international airports and two international seaports within an hour's drive, the region facilitates seamless access to global transportation networks.

Manatee and Sarasota Counties boast a population exceeding 870,000 residents, securing the #3 spot in Malatrú's list of America's Top 10 Metro Areas for Middle Market Investing. Recognized as the location of Lakewood Ranch, one of the nation's fastest-selling master-planned communities, this Metropolitan Statistical Area (MSA) offers a thriving employee base within the logistics and distribution industry cluster.

Manatee County offers several local incentives for qualifying business. [Learn more here.](#)

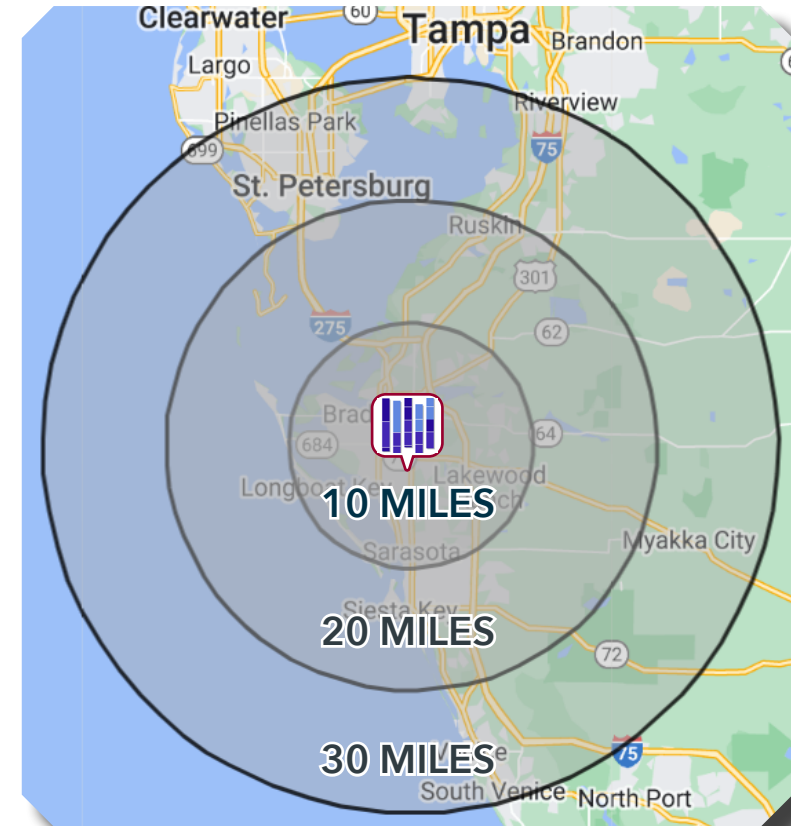
Manufacturing, Transportation & Warehousing, and Wholesale Trade make up 13.65% of industry employment in Manatee County.

[Learn more about Manatee County employment and industry workforce here.](#)



# DEMOGRAPHIC OVERVIEW

	POPULATION	LABOR FORCE	INDUSTRIAL LABOR FORCE
10 MILES	429,125	194,631	8,553
20 MILES	891,411	399,317	24,898
30 MILES	1,428,843	629,735	61,033

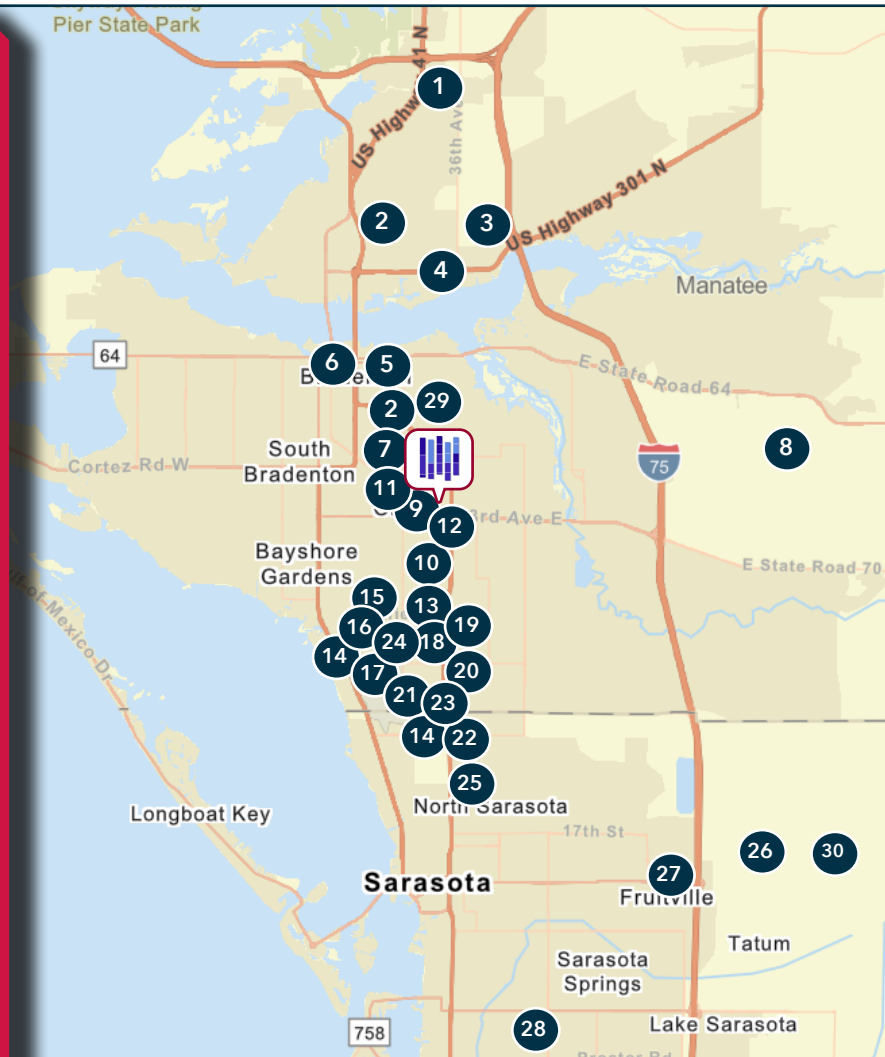


- I-75  
5 Miles
- I-275  
9 Miles
- Port Manatee  
15 Miles
- Sarasota-Bradenton Int'l Airport  
5 Miles
- Tampa Int'l Airport  
44 Miles
- I-4  
44 Miles
- Port of Tampa  
47 Miles
- Orlando Int'l Airport  
119 Miles
- Port Canaveral  
163 Miles
- Port Everglades  
218 Miles
- Miami Int'l Airport  
229 Miles
- Jacksonville Port Authority  
243 Miles
- Jacksonville Int'l Airport  
249 Miles



# NEIGHBORING TENANTS

1. Sysco
2. 84 Lumber
3. Greentech Renewables
4. Feld Entertainment
5. Graham Packaging
6. Champs Sports
7. Pierce Manufacturing
8. RND Automation
9. Bealls
10. Iron Electric Vehicles
11. Taylor Made Products
12. Crate & Barrel
13. Goodwill
14. Sun Hydraulics
15. Bombolo Biscotti
16. Tropitone Furniture
17. Trojan Powder Coating
18. Team Edition Apparel
19. Mohawk Industries
20. Lansing Building Products
21. Chris-Craft Boats
22. Goodman Air & Heating
23. United Natural Foods
24. Iron Mountain
25. Harmar
26. ASO
27. L-3 Aviation
28. Publix
29. Tropicana
30. Pepsi Bottling Company



DEVELOPED BY:



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