



**LEE & ASSOCIATES**  
TAMPA BAY



# MANATEE COUNTY LOGISTICS CENTER BUILDING 200



SCAN OR CLICK TO WATCH  
PROPERTY VIDEO

## FOR LEASE

4505 24TH ST. E.  
BRADENTON, FL 34203

NEWLY CONSTRUCTED INDUSTRIAL BUILDING  
MINIMUM 35,000 SF UP TO 188,452 SF CONTIGUOUS

# BUILDING 200

## OVERVIEW

Buildings 100 and 200 have recently been finalized, each boasting a spacious 180' truck court. The distinctive architectural features and vibrant colors of the buildings set them apart, making them stand out prominently. As you approach the heavily traveled intersection of US HWY 301 and 44th Ave, your sense of arrival is elevated by exceptional landscaping and cutting-edge building features.

- 32' Clear Height
- 54' x 53'4" Column Spacing
- Bay Size 11,778 SF
- 53 (9'x10') Dock - High Doors
- 2 (12'x14') Drive-In Doors
- 239 Car Parking Spaces
- 1.27/1,000 SF Parking Ratio
- 180' Shared Truck Court
- 220' x 855' Building Dimensions
- 1,600' of U.S. Hwy. 301 Frontage
- 1,600 Amp Service
- 70 Trailer Parking Stalls
- 7" Thick Concrete Slabs at 4K PSI
- 60 MIL Reinforced TPO Roofs
- Ample Car Parking
- ESFR Fire Protection



# SPEC OFFICE

## PROJECT SCHEDULE

### FEBRUARY

- 2 Architect completion of revised permit drawings
- 5 Submittal of revised permit drawings to County
- 23 County approval of permit revision

### MARCH

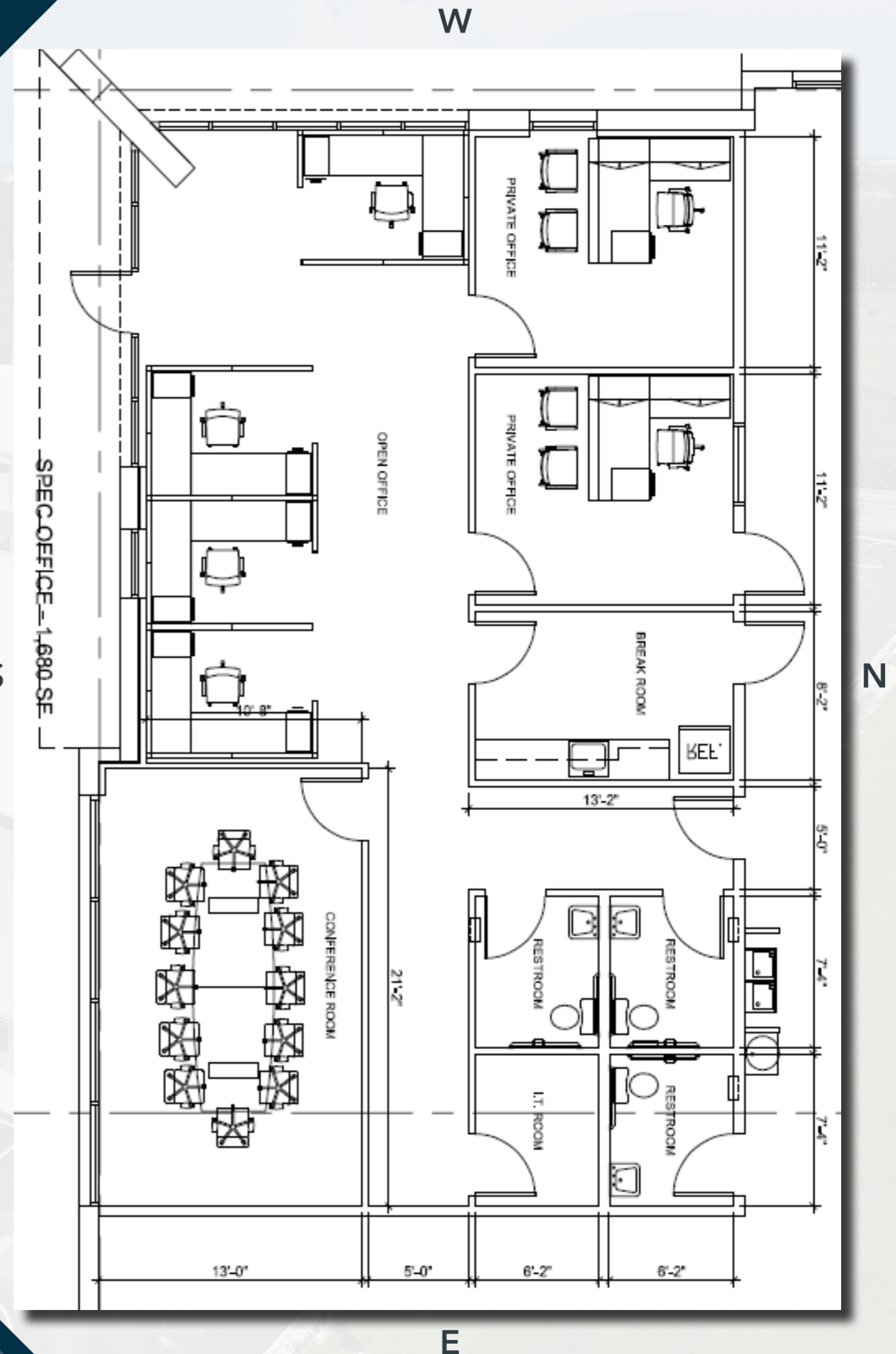
- 4 Construction commencement

### MAY

- 3 Construction complete C/O

**1,680 SF**

- 1 Conference Room 21'2" x 13'
- 2 Private Offices 11'2" x 13'2"
- 4 Open Offices
- 1 Breakroom
- 3 Restrooms



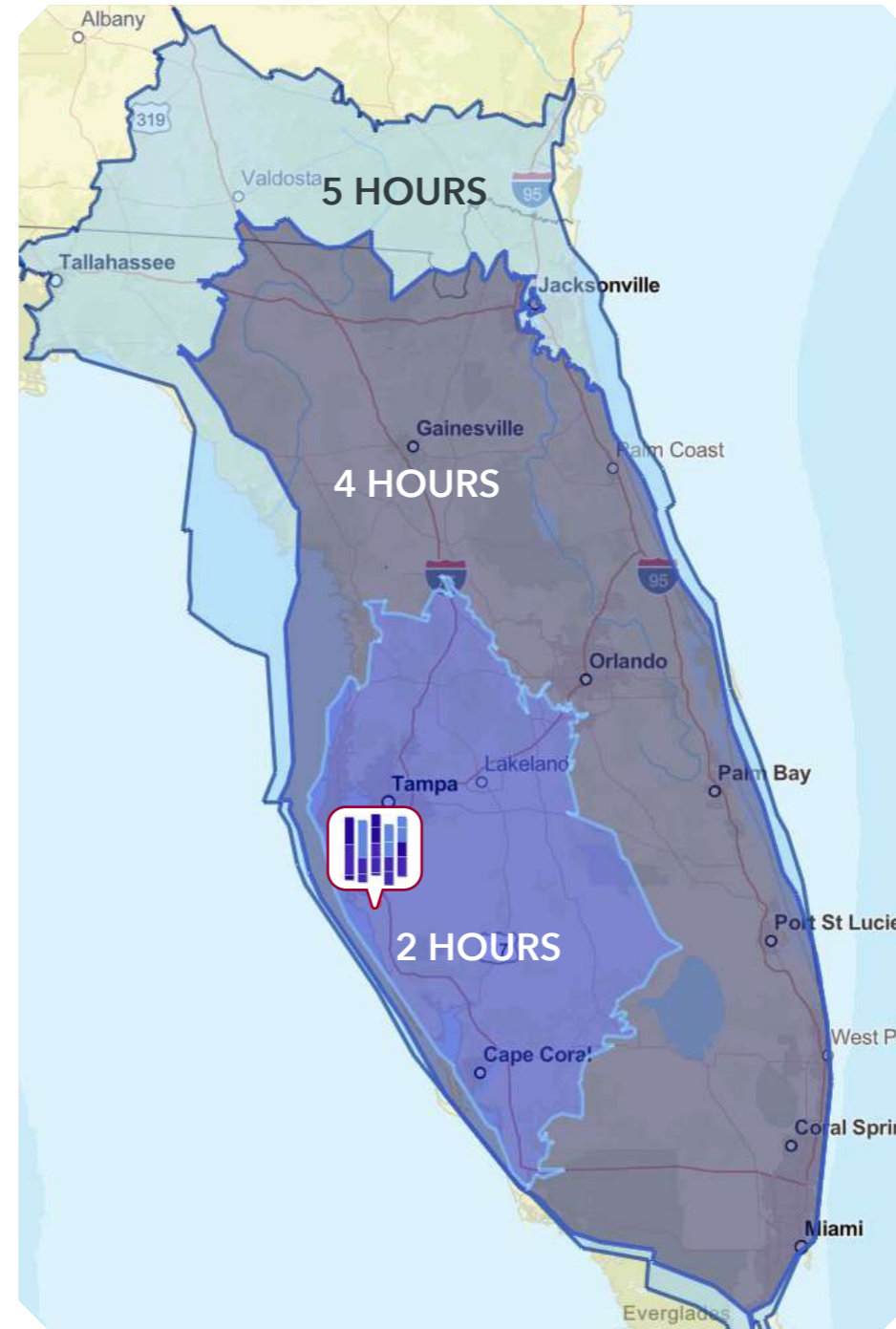
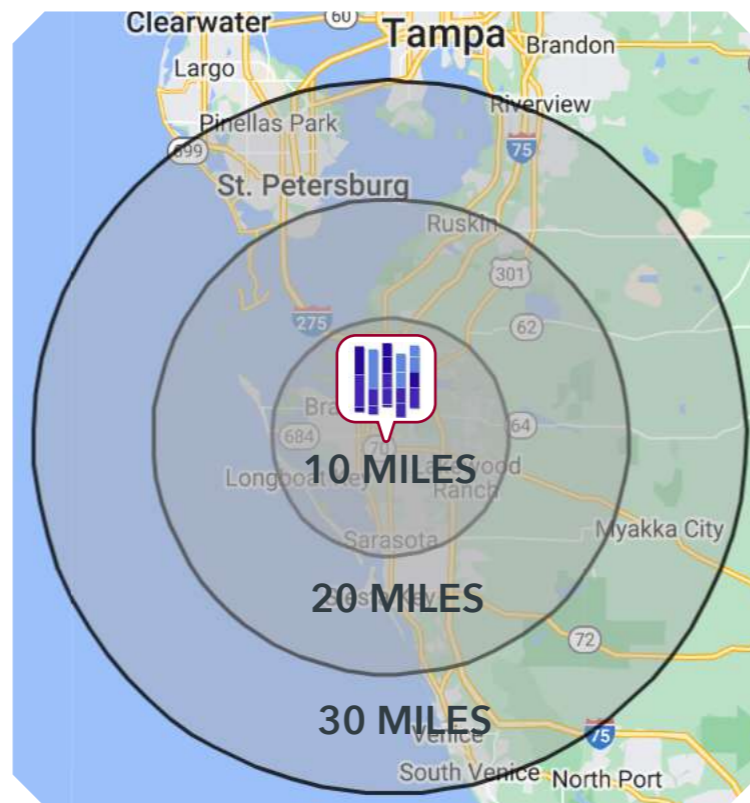
# LOCATION OVERVIEW

Situated to the south of Tampa Bay, Manatee County provides excellent connectivity via US-301, I-75 and I-4. The county is conveniently located just 40 miles from Tampa, 90 miles from Orlando, and less than 230 miles from Miami. With three international airports and two international seaports within an hour's drive, the region facilitates seamless access to global transportation networks.

Manatee and Sarasota Counties boast a population exceeding 870,000 residents, securing the #3 spot in Maltru's list of America's Top 10 Metro Areas for Middle Market Investing. Recognized as the location of Lakewood Ranch, one of the nation's fastest-selling master-planned communities, this Metropolitan Statistical Area (MSA) offers a thriving employee base within the logistics and distribution industry cluster.

Manatee County offers several local incentives for qualifying business. [Learn more here.](#)

Manufacturing, Transportation & Warehousing, and Wholesale Trade make up 13.65% of industry employment in Manatee County. [Learn more about Manatee County employment and industry workforce here.](#)



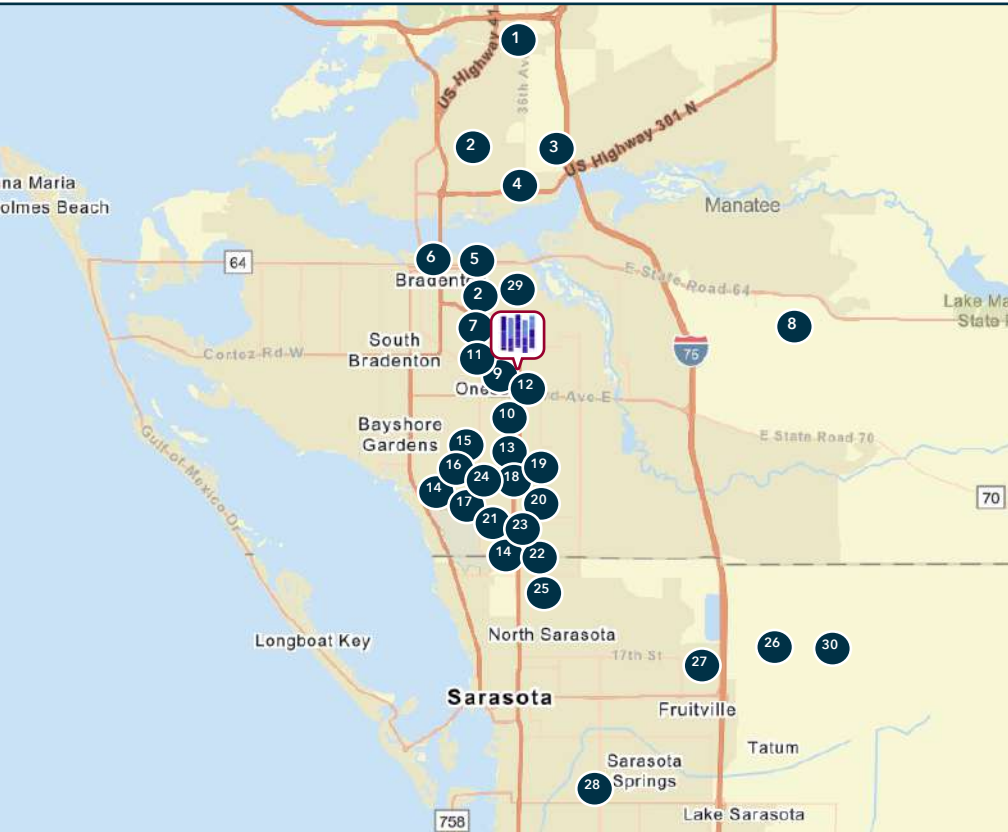
- I-75  
5 Miles
- I-275  
9 Miles
- Port Manatee  
15 Miles
- Sarasota-Bradenton Int'l Airport  
5 Miles
- Tampa Int'l Airport  
44 Miles
- I-4  
44 Miles
- Port of Tampa  
47 Miles
- Orlando Int'l Airport  
119 Miles
- Port Canaveral  
163 Miles
- Port Everglades  
218 Miles
- Miami Int'l Airport  
229 Miles
- Jacksonville Port Authority  
243 Miles
- Jacksonville Int'l Airport  
249 Miles

	10 MILES	20 MILES	30 MILES
POPULATION	429,125	891,411	1,428,843
LABOR FORCE	194,631	399,317	629,735
MANUFACTURING/ WAREHOUSING LABOR FORCE	8,553	24,898	61,033

# NEIGHBORING TENANTS



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TAMPA BAY



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- |                            |                               |
|----------------------------|-------------------------------|
| 1. Sysco                   | 16. Tropitone Furniture       |
| 2. 84 Lumber               | 17. Trojan Powder Coating     |
| 3. Greentech Renewables    | 18. Team Edition Apparel      |
| 4. Feld Entertainment      | 19. Mohawk Industries         |
| 5. Graham Packaging        | 20. Lansing Building Products |
| 6. Champs Sports           | 21. Chris-Craft Boats         |
| 7. Pierce Manufacturing    | 22. Goodman Air & Heating     |
| 8. RND Automation          | 23. United Natural Foods      |
| 9. Bealls                  | 24. Iron Mountain             |
| 10. Iron Electric Vehicles | 25. Harmar                    |
| 11. Taylor Made Products   | 26. ASO                       |
| 12. Crate & Barrel         | 27. L-3 Aviation              |
| 13. Goodwill               | 28. Publix                    |
| 14. Sun Hydraulics         | 29. Tropicana                 |
| 15. Bombolo Biscotti       | 30. Pepsi Bottling Company    |

VISIT OUR WEBSITE



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