

Palmetto Industrial Park

810-1110 17th St. E.
Palmetto, FL 32411



FOR LEASE OR SALE

428,949 SF AVAILABLE IN EXPANDING MANATEE COUNTY
2,759 SF OF CORNER SPEC OFFICE IN EACH BUILDING
+/-0.4 ACRES OF OUTSIDE STORAGE

contact us:

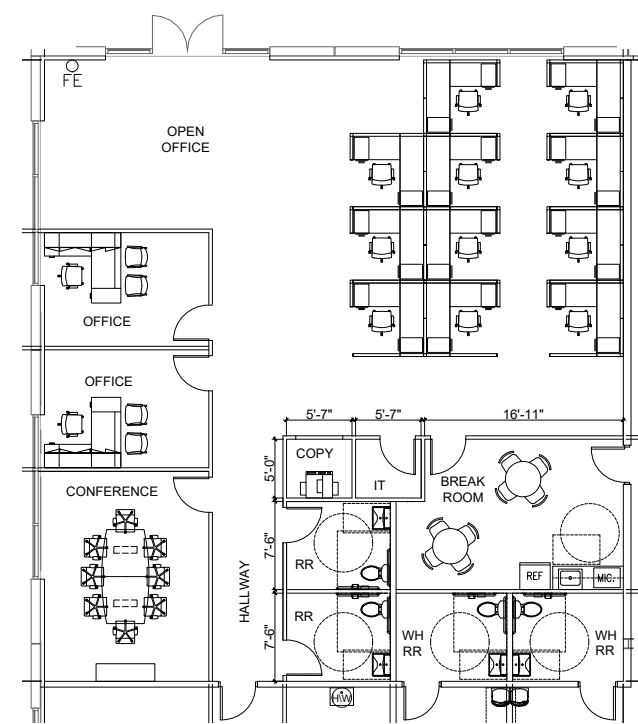
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Base building design includes +/-40,000 SF suites with a storefront, drive-in ramp & 1 dock package/leveler

	Building 1	Building 2	Building 3
Total SF	160,618 SF	160,563 SF	107,768 SF
Building Dimensions	800'W x 200'D	800'W x 200'D	550'W x 195'D
Corner Spec Office:	2,759 SF	2,759 SF	2,759 SF
Column Spacing	50' x 50'	50' x 50'	50' x 49'
Clear Height	32'	32'	32'
Loading Configuration	Rear-load	Rear-load	Rear-load
Dock-High Doors	44 (9' x 10')	44 (9' x 10')	25 (9' x 10')
Oversized Drive-in Doors	4 (14' x 16')	4 (14' x 16')	2 (14' x 16')
Truck Court	190' (shared)	190' (shared)	135'
Fire Protection	ESFR	ESFR	ESFR
Power	1,600A, 480V, 3-phase	1,600A, 480V, 3-phase	800A, 480V, 3-phase
Roof	60-mil TPO, R-20 insulation	60-mil TPO, R-20 insulation	60-mil TPO, R-20 insulation
Car Parks	124	143	84



2,759 SF OF CORNER SPEC OFFICE SPACE IN EACH BUILDING

Located between 17th St. E. and 21st St. E., Palmetto Industrial Park offers exceptional connectivity, with easy access to major highways including U.S. Highway 301, U.S. Highway 41 (Tamiami Trail), U.S. Highway 19, I-75 and I-275, all within a 5-mile radius. This convenient access allows for seamless travel to Tampa, Lakeland and South Florida.

Tamiami Trail/U.S. Highway 41

0.5 miles

U.S. Highway 19

1.3 miles

I-275

4.2 miles

SRQ International Airport

11.3 miles

Downtown St. Petersburg

23.8 miles

Tampa International Airport

38.7 miles

Port of Tampa

41.6 miles

U.S. Highway 301

0.7 miles

I-75

3.3 miles

Port Manatee

7.8 miles

Downtown Sarasota

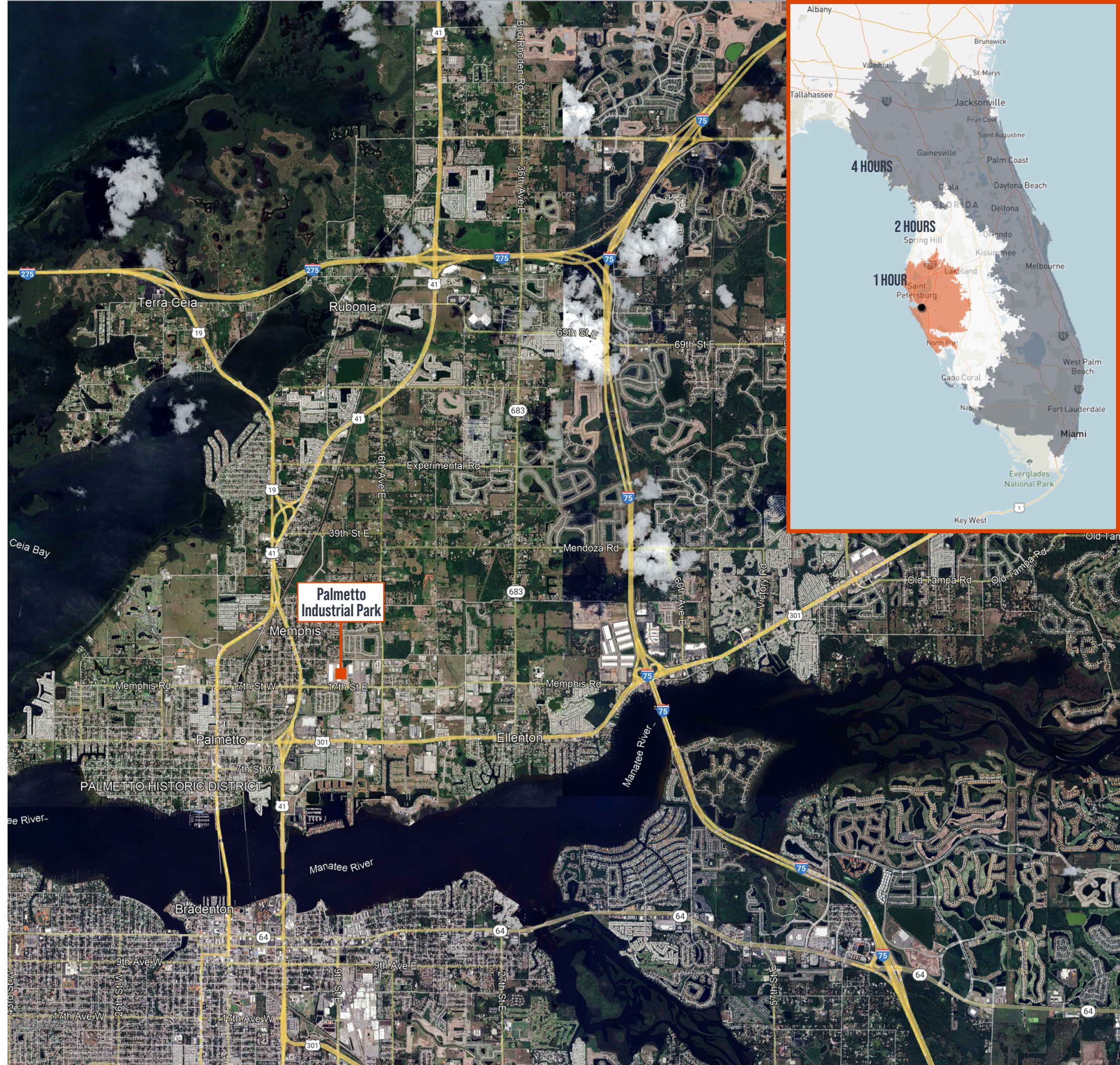
15.3 miles

St. Pete-Clearwater Int'l Airport

31.1 miles

I-4

39.7 miles



	10 miles	20 miles	30 miles
Population			
2023	357,558	935,444	1,793,591
2028	371,048	976,441	1,860,364
Labor Force			
2023 Total Employees	125,424	399,499	822,631
2023 Total Businesses	13,319	44,866	85,300

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