

FOR LEASE

Class A Industrial Space

Under Construction

Available April 2023

44th Ave. E. & U.S. Hwy. 301

Bradenton, FL 34203



Manatee County
Logistics Center



PROJECT HIGHLIGHTS & BUILDING SPECS

- Master planned, campus style industrial park
- 563,451 SF of Class-A space
- 1,600 feet of US Hwy 301 frontage
- Ample parking
- Class-A, tilt-wall construction
- Rear-load configurations
- Dock-high and ramp loading
- 60 mil reinforced TPO roof
- 9'x10' overhead doors
- 12'x14' drive-in doors
- 47" dock canopies
- ESFR fire protection
- 1,600 amp service
- 7" thick concrete slab; 4,000 psi



Building 100

- April 2023 delivery
- 187,083 SF
- 32' clear height
- 54'x53'4" column spacing
- 220' building depth
- 51 dock-high doors
- 2 drive-in ramps
- 226 parking spaces
- 1.20/1,000 SF parking ratio
- 180' shared truck court

Building 200

- April 2023 delivery
- 188,184 SF
- 32' clear height
- 54'x53'4" column spacing
- 220' building depth
- 53 dock-high doors
- 2 drive-in ramps
- 219 parking spaces
- 1.16/1,000 SF parking ratio
- 180' shared truck court

Building 300

- 188,184 SF
- 32' clear height
- 54'x53'4" column spacing
- 220' building depth
- 53 dock-high doors
- 2 drive-in ramps
- 204 parking spaces
- 1.08/1,000 SF parking ratio
- 70 trailer spaces
- 177' truck court

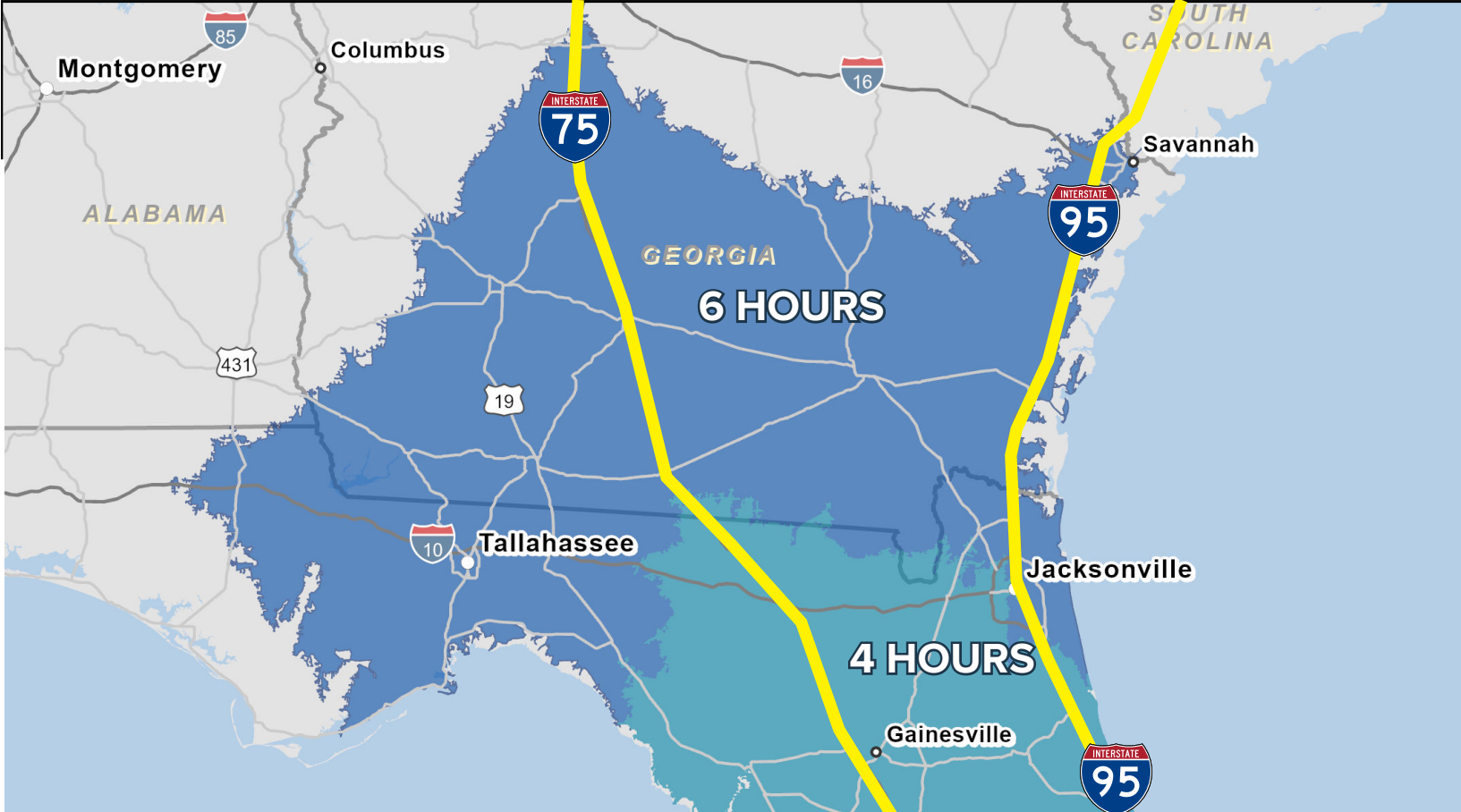


THE GATEWAY TO MANATEE COUNTY

DEMOGRAPHICS

| Population | | |
|--|----------|-----------|
| 5 MILES | 15 MILES | 30 MILES |
| 194,932 | 628,060 | 1,428,843 |
| Labor Force | | |
| 5 MILES | 15 MILES | 30 MILES |
| 78,542 | 262,818 | 629,735 |
| Manufacturing /Warehousing Labor Force | | |
| 5 MILES | 15 MILES | 30 MILES |
| 8,553 | 24,898 | 61,033 |

Manatee and Sarasota Counties include more than 870,000 residents and ranked #3 in America's Top 10 Metro Areas for Middle Market Investing by Malatru. Home to Lakewood Ranch, one of the fastest-selling master-planned communities in the country, the MSA provides a robust employee base within the logistics & distribution industry cluster. Located on the south of Tampa Bay, Manatee County provides superior connectivity by way of US-301 and four lane I-75 and I-4, just 40 miles to Tampa, 90 miles to Orlando and less than 230 miles from Miami. Three international airports and two international seaports are within an hour's drive. Leading companies that call Manatee County home include Tropicana Products Inc., Bealls Inc., SYSCO West Coast Florida Inc., Amazon, Lowe's Home Improvement, U-Haul, and many others.



LOCATION

Located at 44th Ave & US-301, the northern gateway of the Manatee County Industrial Corridor.

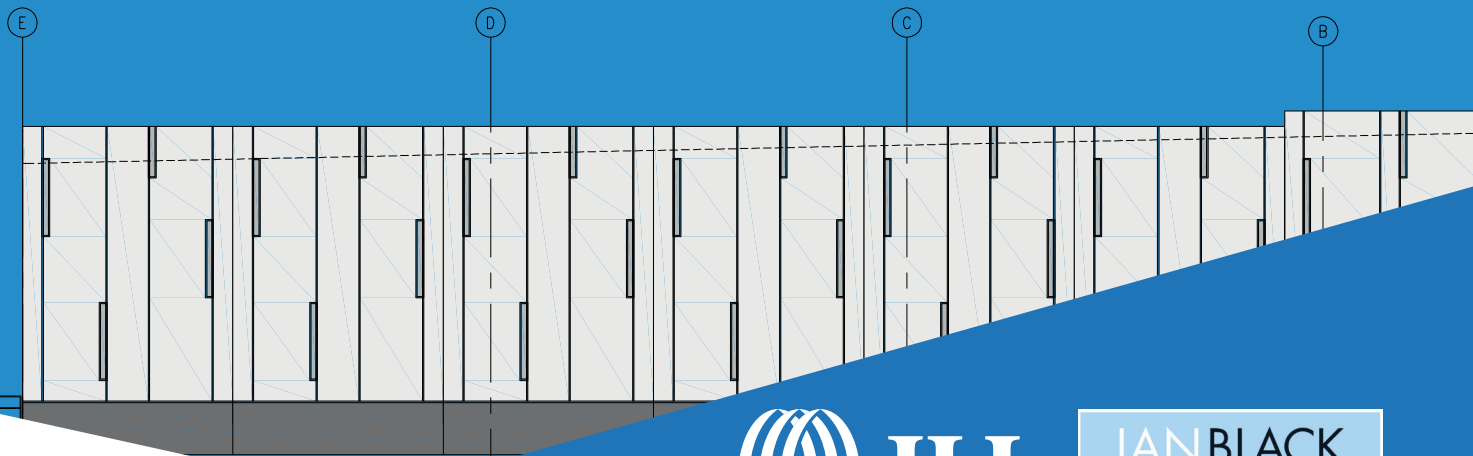
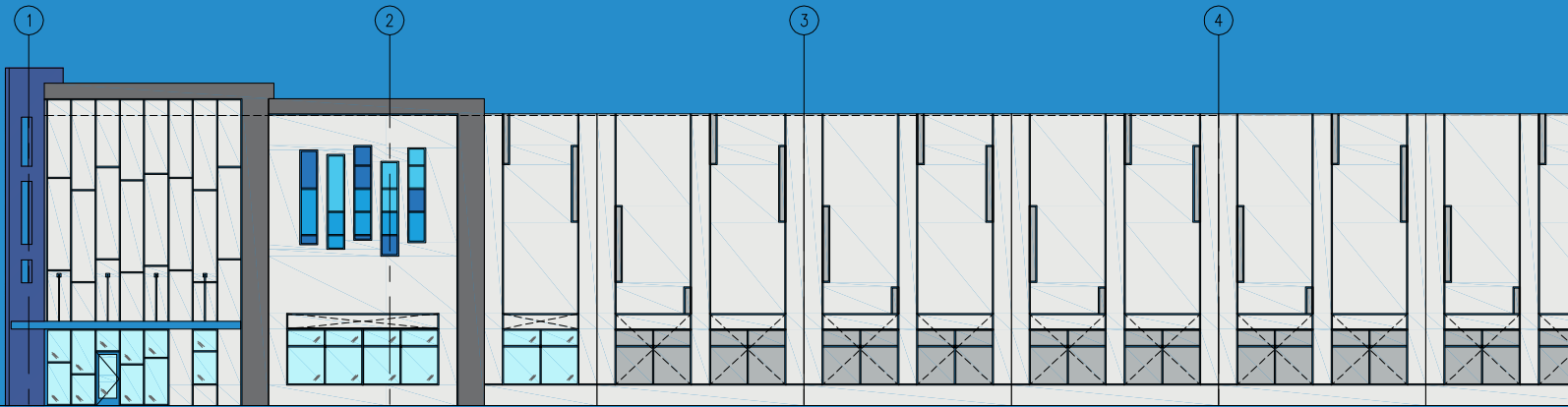
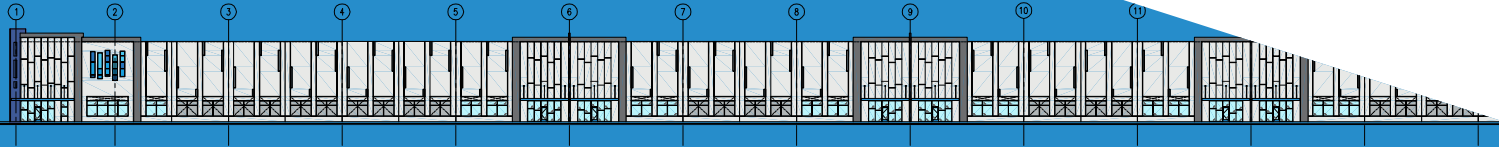
- I-75**
5 miles, 8 mins
- I-275**
9 miles, 14 mins
- I-4**
44 miles, 50 mins
- Sarasota-Bradenton Int'l Airport**
5 miles, 7 mins
- Tampa Int'l Airport**
44 miles, 50 mins
- Port Manatee**
15 miles, 22 mins
- Port of Tampa**
47 miles, 55 mins





Manatee County Logistics Center

DELIVERING APRIL 2023



For more information, please contact:

Julia Silva, SIOR
+1 813 387 1316
julia.silva@am.jll.com

John C. Dunphy, CCIM, SIOR
+1 813 387 1312
johnc.dunphy@am.jll.com

Pete Cecora
+1 813 387 1297
peter.cecora@am.jll.com

Nick Devito II, SIOR
+1 941 928 1243
nick@ian-black.com

Brie Tulp, RPA
+1 551 206 4390
brie@ian-black.com