

Industrial Building For Sale

1125 9th Ave E, Bradenton, FL 34208



Sale Price: \$2,999,999.00

Size: 19,620± SF

Zoning: CIS

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Property Details

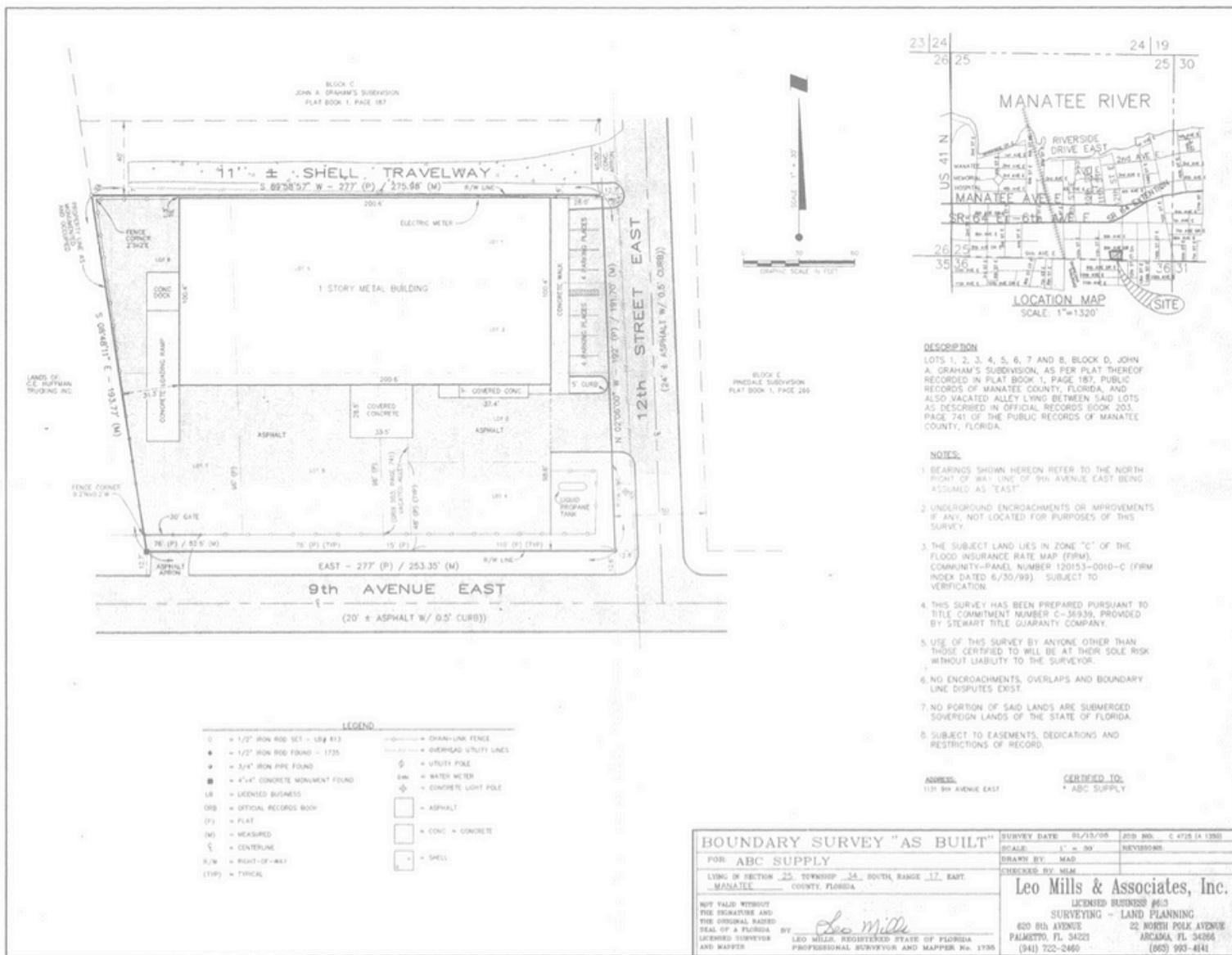
Positioned in a premier Bradenton commercial corridor, this 19,620 SF single-tenant industrial warehouse presents an exceptional owner-user or investment opportunity with high-visibility frontage and immediate access to US-301 and SR-64, providing excellent regional connectivity. Situated on 1.23 acres 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

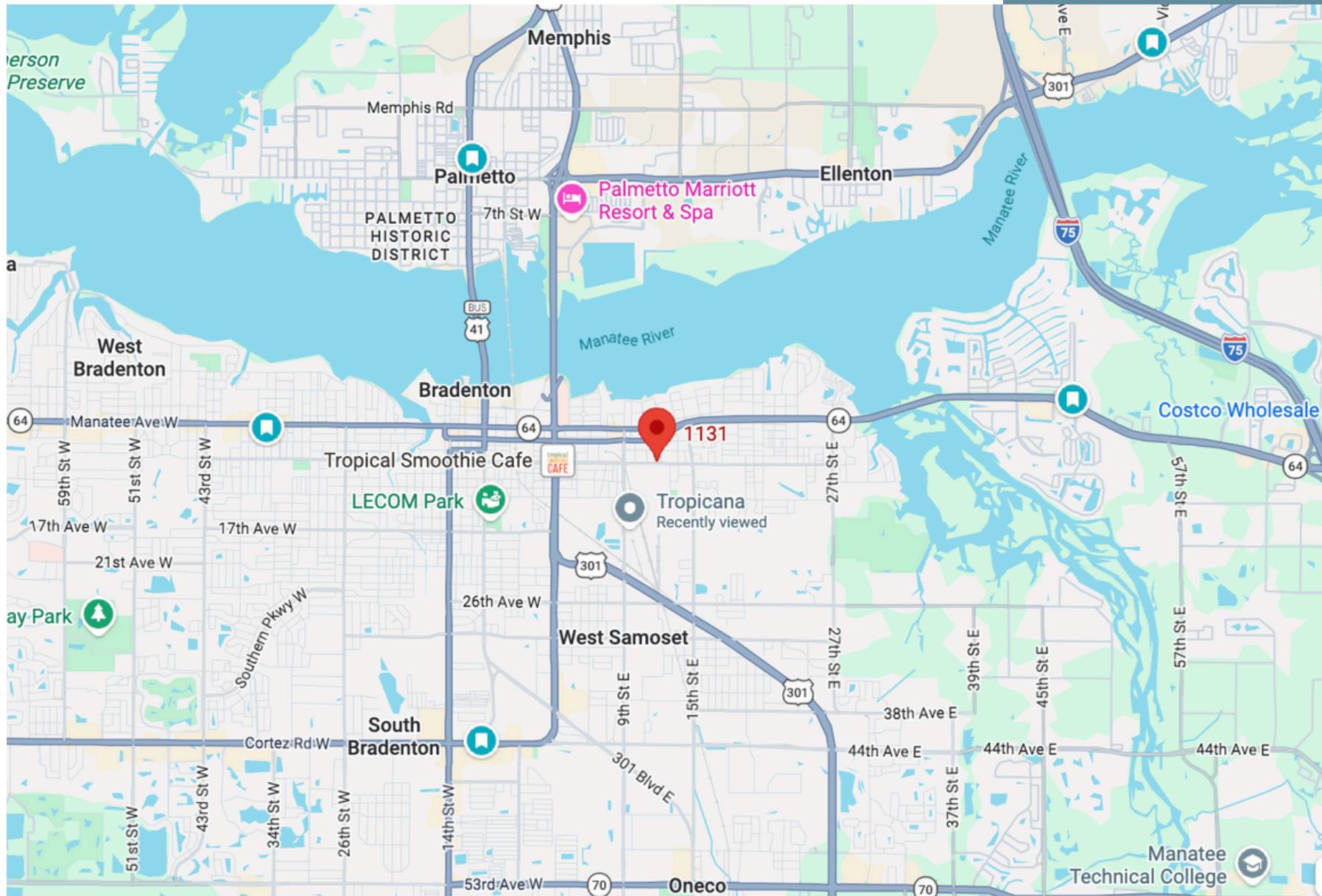


Photos

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Location





Demographics



Population
(2024)

2 Mile

43,089



Population
Projection (2029)

5 Mile

217,949

10 Mile

443,308



Median Household
Income (2024)

\$43,380

\$51,426

\$66,054



Employees

25,962

85,433

159,229

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