



FOUNDRY
COMMERCIAL

INDUSTRIAL LAND FOR SALE

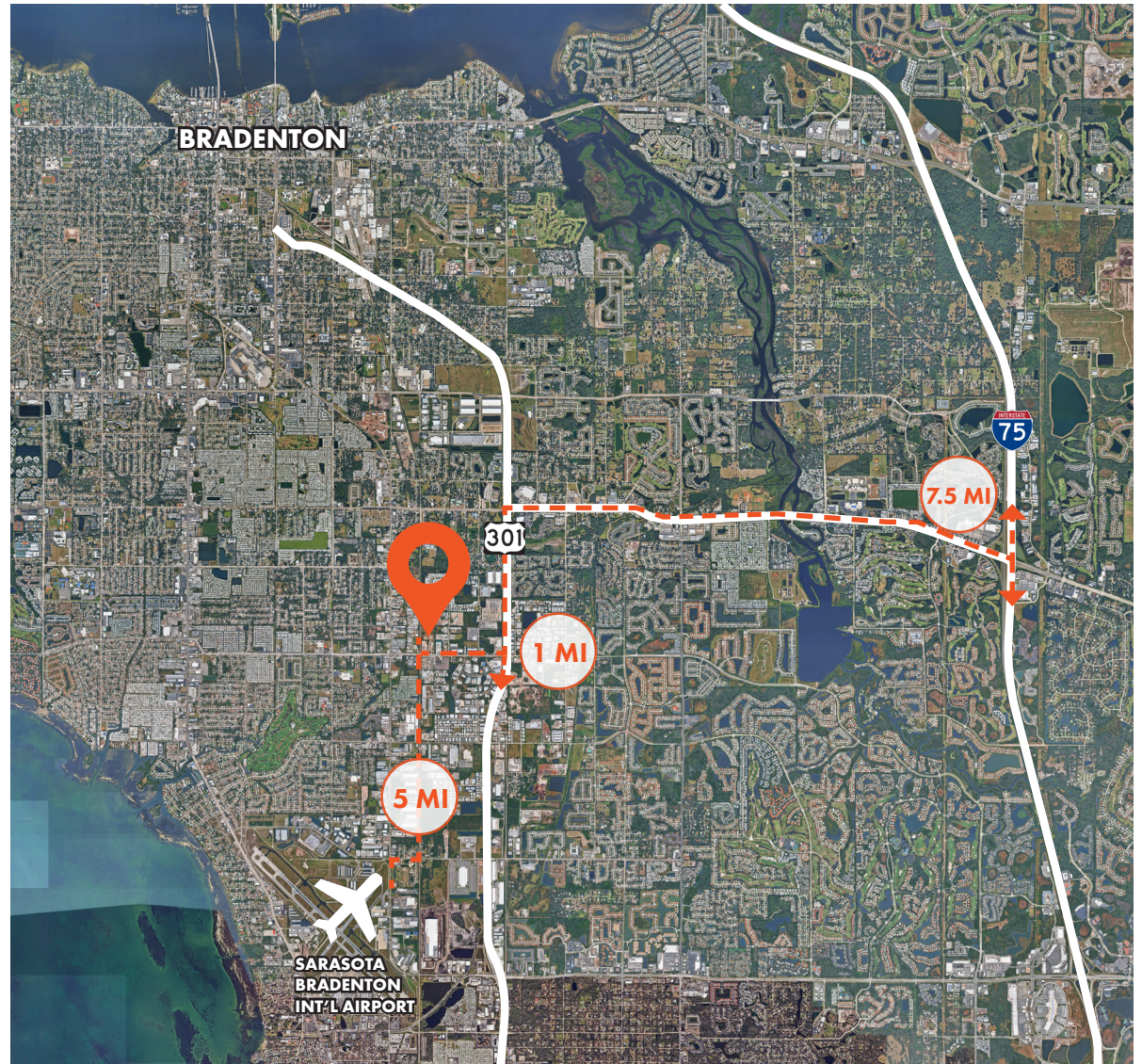
7.2 AC - 15.1 AC | Manatee County, Florida

PROPERTY HIGHLIGHTS & LOCATION

Location	Manatee County
Size	15.1 acres total (7.2 AC & 7.9 AC)
Zoning	- 7.2 acres – Zoning HC (Heavy Commercial) - 7.9 acres – Zoning LM (Light Manufacturing)

KEY DISTANCES

US 301	1 Mile
Sarasota Bradenton Airport	5 Miles
I-75	7.5 Miles
I-275	15 Miles
> 1 hour	Downtown Tampa Bay, Port Tampa Bay, and Tampa International Airport



FOR MORE INFORMATION, PLEASE CONTACT:

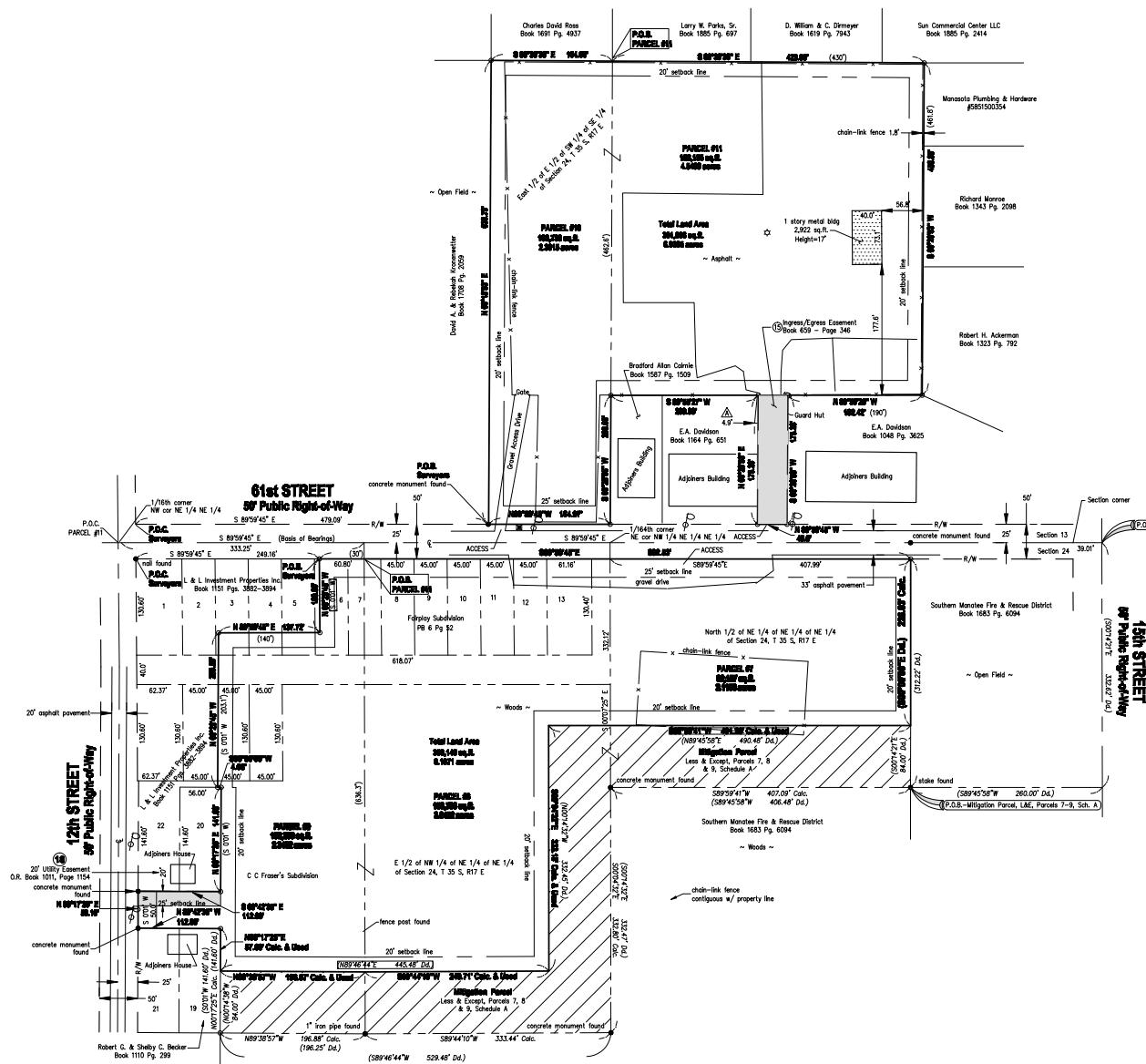
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PROPERTY SURVEY



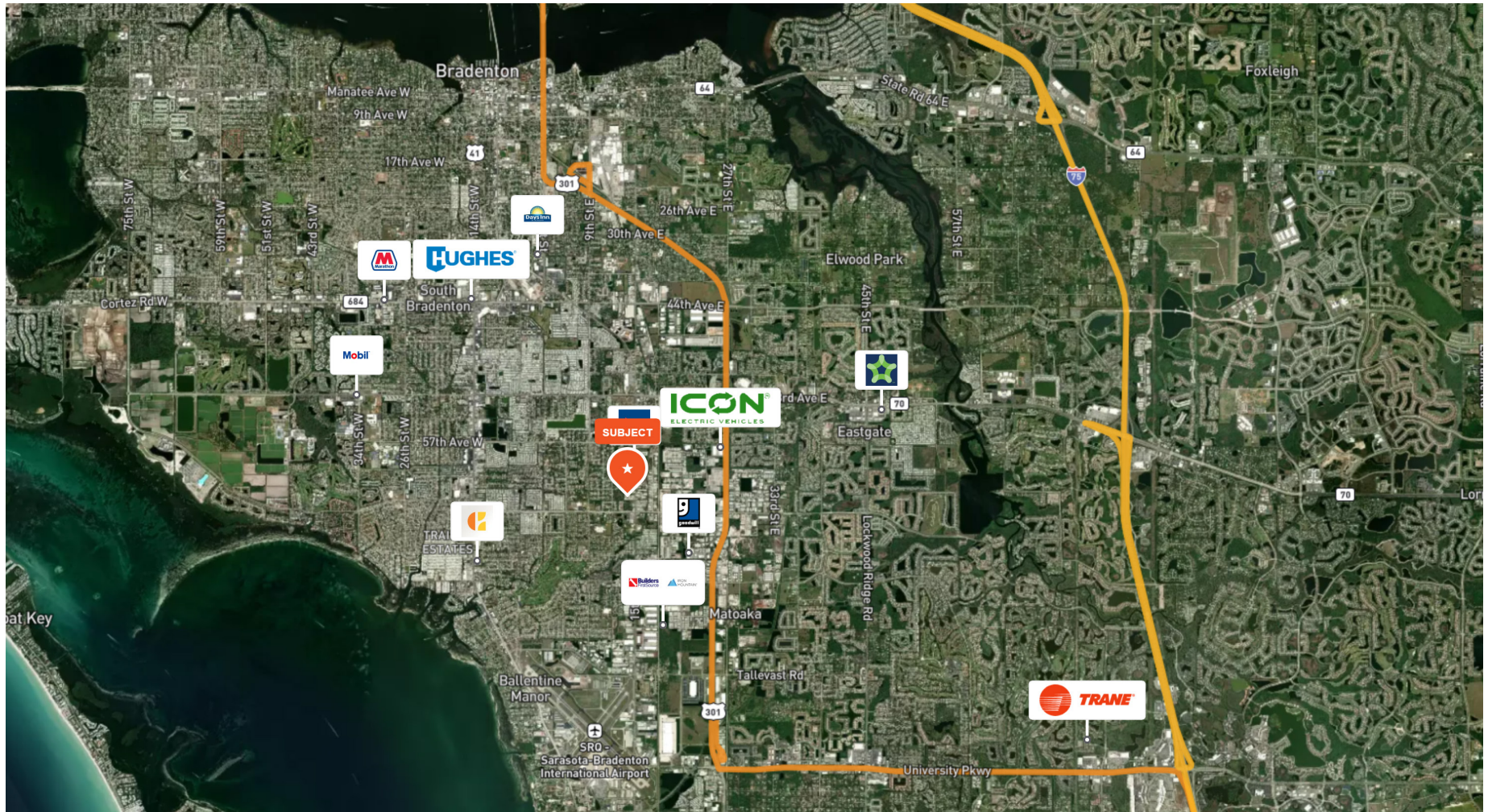
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AMENITIES & NEIGHBORS



Located along the rapidly expanding US 301 corridor, 1319 61st Ave E offers a rare opportunity to acquire industrial land in one of Southwest Florida's fastest-growing logistics markets. Positioned between Tampa and Sarasota, the property provides excellent regional connectivity, access to a deep labor pool, and proximity to major distribution hubs serving the Gulf Coast and Central Florida.

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