



# Port Manatee Logistics Center

11805 US-41

Palmetto, Florida 34221

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Industrial Build-to-Suit or  
Lease Available

## Three Buildings: 341,260 SF Total

- Building 1: 68,040 SF
- Building 2: 90,720 SF
- Building 3: 187,200 SF

**Land Size: 50 Acres**

**Projected Groundbreaking: June 2025**

## Location Highlights:

- 1 Minute drive to Port Manatee • 3 Minute drive to I-275 • 7 Minute drive to I-75 • 35 Minute drive to I-4 • 40 Minute drive to Port of Tampa
- Proximity to a skilled labor pool • Proximity to suppliers and customer base • Ample parking and loading areas to support operations

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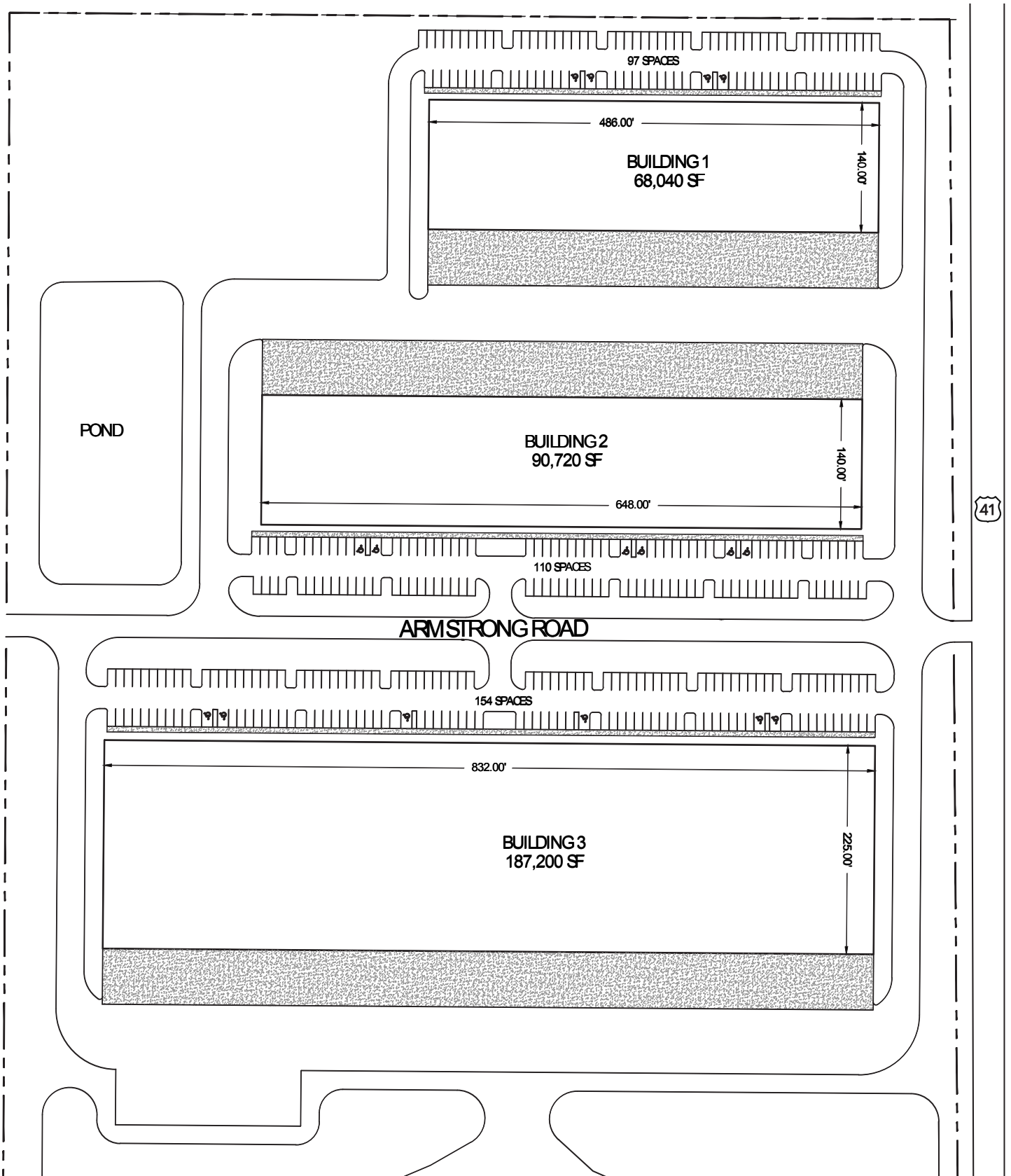
## About The Development:

11805 US-41 in Palmetto, Florida, is a prime industrial build-to-suit or lease opportunity for a total of 341,260 square feet. Current plans include the development of three buildings: 68,040 square feet, 90,720 square feet, and 187,200 square feet. Potential uses include light manufacturing, distribution warehouses, general warehousing, flex space, showroom buildings, and cold storage. The strategic location offers excellent access to major transportation routes including I-275, I-75, and I-4, as well as key seaports and airports. Construction is expected to begin in June 2025.



Demographics (2023)	30 Minute Drive	45 Minute Drive	60 Minute Drive
Population	951,751	2,233,381	3,611,352
Compounding population Growth Estimate (2023 - 2028)	1.25%	.95%	.92%
Households	935,369	2,189,193	3,539,413
Households growth (2023 - 2028)	1.38%	1.12%	1.07%
Median Age	46.3	45.2	44.6
Median HH Income	\$77,447	\$77,161	\$76,614
Total Businesses	37,820	112,615	167,854
Total Employees	362,127	1,140,453	1,659,061

# Proposed Site Plan







**For more information please contact:**

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