

FOR SUBLEASE

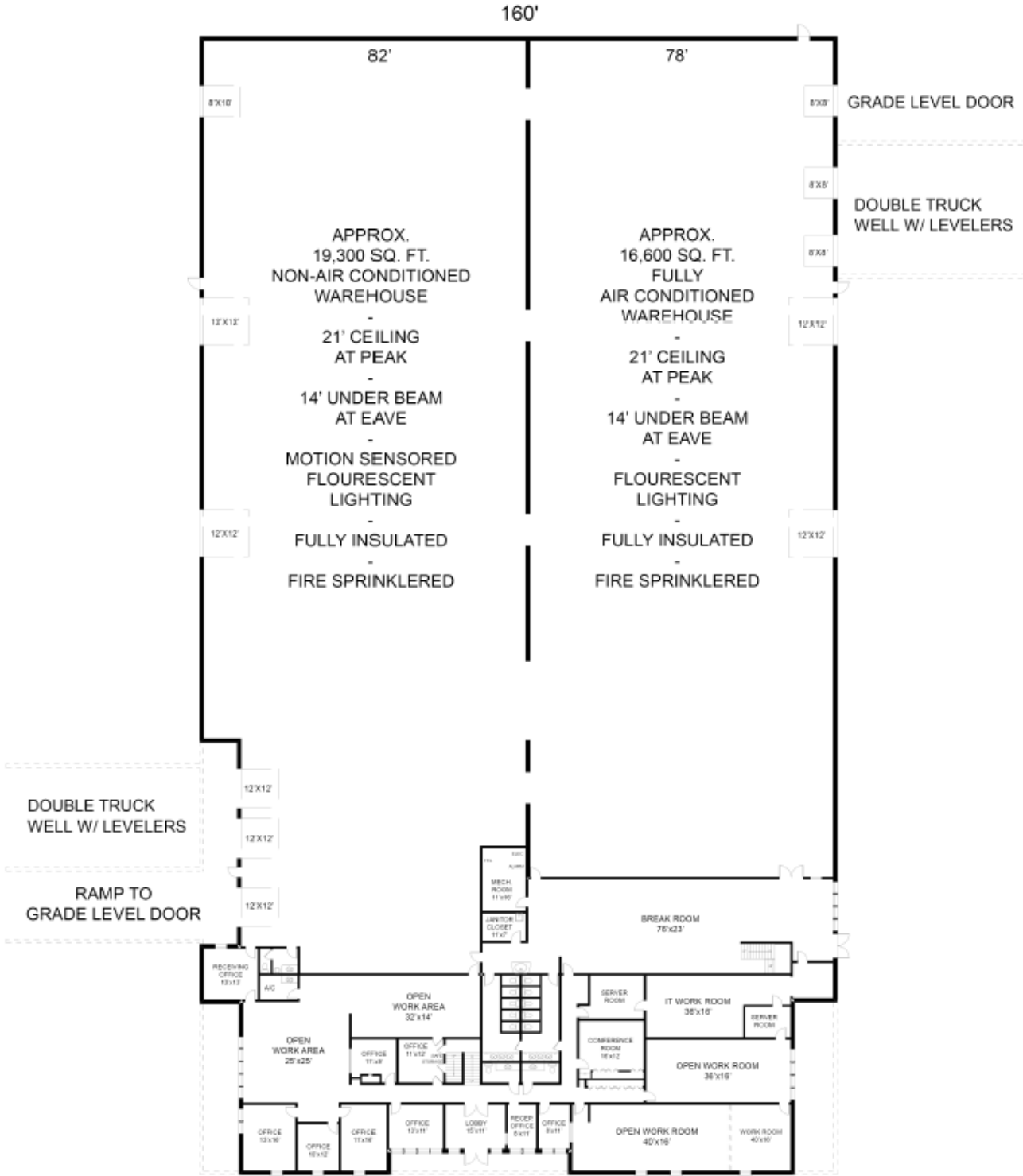
4514 19th St Ct E

Bradenton, FL 34203



53,495 SF ON 3.85 ACRES AVAILABLE FOR SUBLEASE

CBRE



* Floor plan not to scale

PROPERTY HIGHLIGHTS

53,495 SF industrial building with flexibility for manufacturing, distribution, or both. There’s an 8,870 SF office area that has private offices and open workspaces plus an 8,000 SF poured concrete mezzanine and additional training space on the 2nd floor. The 35,000 SF warehouse is fully insulated and has fire sprinklers. It is currently divided into two separate spaces and the northern portion is air-conditioned. There are multiple overhead doors and double loading docks on both the north and south sides of the building.

Address	4514 19th St Ct E Bradenton, FL 34203	Year Built	1986
Available	± 53,495 SF	Power	1,200A, 110/240V, 3-phase
1st Floor Office	± 8,870 SF	Ceiling Height	14’ - 21’ in warehouse
Warehouse	± 35,000 SF	Fire Sprinklers	Yes
2nd Floor & Mezzanine	± 9,725 SF	Parking Spaces	± 100
Land	± 3.85 acres	Southside Loading	2 dock wells & 4 grade-level doors
Zoning	LM	Northside Loading	2 sheltered dock wells and 2 grade-level doors



LOCATION HIGHLIGHTS



DRIVE TIMES	
US Highway 301	2 mins
US Highway 41	4 mins
SRQ	12 mins
Sarasota	14 mins
I-75	12 mins
I-275	14 mins
St. Petersburg	30 mins
Tampa	45 mins



Tight market
averaging 2% vacancy
over the past 5 years

But new construction
has provided additional
opportunities



2.2% annual
population growth

Between 2020 - 2023



Over 40,000
businesses within
the MSA

Serving a population of
over 900,000



3.9% unemployment
rate

As of November 2024



\$3.5 billion inflow of
gross income

Via people moving to
the MSA between
2021 - 2022

4514 19th St. Court E.

PLEASE CONTACT:

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