

**FOR SALE**  
**10,800<sup>S</sup><sub>F</sub>**

**NEW TPO ROOF COATING APPLIED  
WITH 20 YEAR WARRANTY**



**FREE-STANDING BUILDING WITH  
FRONTAGE ON U.S. HIGHWAY 301**

**3203 U.S. HWY. 301 N. | ELLENTON, FL 34222**

Kevin Hunt  
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

## 3203 US HWY 301 N

ELLENTON, FL 34222



## PROPERTY OVERVIEW



SIZE	10,800 SF
OFFICE	2,000 SF
ACREAGE	1.19 AC
LOADING	3 Dock-High Doors 1 Ramp
CLEAR HEIGHT	13'-20'
POWER	Single-Phase, 225 Amps
ZONING	GC (General Commercial)
ROOF	New - January 2026 w/ 20-Year Warranty



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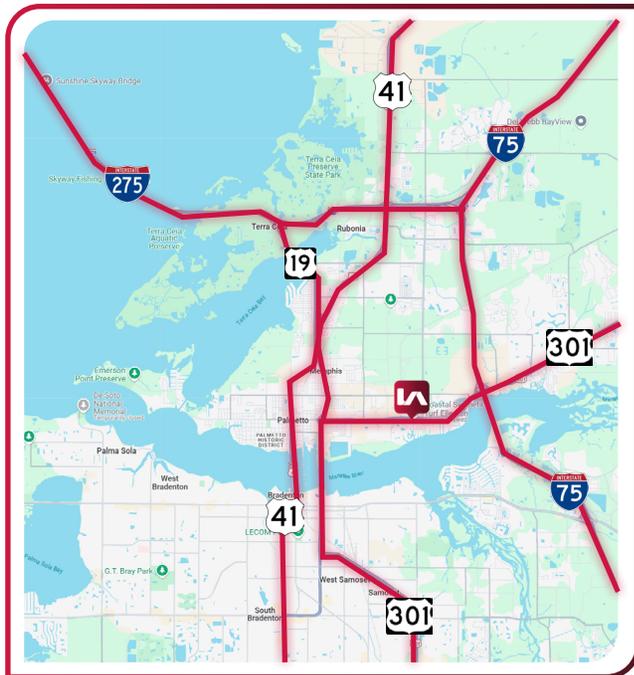
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ELLENTON, FL 34222

## LOCATION OVERVIEW

The property is located in Ellenton, Florida and well connected as it sits just 2.8 miles from I-75, and 5 miles from the I-27, providing excellent connectivity to South Florida, Tampa, Orlando via I-4, and Pinellas County via the Sunshine Skyway Bridge. Situated on Us Hwy 301, the property has prime visibility to 38,500 daily travelers.

The property also benefits from it's proximity to key transportation hubs like the Sarasota-Bradenton International Airport and the Port of Tampa within a 35-mile drive.



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**301 38,500 DAILY TRAFFIC COUNT**

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