

Palmetto Industrial Park

810-1110 17th St. E.
Palmetto, FL 32411



FOR LEASE

310,649 SF AVAILABLE IN EXPANDING MANATEE COUNTY
DIVISIBLE UP TO 20,000 SF | SPEC OFFICE IN EACH BUILDING

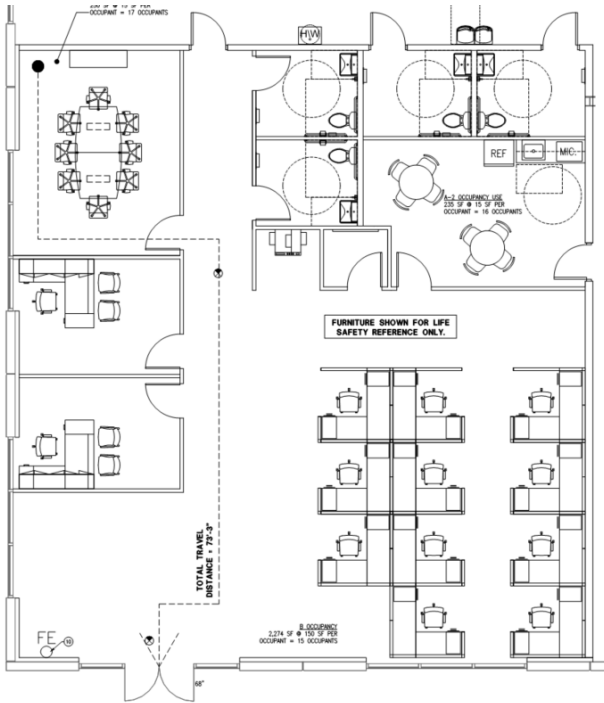
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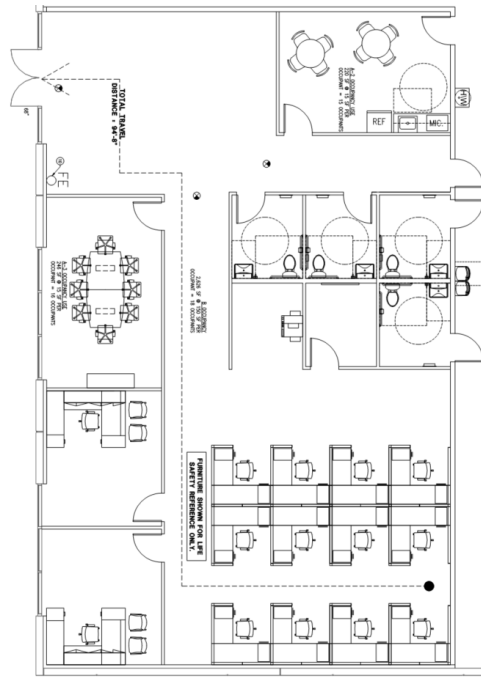
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	Building 1	Building 2	Building 3
Total SF	160,618 SF	160,563 SF	107,768 SF
Available SF	160,618 SF	100,763 SF	49,268 SF
Building Dimensions	800'W x 200'D	800'W x 200'D	550'W x 195'D
Corner Spec Office:	2,759 SF & 3,092 SF	3,092 SF	2,759 SF & 3,092 SF
Column Spacing	50' x 50'	50' x 50'	50' x 49'
Clear Height	32'	32'	32'
Loading Configuration	Rear-load	Rear-load	Rear-load
Dock-High Doors	44 (9' x 10')	44 (9' x 10')	25 (9' x 10')
Oversized Drive-in Doors	4 (14' x 16')	4 (14' x 16')	2 (14' x 16')
Truck Court	190' (shared)	190' (shared)	135'
Fire Protection	ESFR	ESFR	ESFR
Power	1,600A, 480V, 3-phase	1,600A, 480V, 3-phase	800A, 480V, 3-phase
Roof	60-mil TPO, R-20 insulation	60-mil TPO, R-20 insulation	60-mil TPO, R-20 insulation
Car Parks	124	143	84

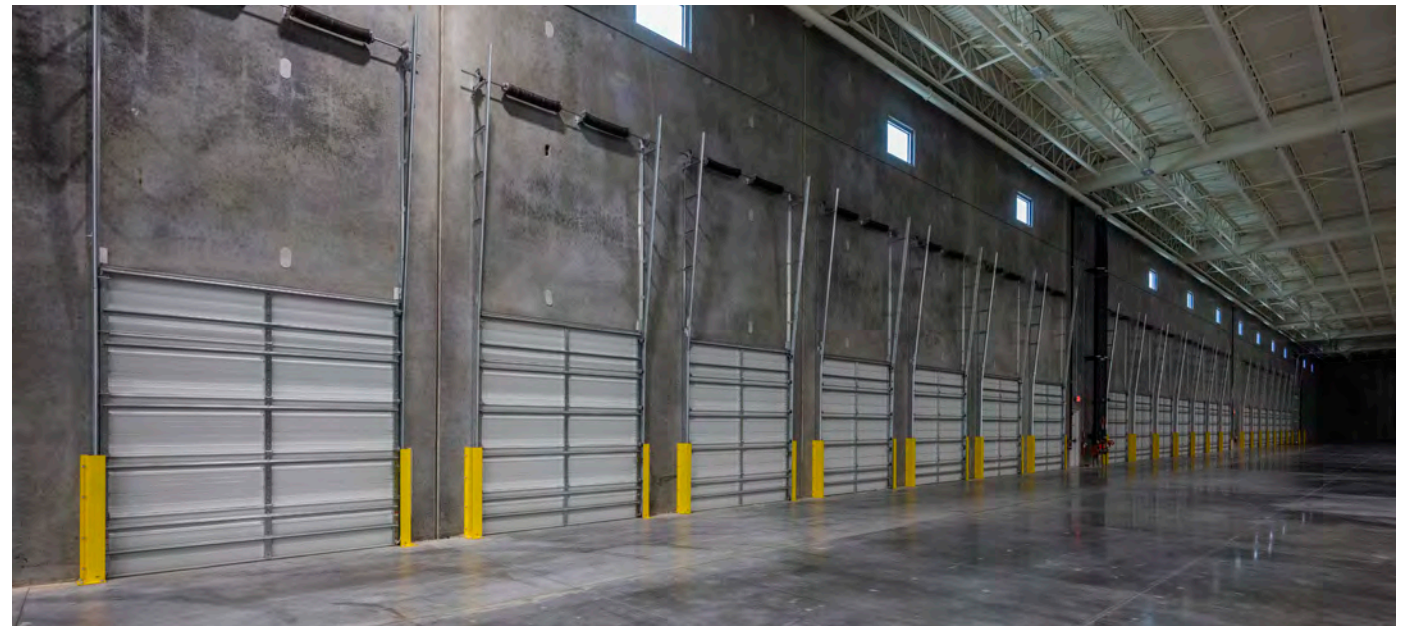
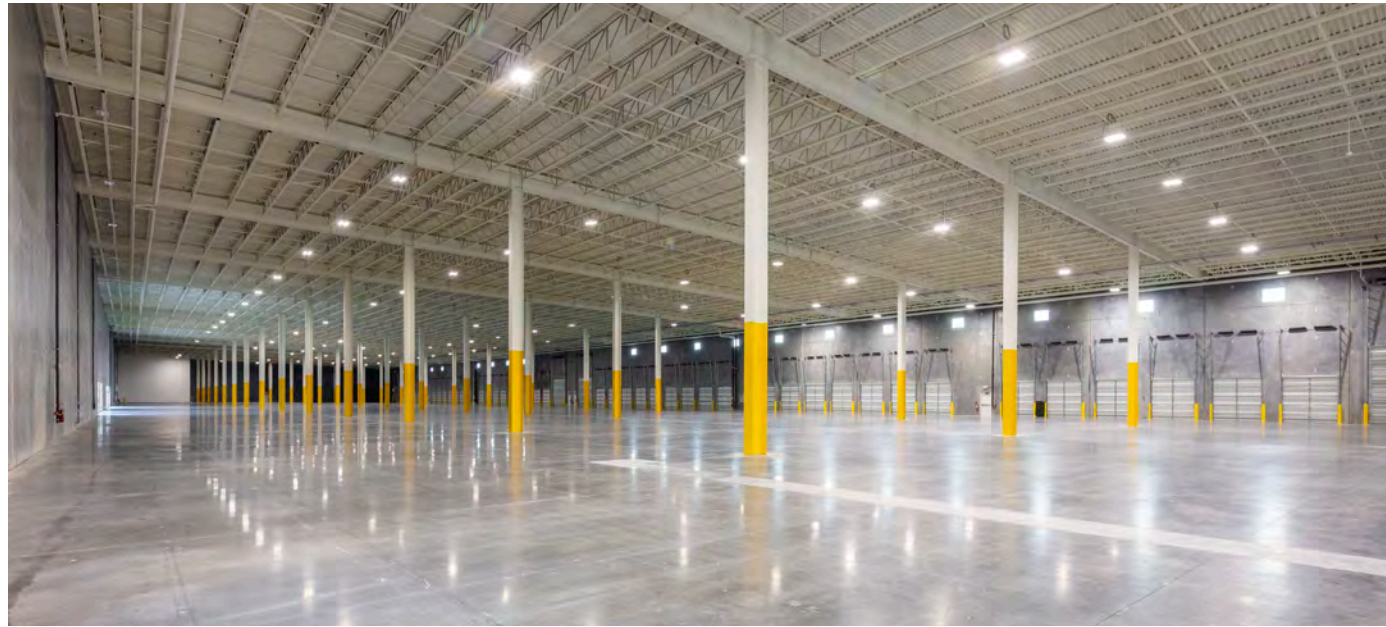


SPEC 1 OFFICE PLAN - 2,759 SF
SOUTH END OF BUILDING 1 & 3



SPEC 2 OFFICE PLAN - 3,092 SF
NORTH END OF EACH BUILDING

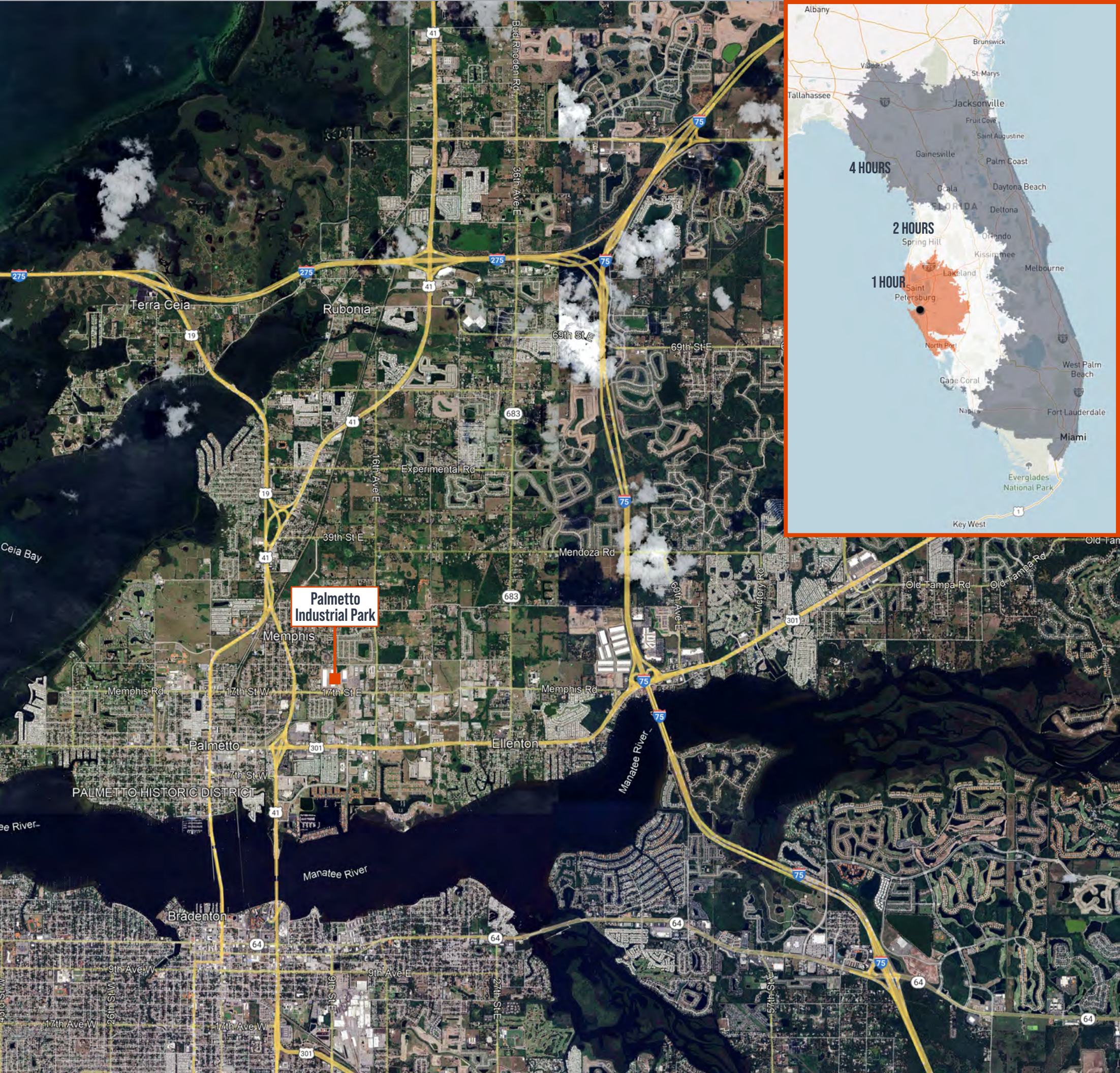
BUILDING 1



BUILDING 3

Located between 17th St. E. and 21st St. E., Palmetto Industrial Park offers exceptional connectivity, with easy access to major highways including U.S. Highway 301, U.S. Highway 41 (Tamiami Trail), U.S. Highway 19, I-75 and I-275, all within a 5-mile radius. This convenient access allows for seamless travel to Tampa, Lakeland and South Florida.

Tamiami Trail/U.S. Highway 41	U.S. Highway 301
0.5 miles	0.7 miles
U.S. Highway 19	I-75
1.3 miles	3.3 miles
I-275	Port Manatee
4.2 miles	7.8 miles
SRQ International Airport	Downtown Sarasota
11.3 miles	15.3 miles
Downtown St. Petersburg	St. Pete-Clearwater Int’l Airport
23.8 miles	31.1 miles
Tampa International Airport	I-4
38.7 miles	39.7 miles
Port of Tampa	
41.6 miles	



	10 miles	20 miles	30 miles
Population			
2023	357,558	935,444	1,793,591
2028	371,048	976,441	1,860,364
Labor Force			
2023 Total Employees	125,424	399,499	822,631
2023 Total Businesses	13,319	44,866	85,300

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