



LEE & ASSOCIATES
TAMPA BAY



MANATEE COUNTY LOGISTICS CENTER BUILDING 200

4505 24TH ST. E.
BRADENTON, FL 34203

FOR LEASE

**NEWLY CONSTRUCTED INDUSTRIAL BUILDING
MINIMUM 35,000 SF UP TO 188,474 SF CONTIGUOUS**

PROPERTY 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'x53'4" Column Spacing
- 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' Building Depth
- 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

PROJECTED SCHEDULE

FEBRUARY

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

MARCH

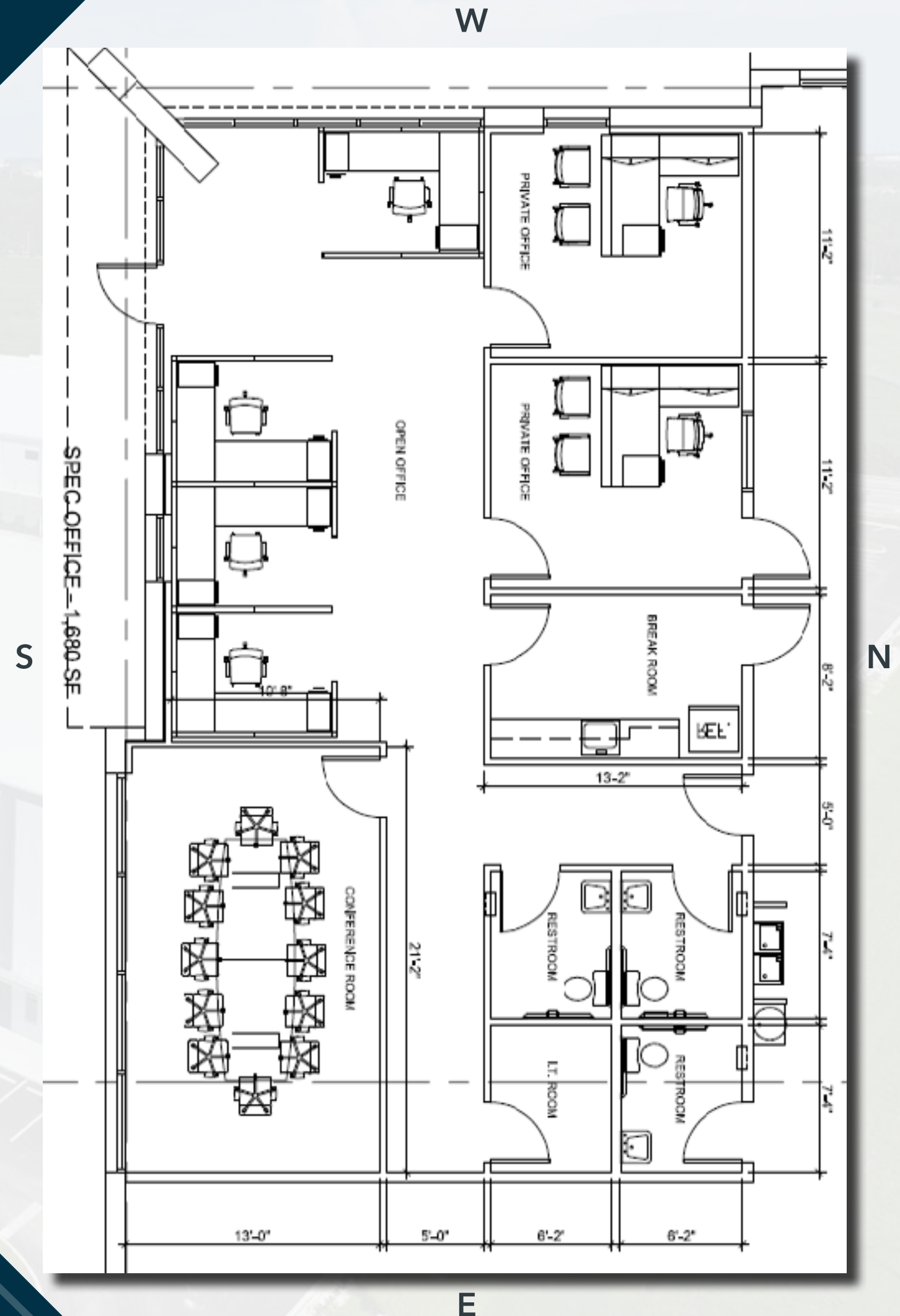
- 4 Construction commencement

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

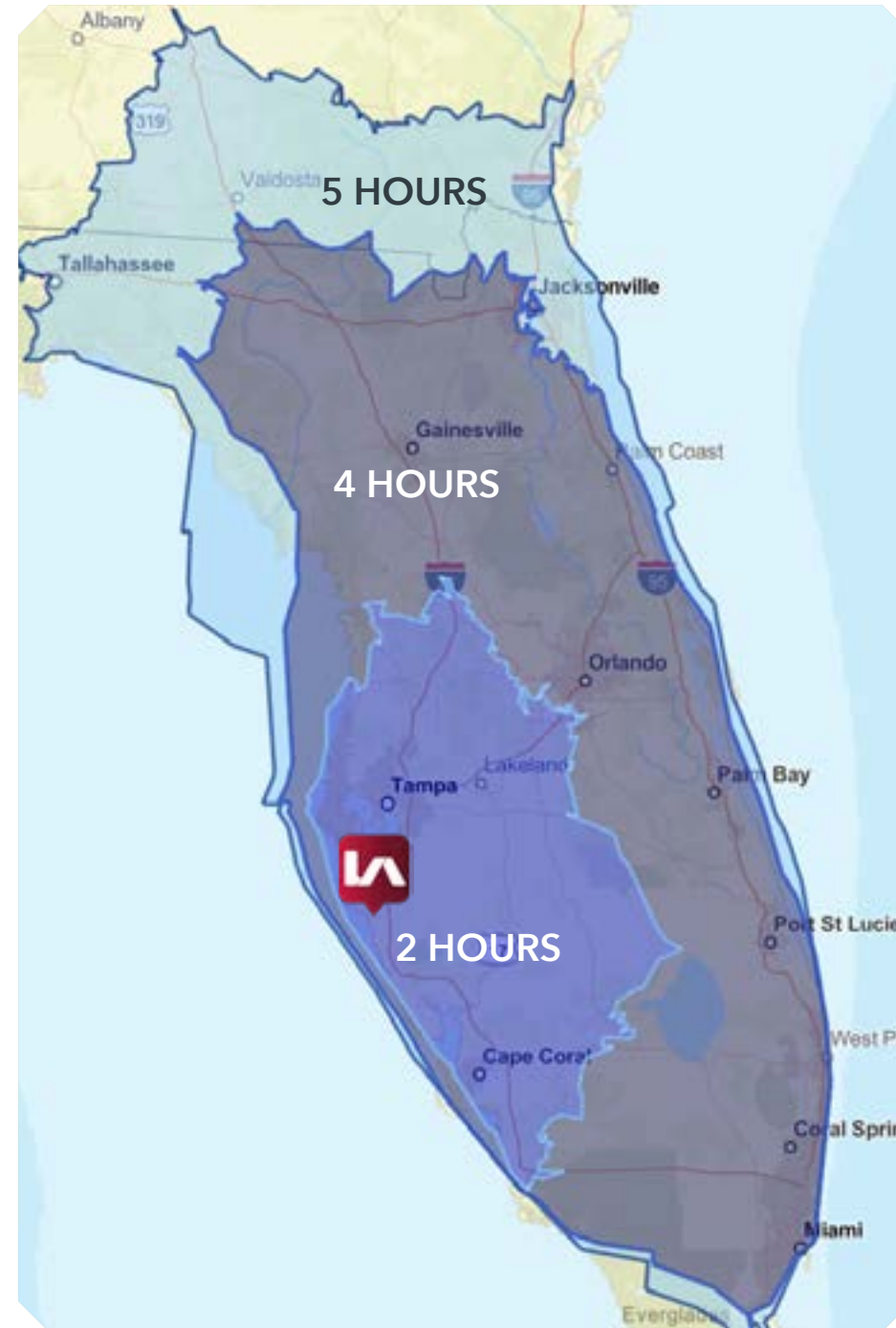
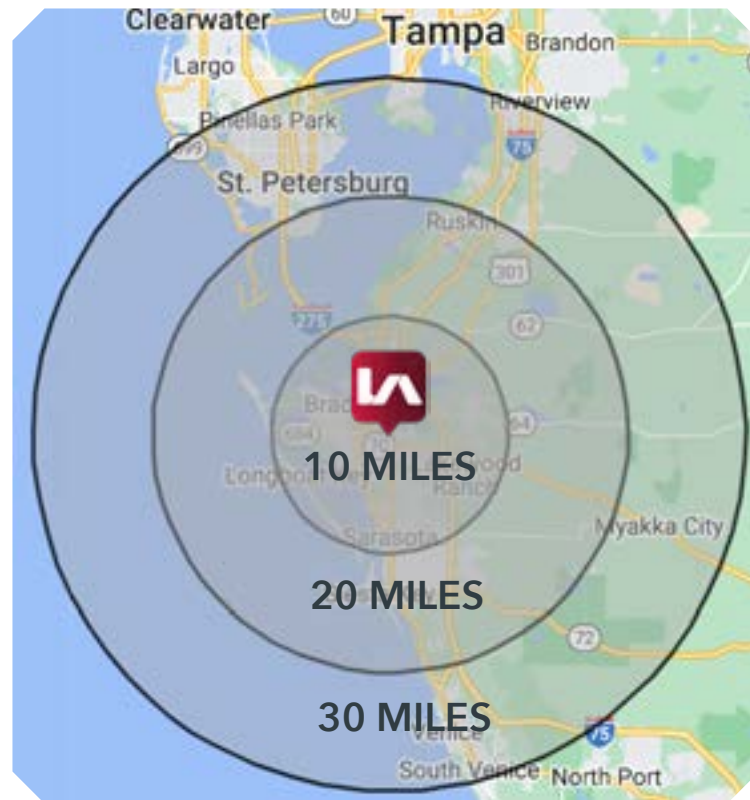
OVERVIEW

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 Malatru'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.](#)



	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

- 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



LEE & ASSOCIATES
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Julia Silva, SIOR
President - Tampa Bay
jsilva@lee-associates.com
813.230.8008

Erika Thompson, SIOR
Founding Principal - Tampa Bay
ethompson@lee-associates.com
813.215.4342

Jerry Messonnier, SIOR
President/Principal
Ft. Myers/Naples
jmessonnier@lee-associates.com
239.210.7610

Derek Bornhorst, SIOR, CCIM
President/Principal
Ft. Myers/Naples
dbornhorst@lee-associates.com
239.210.7607

VISIT OUR WEBSITE



DEVELOPED BY:



Nick DeVito, SIOR
Partner
nick@ian-black.com
941.928.1243

Brie Tulp
Sales Associate
brie@ian-black.com
551.206.4390

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