

IMMEDIATELY AVAILABLE

BUILDING 200

4506 24TH STREET EAST, BRADENTON, FL

LEASED

**BUILDING 200
AVAILABLE FROM 24,441-110,616 SF**

**BUILDING 100
100% OCCUPIED**

PRIVATE OWNER



Butters Realty & Management
6820 Lyons Technology Circle #100
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PROPERTY FEATURES



IMMEDIATELY AVAILABLE SPACE

BUILDING 200

- ▶ From 24,441-110,616 SF
- ▶ ± 2,600 SF Class A office
- ▶ 30 Docks for Available Space
- ▶ 32 ft. Minimum Clear Height
- ▶ ESRF Sprinklers
- ▶ Abundant Auto Parking
- ▶ 14 Extra Tractor Trailer Parking Spots
- ▶ 220 ft. Building Depth
- ▶ R20 Roof Insulation
- ▶ 55 x 53-4 ft. Column Spacing
- ▶ 60 ft. Concrete Apron
- ▶ 60 ft. Speed Bay
- ▶ Signalized access

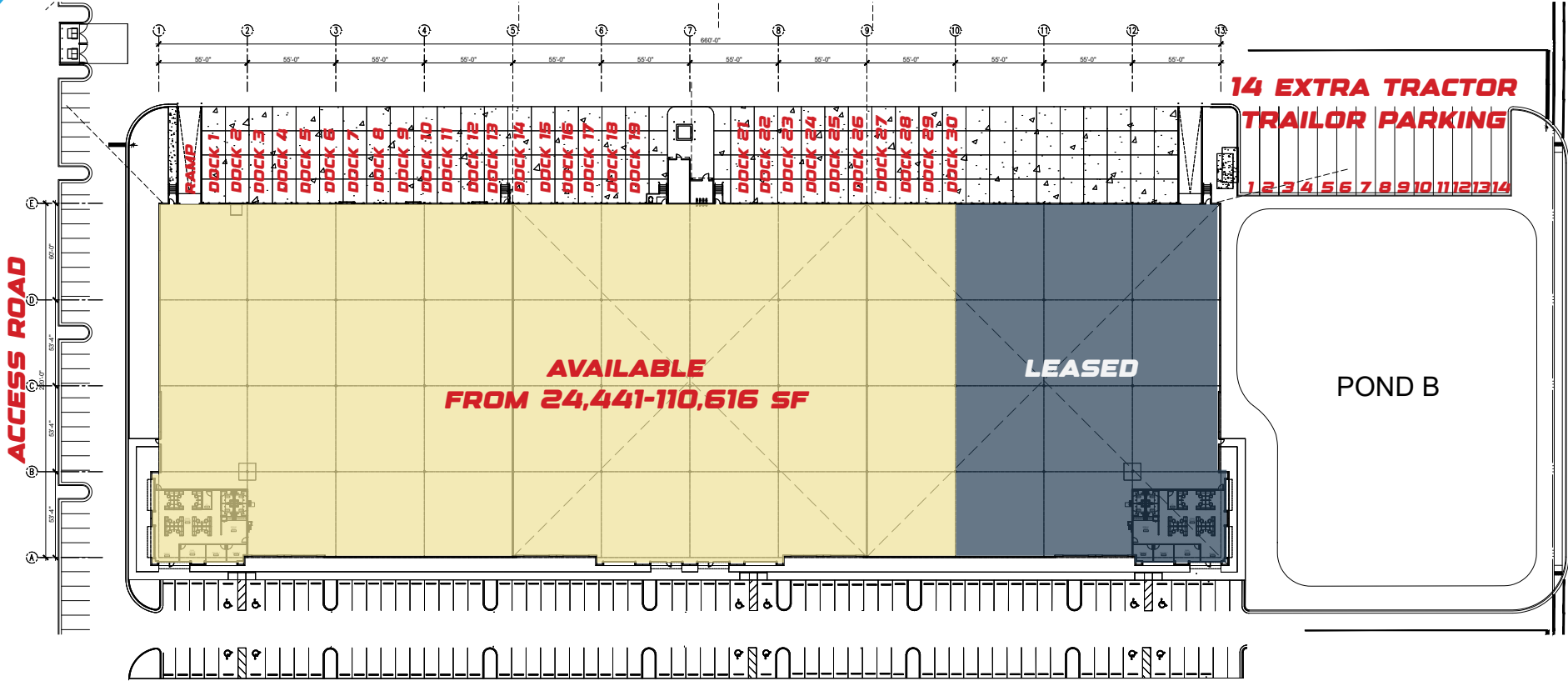
PROPERTY PHOTOS



PROPERTY PHOTOS

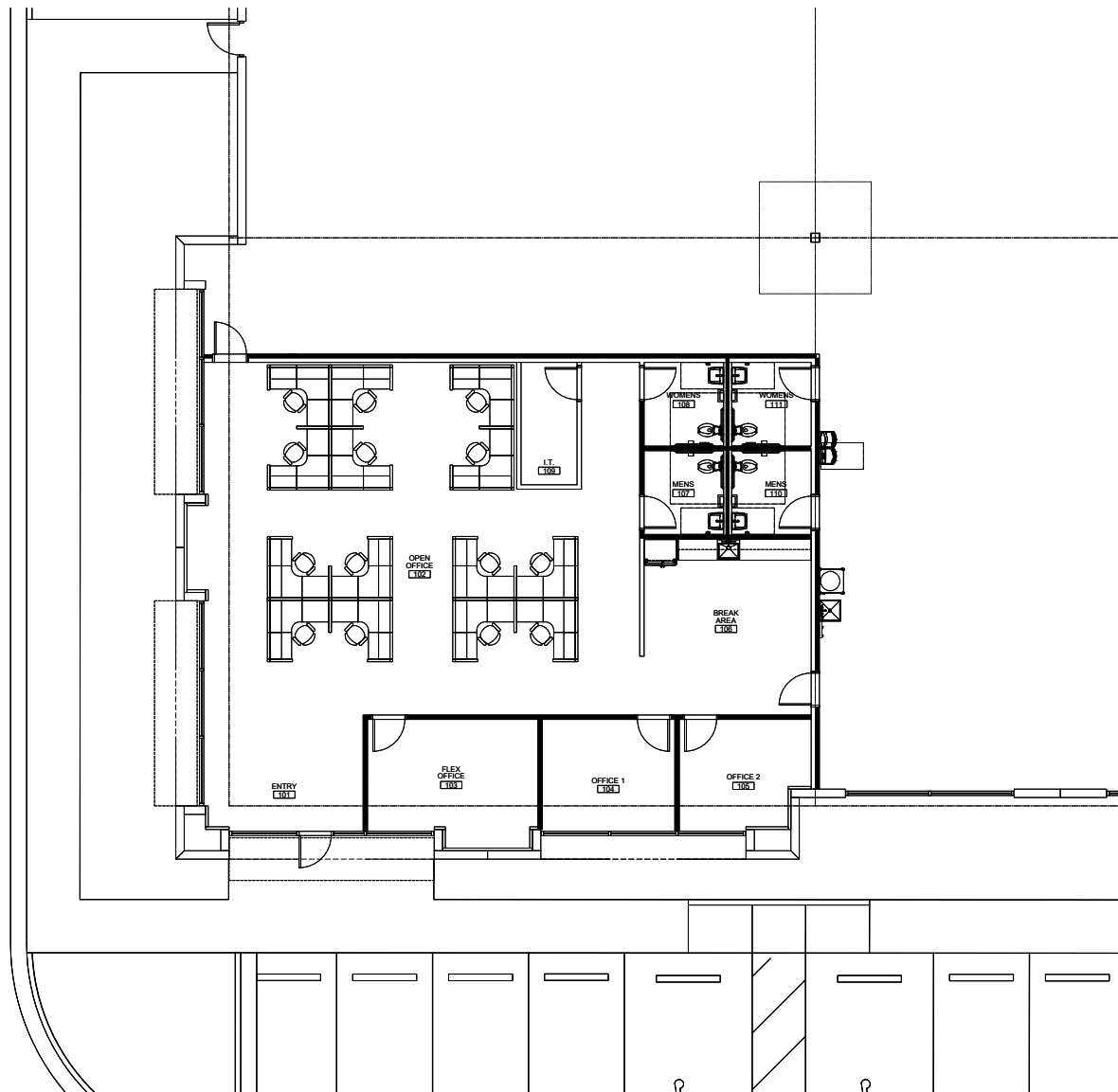


OVERALL BUILDING FLOORPLAN



EXISTING OFFICE FLOORPLAN

±2,600 SF Class A Office Ready to Occupy

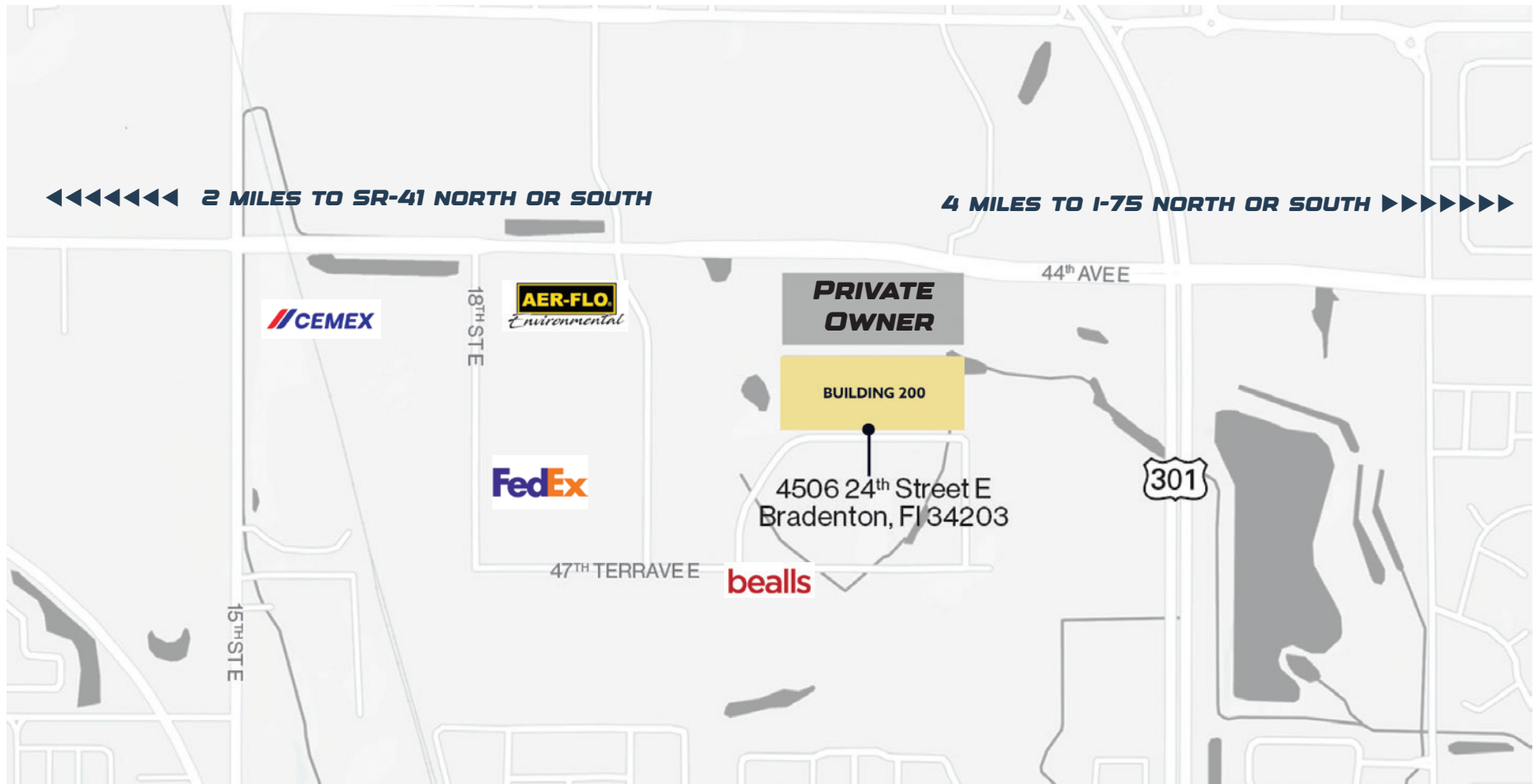


LOCATION MAP

Immediate access to one of the largest labor pools in the Metro Tampa Bay Region.

Excellent last mile delivery location to provide immediate service to the Bradenton/Sarasota area which boasts some of the top retail demographics in the state of Florida.

Established live, work, play destination with significant future population growth.





**SUBJECT PROPERTY
4506 24TH STREET EAST**

CHAMPS
SPORTS

PEPSICO

84 LUMBER

Pierce

TEAM EDITION
APPAREL

Bealls

Certainfeed
SANT-GOBAN

Taylor
Made

Crate&Barrel

ICON

TROPITONE

IRON MOUNTAIN

Chris + Craft

GraybaR

ASO

2 MILES 4 MILES

275

41

75

301

41

70

301

70

75

301



ATLANTA
± 7 HOURS

JACKSONVILLE
± 4 HOURS

PENSACOLA
± 7 HOURS

TAMPA
± 1 HOUR

ORLANDO
± 2 HOURS

SUBJECT PROPERTY
4506 24TH STREET EAST

FT. MYERS
± 1.5 HOURS

MIAMI
± 4 HOURS

FOR MORE INFORMATION



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