

# Port Manatee Logistics Center

**11805 US-41**

Palmetto, Florida 34221

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Flexible 3-Building  
Warehouse Space For Lease



View Property  
Online



# Port Manatee Logistics Center

## Three Buildings: 345,960 SF Total

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

**Land Size:** 50 Acres

**Projected Groundbreaking:** September 2025

## Location Highlights:

- 1 Minute drive to SeaPort Manatee
- 3 Minute drive to I-275
- 5 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
- Located within a Foreign-Trade Zone (FTZ)



### Building Size

### Dimensions

### Available Sizes

### Clear Height

### Dock-High Doors

### Grade-Level Doors

### Power

### Fire Suppression

### Parking

### Slab

### Trailer Parking

### Building 100

### Building 200

### Building 300

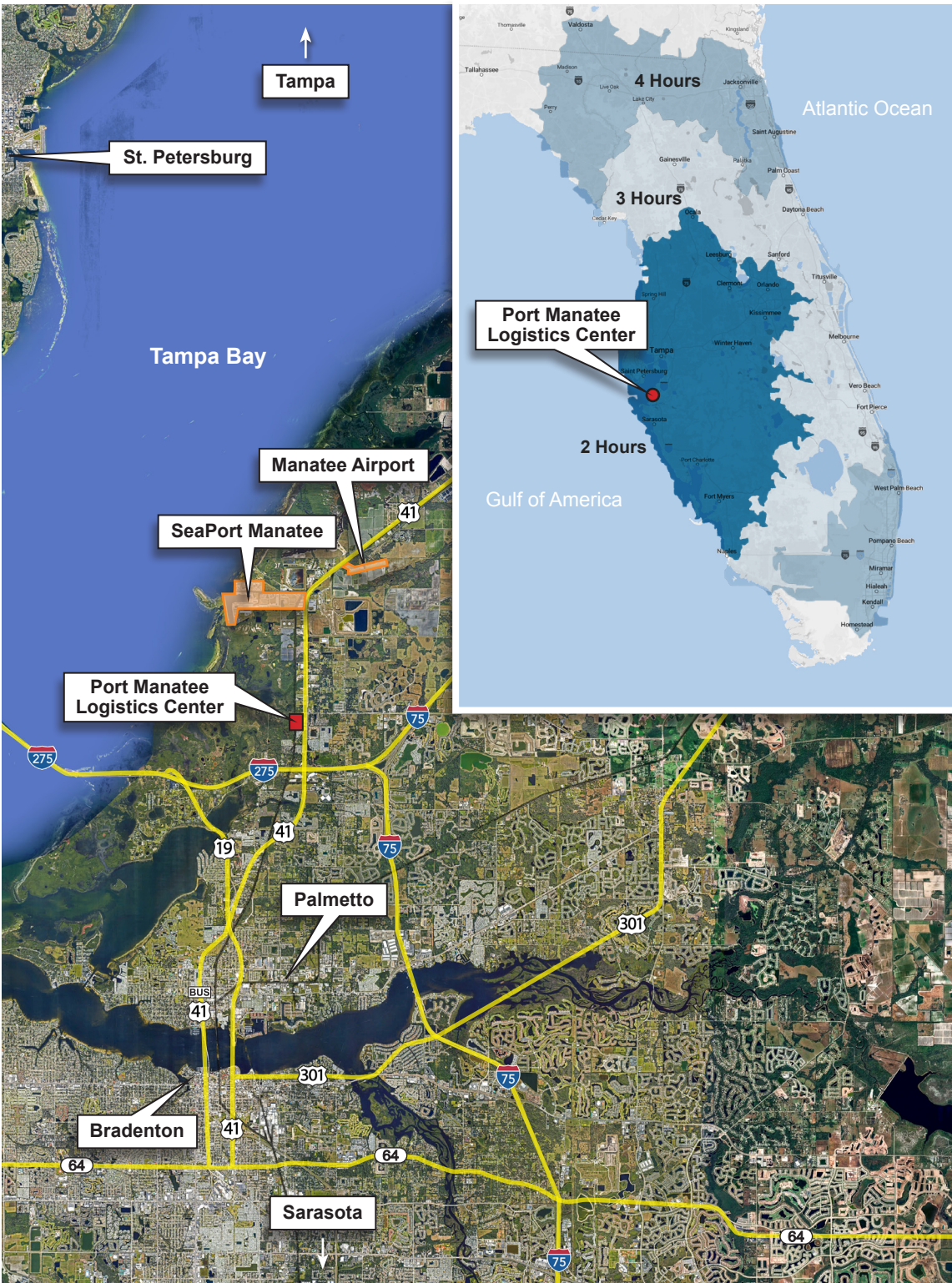
68,040 SF	90,720 SF	187,200 SF
486'x140'	648'x140'	832'x225'
7,560 - 68,040	7,500 - 90,720	46,800 - 187,200
28'	28'	32'
26	37	52
2 (More If Needed)	2 (More If Needed)	2 (More If Needed)
1,000A, 480V, 3-Phase	1,200A, 480V, 3-Phase	2,000A, 480V, 3-Phase
ESFR	ESFR	ESFR
97	110	154
6" Thick, 4,000 PSI		
0	0	34

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



# Regional Logistics and Amenities:

Amenity Category	Specific Amenity	Distance from 11805 US-41 (approx.)	Drive Time from 11805 US-41 (approx.)	Description
Seaport	SeaPort Manatee	2 miles	1 minute	Crucial for import/export, reduced drayage costs, strategic advantage for global distribution.
	Port of Tampa Bay	30 miles	40 minutes	Access to a larger port for wider shipping options and potentially different cargo types.
Aiports	Manatee Airport (48X)	7 miles	10 minutes	Local airport for smaller freight or private air travel needs.
	Sarasota/Bradenton International Airport (SRQ)	18 miles	30 minutes	Commercial airport for air cargo, business travel, and access to broader passenger flights.
	St. Pete-Clearwater International Airport (PIE)	33 miles	35 minutes	Additional option for air cargo and passenger flights, serving the Tampa Bay area.
	Tampa International Airport (TPA)	40 miles	35 minutes	Major international airport offering extensive cargo and passenger services.
Hospitals	Manatee Memorial Hospital	10 miles	15 minutes	Essential for employee health and safety, quick access to emergency care.
	HCA Florida Blake Hospital	15 miles	20 minutes	A second close option for medical care.
Major Cities	Downtown St. Petersburg	21 miles	20 minutes	Access to a major urban center for business, specialized services, and employee amenities.
	Downtown Sarasota	15 miles	19 minutes	Access to a vibrant downtown with business opportunities, dining, and cultural attractions.
	Downtown Tampa	30 miles	40 minutes	Direct access to the largest metropolitan area in the region for major business, events, and a wider labor pool.
Gas, Retail & Dining	Convenience Stores (Circle K, 7-Eleven, RaceTrac)	Within 1-2 miles	2-5 minutes	Provides immediate access to fuel, snacks, and basic necessities for drivers and employees.
	<b>Major Retailers:</b>			Convenient access for supplies, employee needs, and general shopping.
	Walmart Supercenter (Palmetto)	8 miles (508 10th St E, Palmetto)	12 minutes	Comprehensive retail for groceries, household goods, and various supplies.
	The Home Depot (NE Bradenton)	12 miles (5820 State Route 64 E)	15 minutes	Essential for maintenance, repairs, and facility needs.
	<b>Casual Dining:</b>			Diverse options for quick meals and employee lunches/dinners.
	Fast Food (e.g., McDonald's, Taco Bell, Subway)	1-5 miles	2-12 minutes	Quick and convenient options for employees.
	<b>Sit-down Dining:</b>			Options for business lunches or after-work meals.
	The Social Restaurant (at Palmetto Marriott Resort)	8 miles	13 minutes	Upscale American cuisine, good for business meetings.
	Riviera Dunes Dockside	5 miles	15 minutes	Waterfront dining with American cuisine.
	Whiskey Joe's Manatee River	8 miles	11 minutes	Seafood and American fare with a lively atmosphere.
General Retail / Shopping Centers:	<b>General Retail / Shopping Centers:</b>			
	Scattered, within a short drive	1-5+ miles	5-15+ minutes	Access to various services, dining options, and shopping for employees.







Property is located  
within SeaPort Manatee's  
Foreign-Trade Zone  
No. 169 (FTZ No. 169)

## Site Logistics:

**41** On Route 41

**275** 2 Miles South

**75** 3 Miles East

### Ingress/Egress:

The property offers easy access to US Route 41, with convenient entry and exit for both northbound and southbound travel.

## Potential Uses:

- Light Manufacturing / High Tech
- Distribution
- Warehousing
- Flex Office
- Showroom Building
- Cold Storage
- E-commerce / Last Mile
- Research & Development





## Contact:

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