

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



2057 60th Place East, Bradenton, Florida 34203 **Pines Industrial Park** **9,750 SF Building For Sale or Lease**



CoStar[®]
POWERBROKER[™]
2019 Top Broker Award



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REAL ESTATE SERVICES

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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

2057 60th Place East



AVAILABLE FOR SALE

Zoned HM – Manatee County

Offered For Sale at \$990,000

Offered for Lease at \$6.75/ SF + \$2.50/SF OE

FOR SALE: Nearly 10,000 SF of premium industrial warehouse space featuring built-out office and designated warehouse and manufacturing space. Two separated warehouse spaces each offering large bay garage doors. Located in Pines Industrial Park with HM zoning, the building is surrounded by many main arterial roadways: US Hwy 301, 63rd Avenue East, US 41, Tallevast Road, University Parkway (leads to I-75). The building is situated within the Manatee County Southwest District, an area of improvements and redevelopment.

FOR LEASE: Take all or half of this nearly 10,000 SF of premium industrial warehouse space featuring built-out office and designated warehouse and manufacturing space. The shelving units pictured throughout the warehouse are included. The entire warehouse has AC units. One of the units was just replaced a few months ago. Base rent of \$6.75/sf subject to \$2.50/SF operating expenses. Extra space above office space for convenient storage on site.



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Executive Summary



PROPERTY DETAILS

Address:	2057 60 th Place East, Bradenton, Florida 34203
Building Size:	9,750 SF
Land Area:	16,573 SF (.381 A)
Sale Price:	\$990,000
Lease Price:	\$6.75/SF plus \$2.50/SF operating expenses
Zoning:	HM - Heavy Manufacturing
Year Built/Renovated	2004/2012

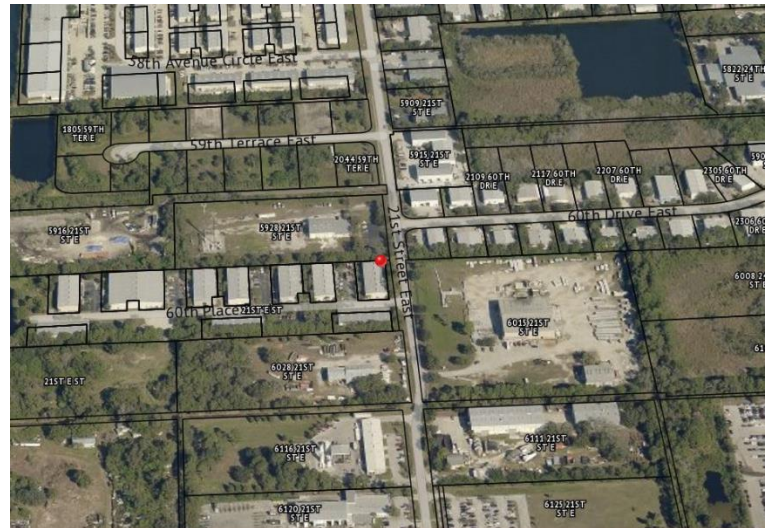
SITE SUMMARY

The building is situated within the Manatee County Southwest District, an area of improvements and redevelopment. Please click on the link below for more information:

<https://manateegis.maps.arcgis.com/apps/MapSeries/index.html?appid=6c9a4a784c91404aa8c4357e2288431d>

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	7,331	79,522	190,628
Median Age:	31.5	45.1	46.1
Households:	2,383	32,675	81,822
Median Home Income:	\$36,801	\$43,780	\$46,722
Per Capita Income:	\$16,572	\$23,930	\$27,504



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
US Hwy 301	SR 70/53 rd Ave E	31,000	2019	1 mi
US Hwy 301	Whitfield Ave	36,500	2019	1 mi
US 41	63 rd Ave E	51,000	2019	3 mi



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Additional Photos



Additional Photos



Aerial Map



The Bradenton area is all about access. With access to a large, highly-skilled labor pool, access to a consumer market of more than 8 million people, access to international locations by sea or air and access to local and state agencies that are primed to assist in meeting your business needs, the Bradenton area can provide you with strategic, competitive advantages that strengthen your value proposition and position you for success.

The Bradenton area provides an unparalleled, competitive business climate for companies looking to locate or startup. Click on the link below for their online demographic base and access to other services offered by the Bradenton Area EDC.

<https://bradentonareaedc.com/doing-business-here/facts-stats/>



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About Corr Commercial Advisors

Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

In the 1950's, my father developed one of the first Midwest Regional Shopping Centers in Lansing, Michigan. Today, it remains a thriving center of commerce and a business model for re-invention and market adaption. His next venture was designing and building a small community on Tampa Bay known as Apollo Beach, FL.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 22,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

My promise to clients of Corr Commercial Advisors: we will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.

One final salute to my father, Francis J. Corr...thank you for your guiding light.





CONFIDENTIALITY & DISCLAIMER STATEMENT

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