

# INDUSTRIAL BUILDING FOR SALE

1125 9th Ave E, Bradenton, FL 34208



SALE PRICE: \$2,999,999.00

SIZE: 19,620± SF

ZONING: T4-O

## PHILIP LETELIER

Vice President  
Office and Industrial  
(813) 695-7069  
pletelier@northbridgecreg.com

## CASEY KEY

Regional Director  
Leasing  
(724) 263-8991  
ckey@northbridgecreg.com



# PROPERTY DETAILS

Positioned in a premier Bradenton commercial corridor, this 19,620 SF single-tenant industrial warehouse presents an exceptional owner-user or investment opportunity with high-visibility frontage and immediate access to US-301 and SR-64, providing excellent regional connectivity.

Situated on 1.23 acres within an Opportunity Zone, the Class B reinforced concrete building features 18' clear height, three drive-in doors, truck wells, 400 amp/240v three-phase power, and a fully sprinklered interior, supporting a variety of industrial or commercial uses. The property benefits from strong local demographics driven by continued population growth and is located just minutes from downtown Bradenton and major service amenities.

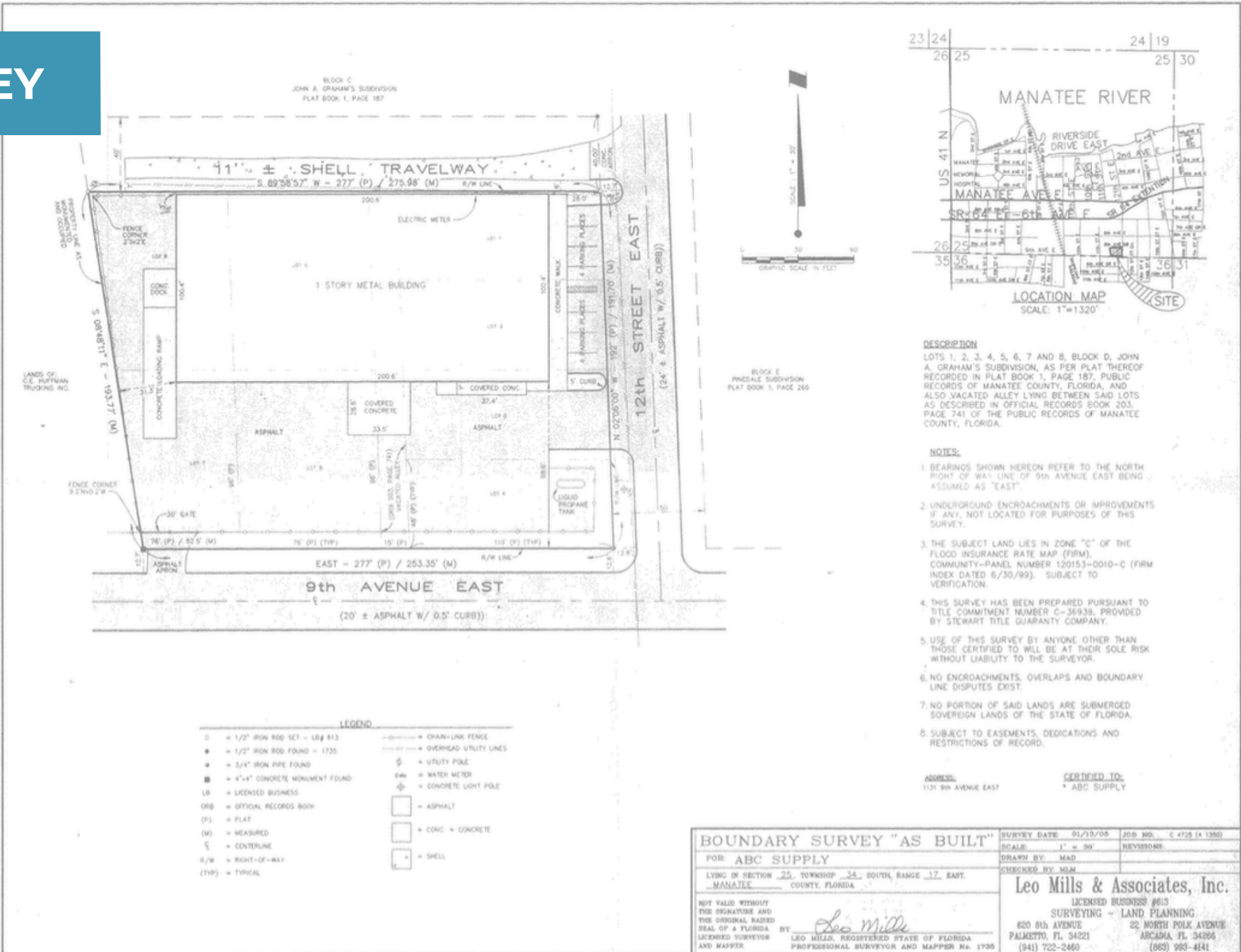
With flexible redevelopment potential, CIS zoning, and surface parking availability, this offering combines strategic location, functionality, and long-term value for businesses seeking a well-positioned asset.

## PROPERTY HIGHLIGHTS

- 19,620 SF single-tenant industrial warehouse on 1.23 acres with 2,500 SF office.
- Functional industrial features including 18' clear height, truck wells, and three drive-in doors.
- Opportunity Zone location with flexible redevelopment potential under CIS zoning.
- Immediate access to US-301 and SR-64 providing strong regional connectivity.
- Strong surrounding demographics with continued population growth and proximity to downtown Bradenton and major amenities.



# SURVEY



**DESCRIPTION**  
 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK D, JOHN A. GRAHAM'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 187, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ALSO VACATED ALLEY SAID LOTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 203, PAGE 741 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

- NOTES:**
1. BEARINGS SHOWN HEREON REFER TO THE NORTH RIGHT OF WAY LINE OF 9th AVENUE EAST BEING ASSUMED AS "EAST".
  2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
  3. THE SUBJECT LAND LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120153-0010-C (FIRM INDEX DATED 6/30/99). SUBJECT TO VERIFICATION.
  4. THIS SURVEY HAS BEEN PREPARED PURSUANT TO TITLE COMMITMENT NUMBER C-36939, PROVIDED BY STEWART TITLE GUARANTY COMPANY.
  5. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
  6. NO ENCROACHMENTS, OVERLAPS AND BOUNDARY LINE DISPUTES EXIST.
  7. NO PORTION OF SAID LANDS ARE SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA.
  8. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.

**ADDRESS:** 1131 9th AVENUE EAST  
**CERTIFIED TO:** ABC SUPPLY

**LEGEND**

○ = 1/2" IRON ROD SET - LB# 613	—○— = CHAIN-LINK FENCE
● = 1/2" IRON ROD FOUND - 1735	—○— = OVERHEAD UTILITY LINES
* = 3/4" IRON PIPE FOUND	⋄ = UTILITY POLE
■ = 4"x4" CONCRETE MONUMENT FOUND	⊕ = WATER METER
LB = LICENSED BUSINESS	⊕ = CONCRETE LIGHT POLE
ORB = OFFICIAL RECORDS BOOK	□ = ASPHALT
(P) = PLAT	□ = CONC = CONCRETE
(M) = MEASURED	— = SHELL
⊕ = CENTERLINE	
R/W = RIGHT-OF-WAY	
(THP) = TYPICAL	

**BOUNDARY SURVEY "AS BUILT"**

FOR ABC SUPPLY

LYING IN SECTION 25, TOWNSHIP 34, SOUTH RANGE 17, EAST, MANATEE COUNTY, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEO MILLS, REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 1795

SURVEY DATE: 01/10/05	JOB NO.: C 4725 (A 1350)
SCALE: 1" = 30'	REVISIONS:
DRAWN BY: MAD	
CHECKED BY: MDM	

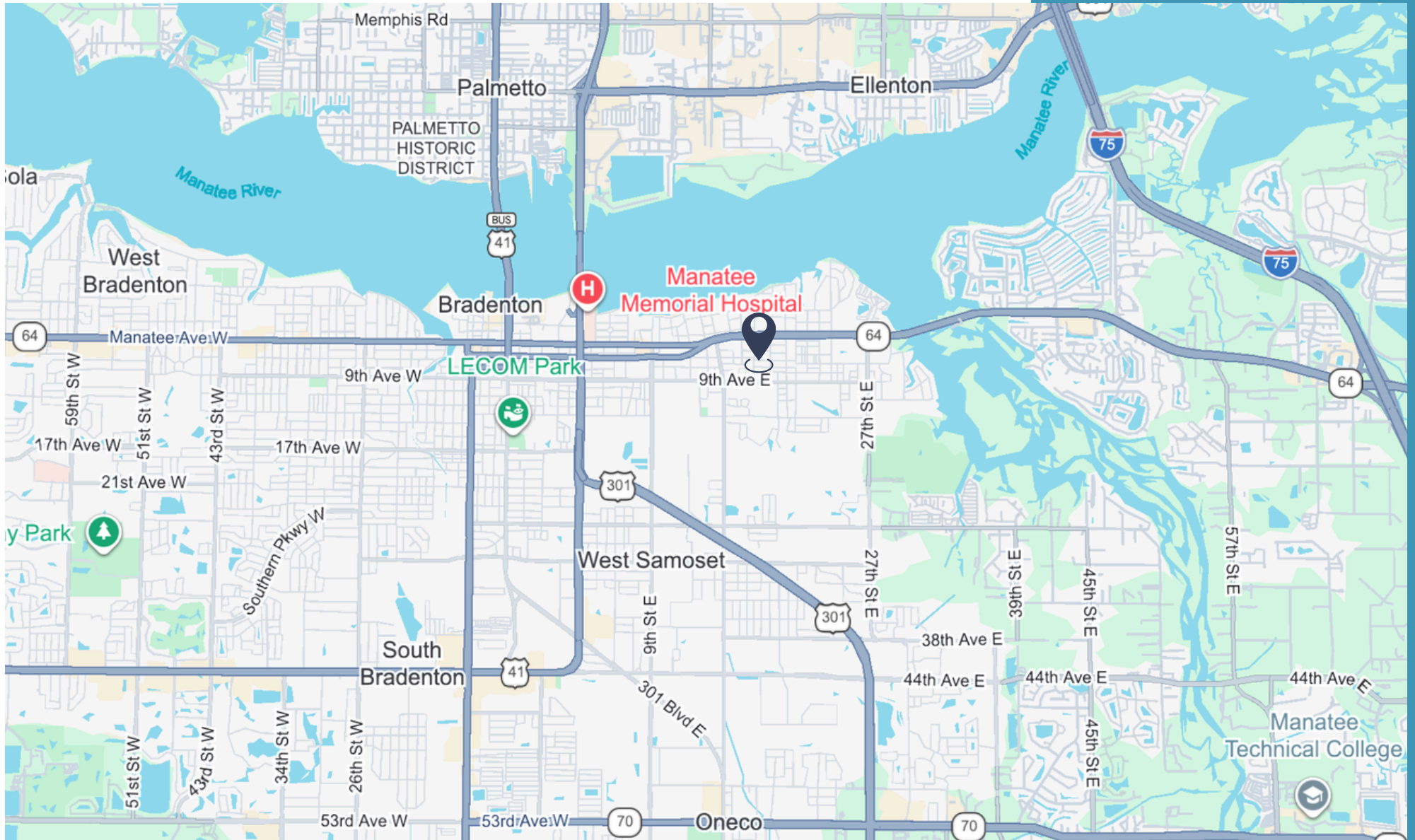
**Leo Mills & Associates, Inc.**  
 LICENSED BUSINESS #613  
 SURVEYING - LAND PLANNING  
 620 8th AVENUE 22 NORTH POLK AVENUE  
 PALMETTO, FL 34221 ARCADIA, FL 34206  
 (941) 722-2460 (863) 963-4141

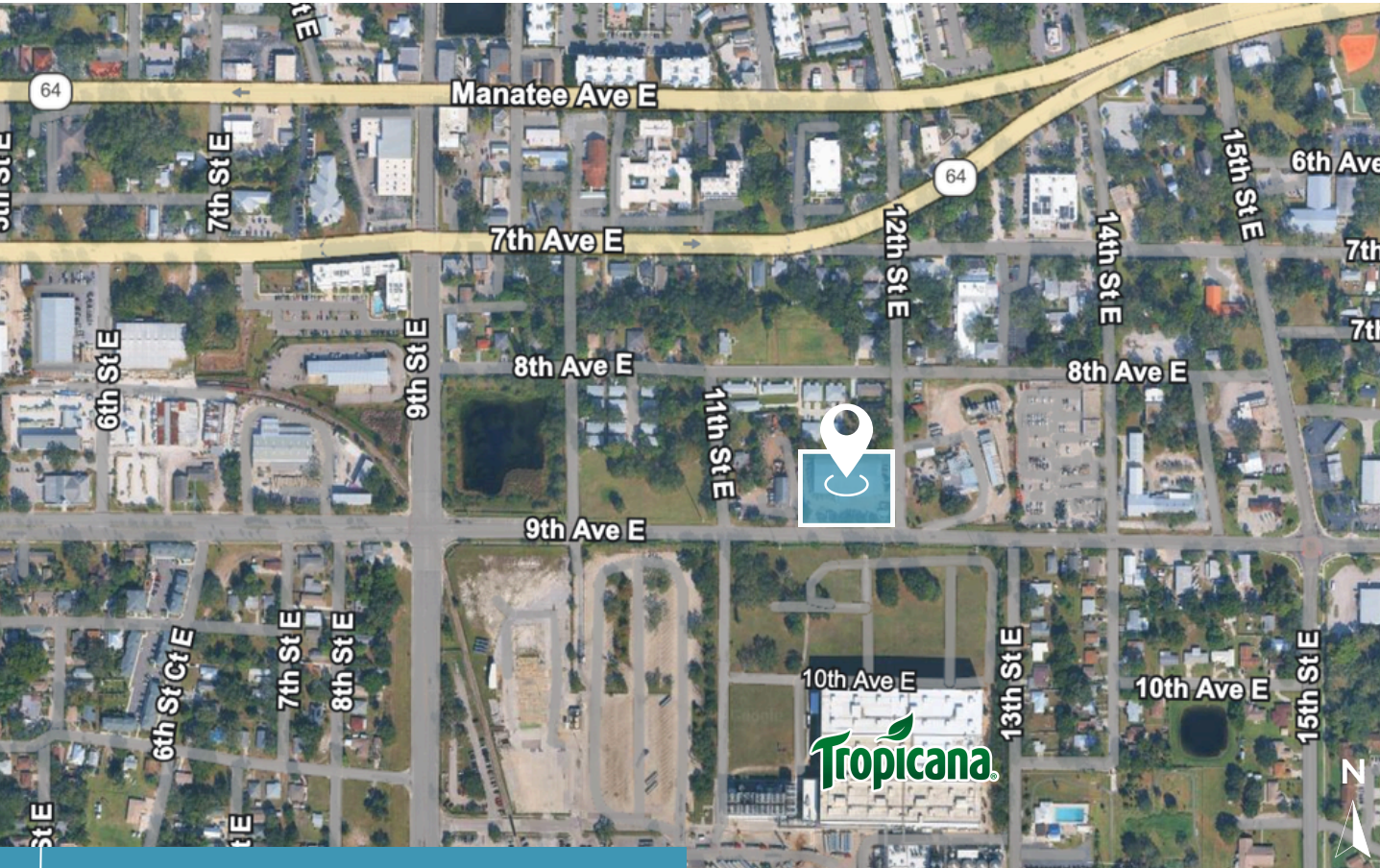
FILE: C 4725-046 5744 5002 0 04725-000 5742  
 Dr. 14 # 227

# PHOTOS



# LOCATION





# DEMOGRAPHICS



### Population (2024)

**2 Mile**  
**5 Mile**  
**10 Mile**

43,089  
217,949  
443,308



### Population Projection (2029)

50,551  
254,484  
519,034



### Median Household Income (2024)

\$43,380  
\$51,426  
\$66,054



### Employees

25,962  
85,433  
159,229

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