

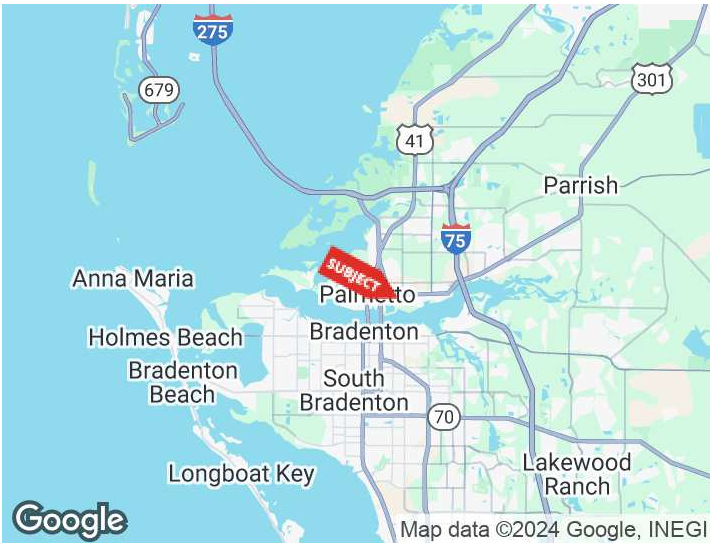


**INDUSTRIAL SITE
W/ 2.6 ACRES &
WAREHOUSE**

1330 10TH STREET EAST
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	661	2,643
Total Population	189	1,520	6,997
Average HH Income	\$124,161	\$92,846	\$80,680



For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

COMMERCIAL HEAVY INDUSTRIAL



OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	17,366 SF
Lot Size:	2.618 Acres
Price / SF:	\$169.87
Year Built:	1981
Zoning:	CHI

PROPERTY OVERVIEW

American Property Group of Sarasota Inc. presents 1330 10th St. E. Palmetto!

This site will be delivered vacant with a very flexible zoning use of Commercial Heavy Industrial. The property has approx. 210' on US HWY 301 N / 10th St E. with +/- 40,000 cars passing daily. The warehouse is 100% Air-Conditioned with wet sprinkler system throughout the building. Electric service includes 3 phase power. The warehouse includes a covered footprint of 88 ft wide by 197 ft long with approx. 20 ft high ceilings. The outdoor area is just over 2.61 acres and has support beams for outside covered storage.

Building is currently an operational restaurant/nightclub but will be delivered vacant.

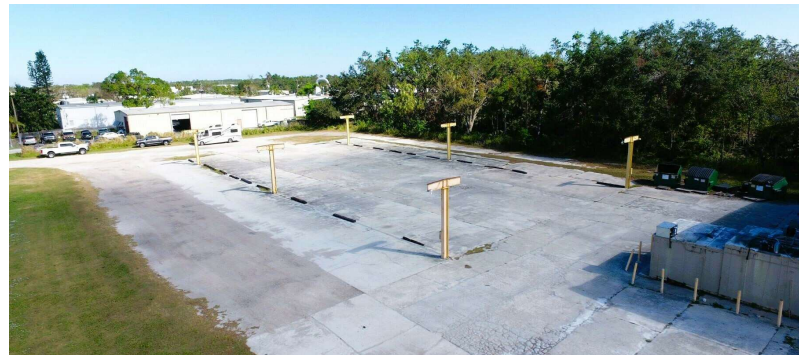
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1330 10th Street East

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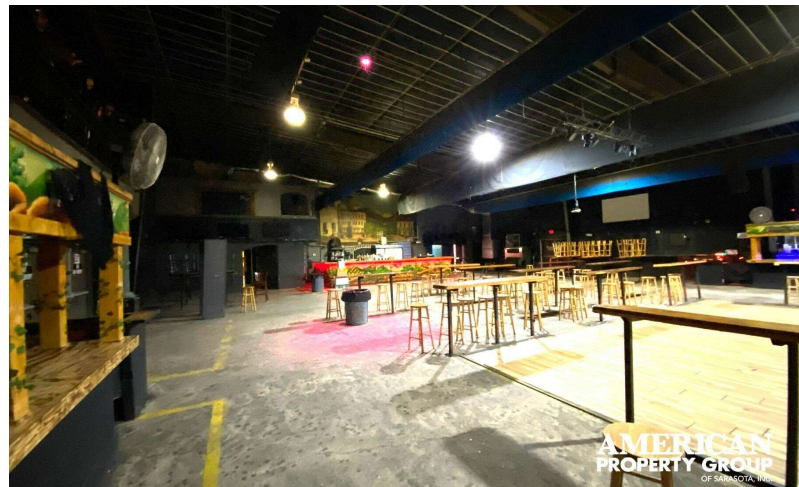
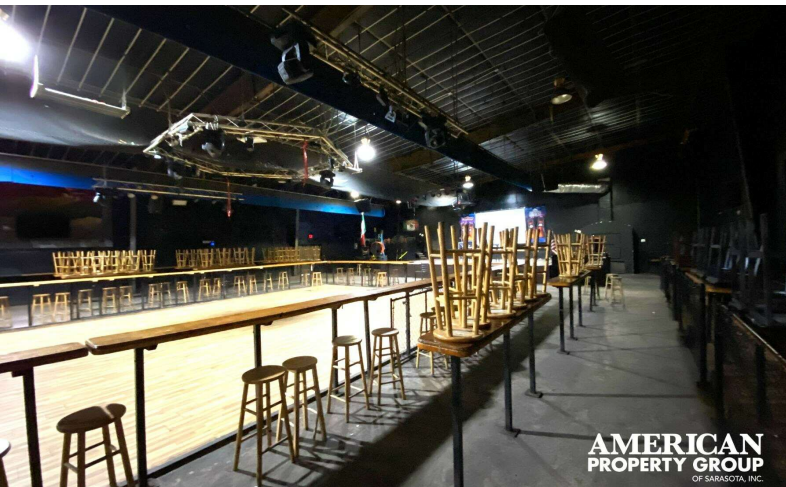
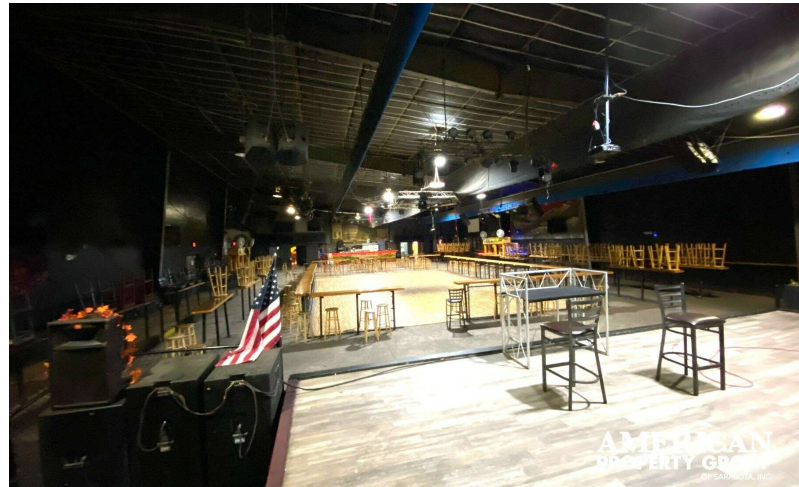
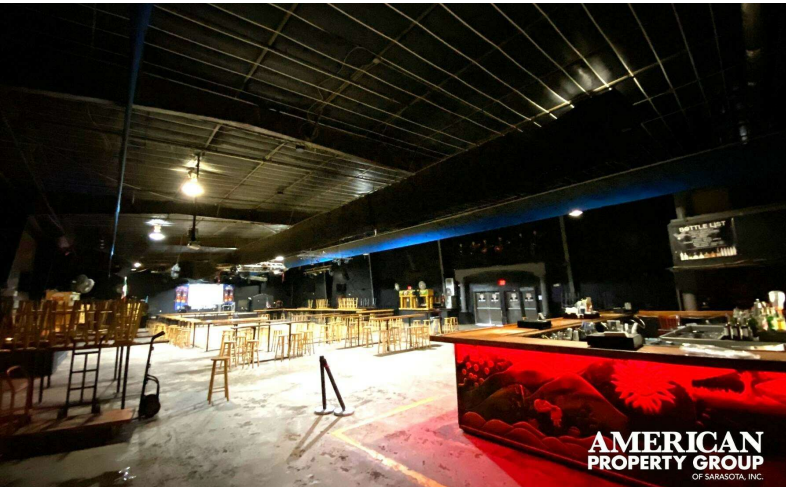
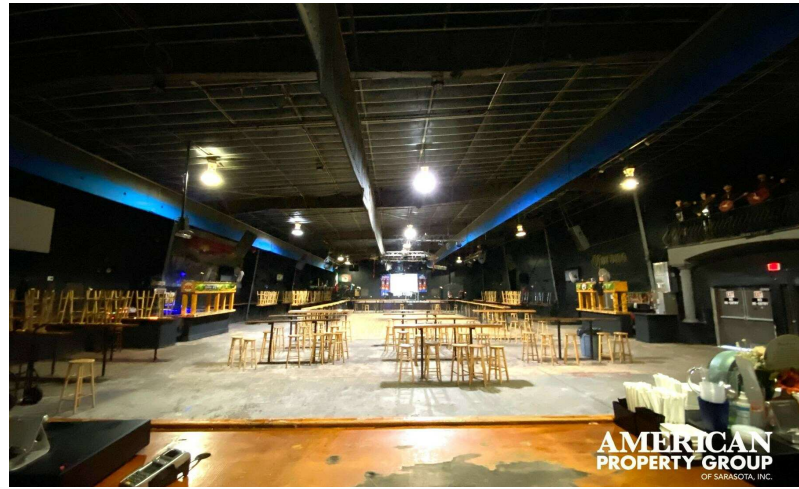
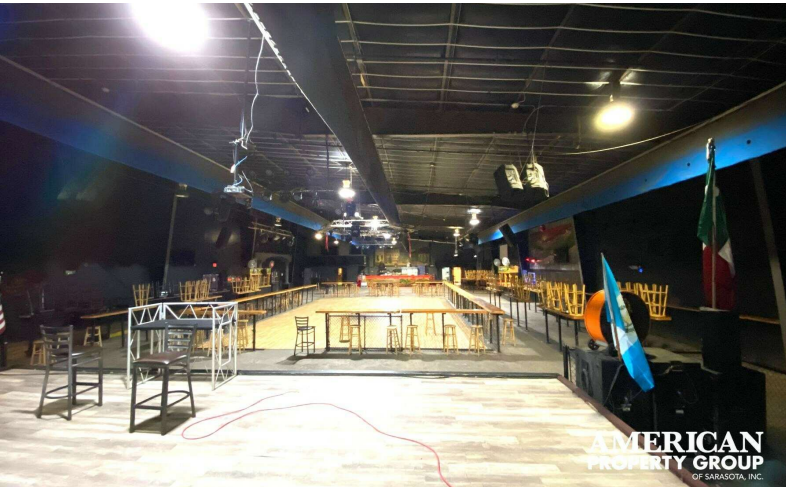
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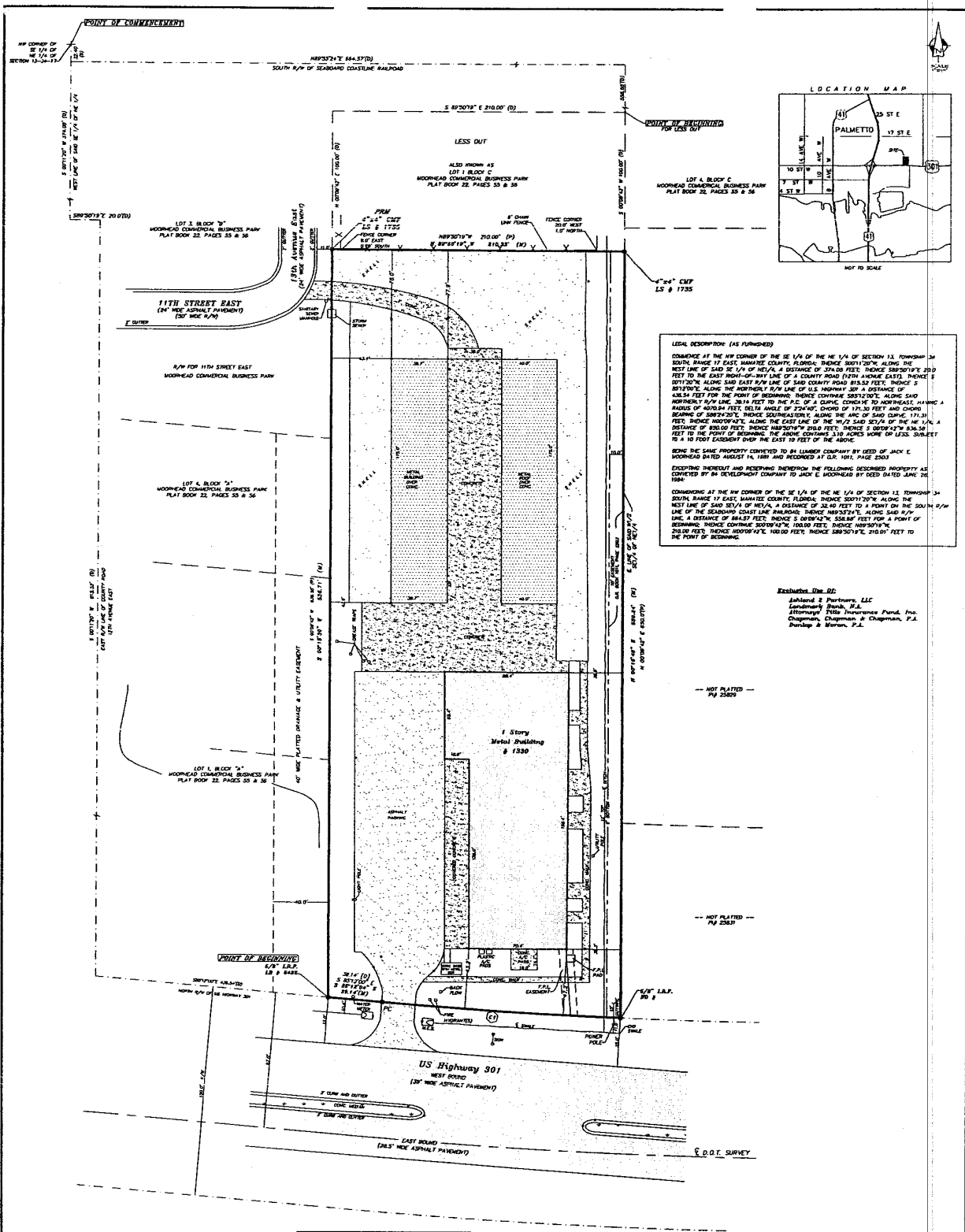
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LEGAL DESCRIPTION (AS FURNISHED)
 COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, THENCE S89°20'18" E ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 A DISTANCE OF 374.00 FEET, THENCE S89°20'18" E 200 FEET TO THE EAST RIGHT-OF-WAY LINE OF A COUNTY ROAD (20th AVENUE EAST), THENCE S 89°20'18" E ALONG SAID EAST R/W LINE OF SAID COUNTY ROAD 813.50 FEET, THENCE S 89°20'18" E ALONG THE NORTHWEST R/W LINE OF U.S. HIGHWAY 301 A DISTANCE OF 438.54 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE S89°20'18" E ALONG SAID NORTHWEST R/W LINE, 38.14 FEET TO THE P.C. OF A CURVE, CORNER TO INTERSECTION, HAVING A RADIUS OF 4058.24 FEET, DELTA ANGLE OF 23°46'00", CHORD OF 174.30 FEET AND CHORD BEARING OF S89°20'18" E, THENCE S89°20'18" E ALONG THE LINE OF SAID CURVE, 174.30 FEET, THENCE S89°20'18" E ALONG THE LINE OF SAID COUNTY ROAD 174.30 FEET, THENCE S89°20'18" E ALONG THE EAST LINE OF THE W/2 SAID SE 1/4 OF THE NE 1/4 A DISTANCE OF 800.00 FEET, THENCE N89°20'18" E 558.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE S89°20'18" E 100.00 FEET, THENCE N89°20'18" E 210.00 FEET, THENCE N89°20'18" E 100.00 FEET, THENCE S89°20'18" E 210.00 FEET TO THE POINT OF BEGINNING.

Execution Date: 05/11/2008
 Jackson E. Partners, LLC
 Landmark Bank, P.A.
 Attorney Title Insurance Fund, Inc.
 Chapman, Chapman & Chapman, P.A.
 Perkins & Morton, P.A.

--- NOT PLATTED ---
 P# 25820

--- NOT PLATTED ---
 P# 25821

LEGEND

- 1. Easements shown for the benefit of the owner shown.
- 2. Easements shown for the benefit of the owner shown.
- 3. Easements shown for the benefit of the owner shown.
- 4. Easements shown for the benefit of the owner shown.
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- 30. Easements shown for the benefit of the owner shown.

NOTES:
 BEARINGS ARE BASED ON THE NORTH LOT LINE OF THE DESCRIBED PARCEL OF LAND BEING SURVEYED (PER DESG).
 PROPERTY LINES WITHIN FLOOD ZONE "A", PER F.L.M. MAPS, IN THE 100 YEAR FLOOD, 11-14-84, (REFER TO PRELIMINARY UTILITIES SHOW THEREON AND ABOVE GROUND UTILITIES ONLY. DETERMINE ENCUMBRANCES OR IMPROVEMENTS, IF ANY, NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
 THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
 USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN FOR WHICH IT WAS INTENDED WITHOUT WRITTEN PERMISSION, WILL BE AT THE SURVEYOR'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NO OTHER BEARS SHALL BE CONTINUED TO ANY RIGHTS OR INTERESTS TO ANYONE OTHER THAN THOSE PERSONS IT WAS CERTIFIED TO.

CERTIFICATION OF SURVEYOR

BY: **JAMES L. CLEMENTS, P.S.M. # 4091**

DATE OF CERTIFICATION

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

BOUNDARY SURVEY
 OF
 A PARCEL OF LAND AS DESCRIBED HERON
 LYING AND BEING IN
 SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

Property Address: 1330 U.S. Highway 301 North, Palmetto, Florida

CLEMENTS SURVEYING, INC.
 500 8TH AVENUE WEST
 SUITE 101
 PALMETTO, FLORIDA 34221
 (813) 726-1800

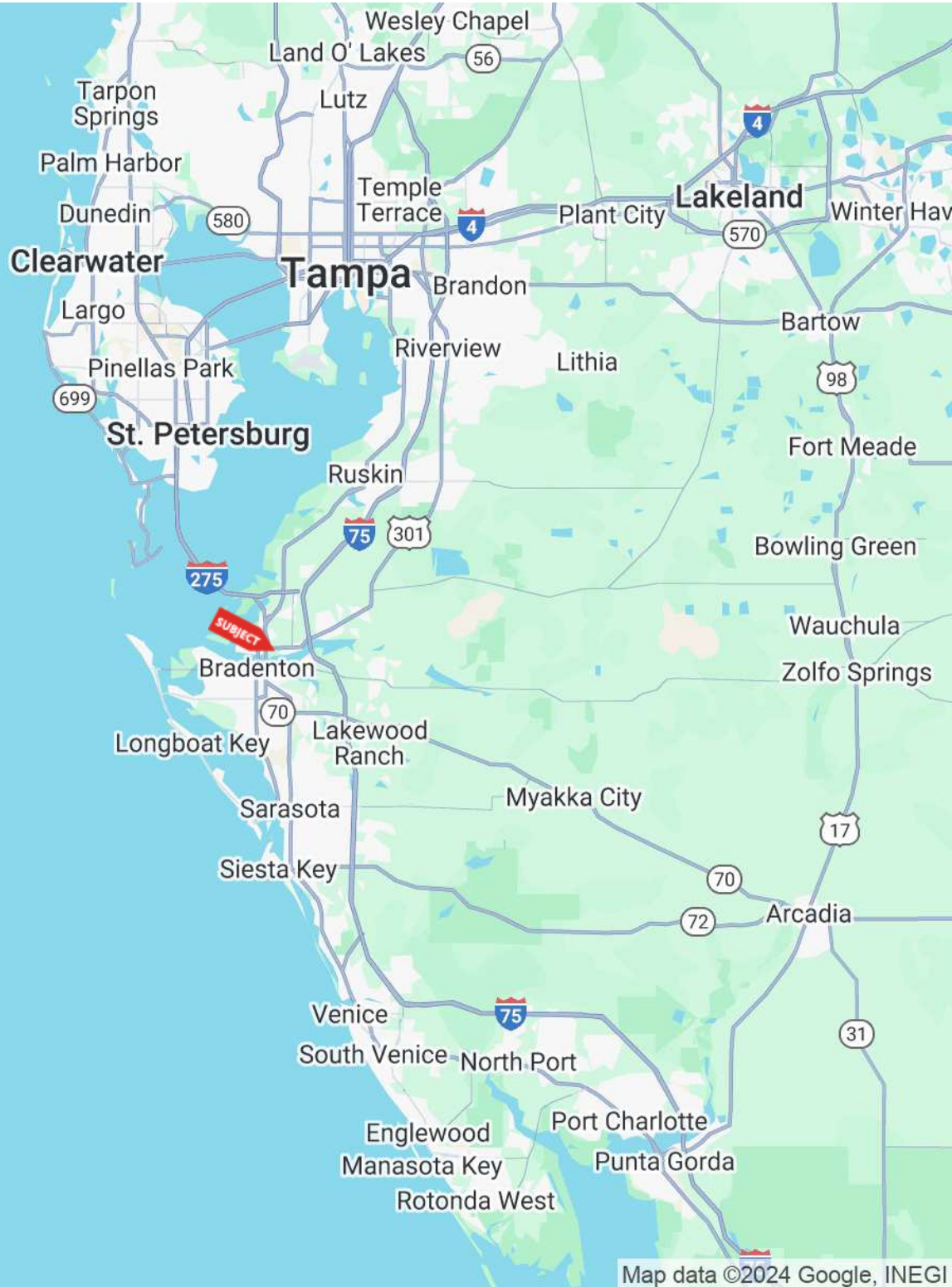
SCALE: 1" = 30'
 JOB NO. 23-009

DRAWN BY: JPC DATE: 11-7-08 APPROVED BY: JC

DATE OF FIELD SURVEY: 11-4-08/11-3-08 P.B. 13 PG. 14-15

02-08-08 UPDATED SURVEY SET

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