

**FOR SALE
10,800
SQUARE FEET**

3203 U.S. HWY. 301 N.
ELLENTON, FL 34222

**FREE-STANDING BUILDING WITH
FRONTAGE ON U.S. HIGHWAY. 301**

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

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PROPERTY OVERVIEW



SIZE	10,800 SF
OFFICE	2,000 SF
ACREAGE	1.19 AC
LOADING	3 Dock-High Doors 1 Ramp
CLEAR HEIGHT	13'-20'
POWER	Single-Phase, 225 Amps
ZONING	GC (General Commercial)
ROOF	Roof to be Replaced



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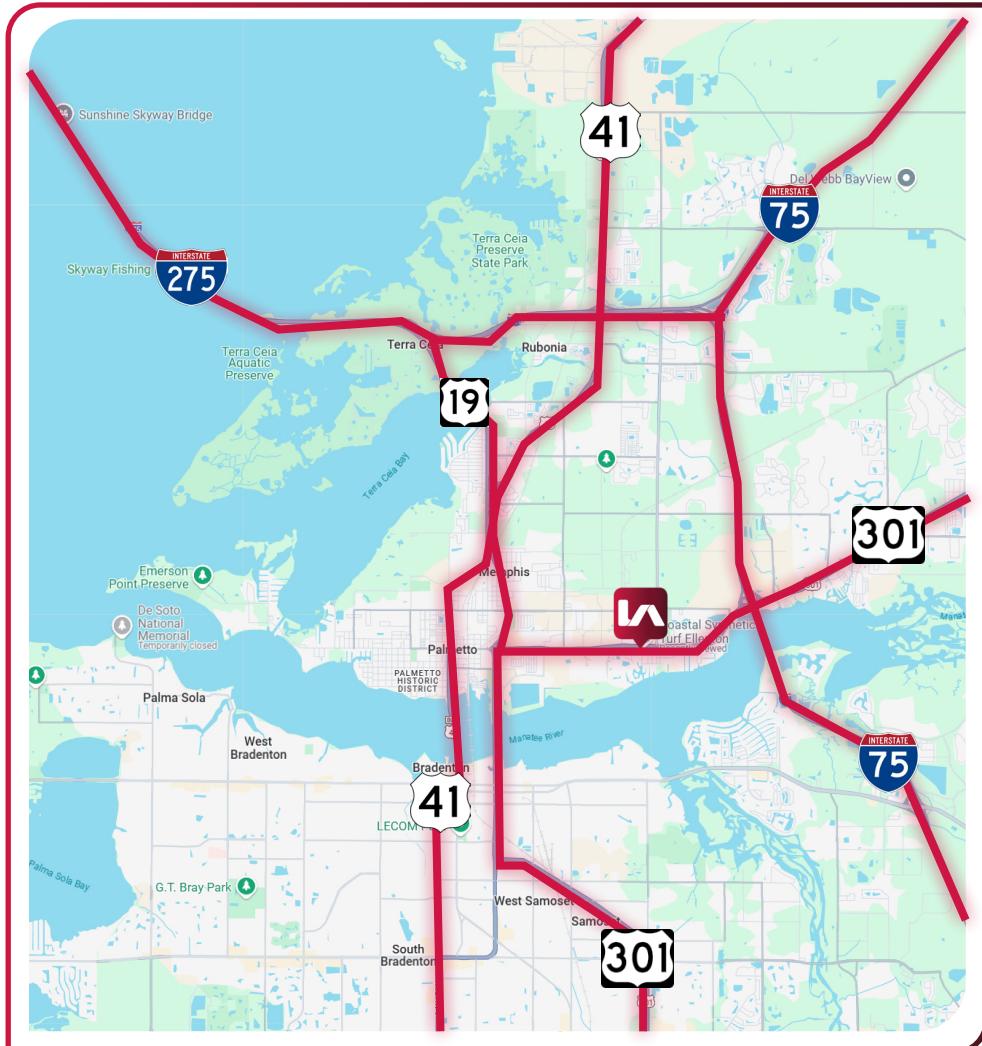


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LOCATION OVERVIEW



The property is located in Ellenton, Florida and well connected as it sits just 2.8 miles from I-75, and 5 miles from the I-27, providing excellent connectivity to South Florida, Tampa, Orlando via I-4, and Pinellas County via the Sunshine Skyway Bridge. Situated on Us Hwy 301, the property has prime visibility to 38,500 daily travelers.

The property also benefits from its proximity to key transportation hubs like the Sarasota-Bradenton International Airport and the Port of Tampa within a 35-mile drive.

