

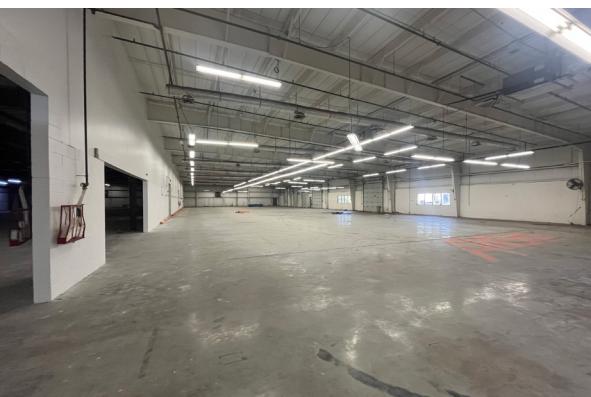
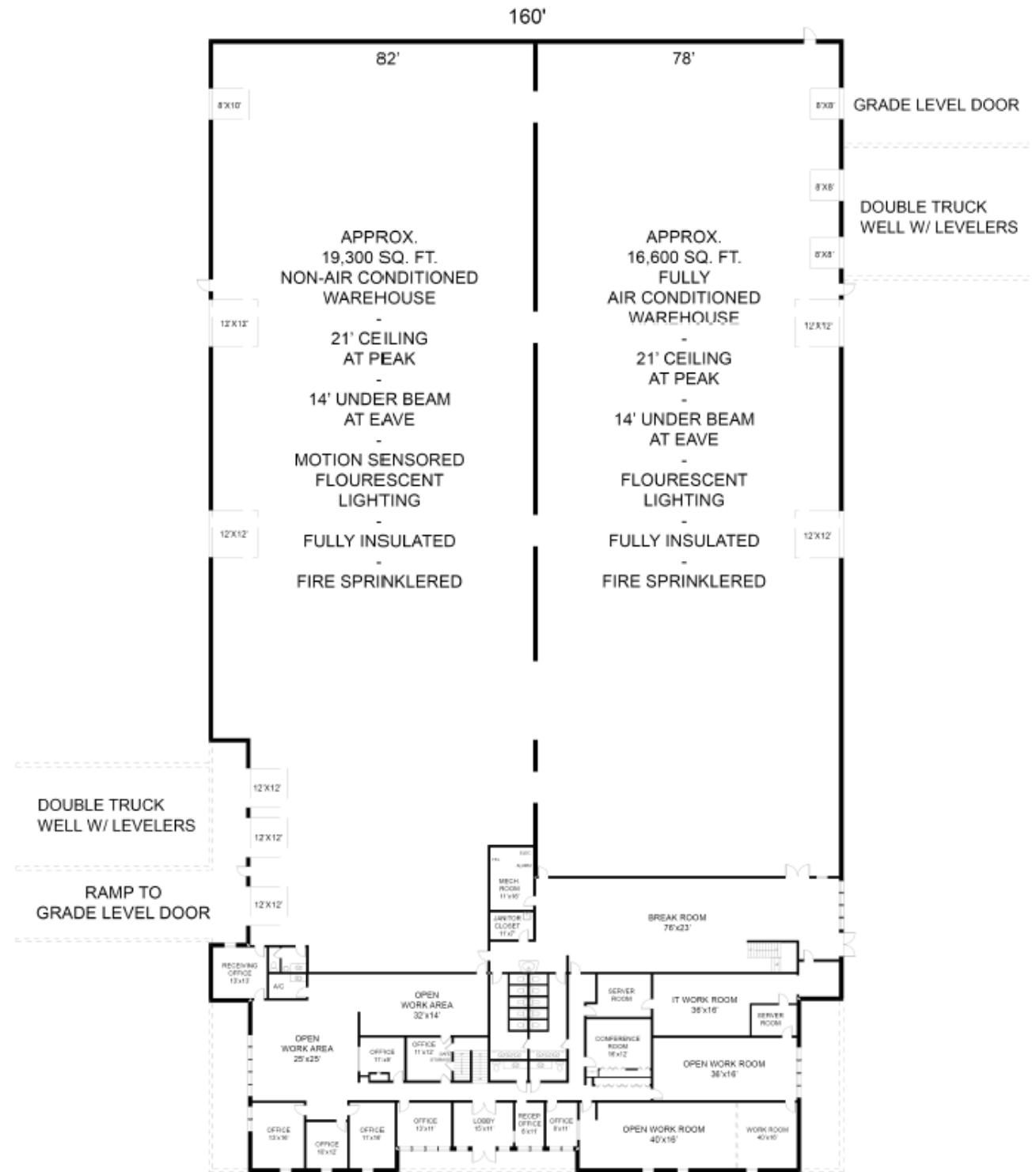
FOR SUBLEASE

4514 19th St Ct E
Bradenton, FL 34203



53,495 SF ON 3.85 ACRES AVAILABLE FOR SUBLEASE

CBRE

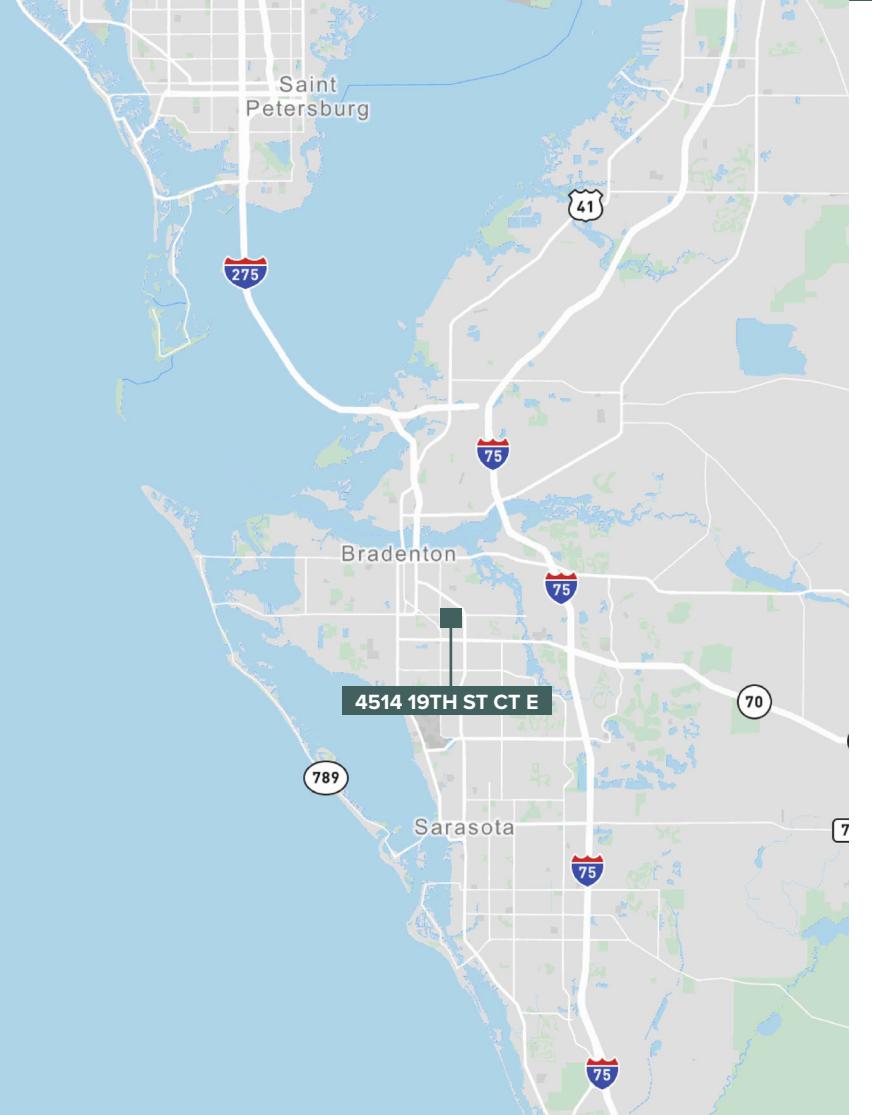


PROPERTY HIGHLIGHTS

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



	Tight market averaging 2% vacancy over the past 5 years
	2.2% annual population growth
	Over 40,000 businesses within the MSA
	3.9% unemployment rate
	\$3.5 billion inflow of gross income
But new construction has provided additional opportunities	Between 2020 - 2023
	Serving a population of over 900,000
	As of November 2024
	Via people moving to the MSA between 2021 - 2022

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



4514 19th St. Court E.

PLEASE CONTACT:

Josh Tarkow, SIOR

Senior Vice President
+1 813 361 2614
josh.tarkow@cbre.com

Tom Quinlan

Senior Associate
+1 813 273 8432
tom.quinlan@cbre.com

4514 19th St. Court E., Bradenton, FL 34203

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