

# Palmetto Industrial Park

810-1110 17th St. E.  
Palmetto, FL 34221



## FOR LEASE

170,649 SF AVAILABLE IN EXPANDING MANATEE COUNTY  
DIVISIBLE UP TO 20,000 SF | SPEC OFFICE IN EACH BUILDING

contact us:

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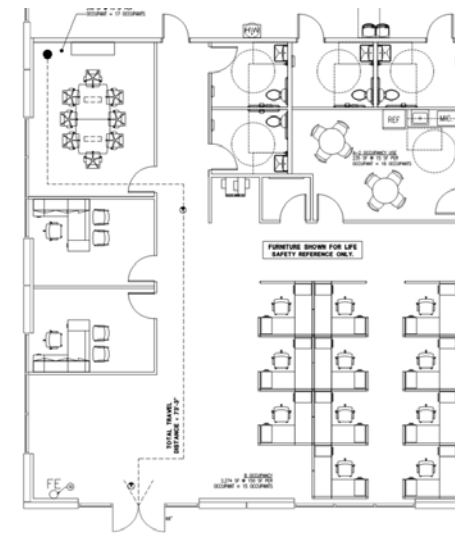
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# SITE PLAN & BUILDING SPECS

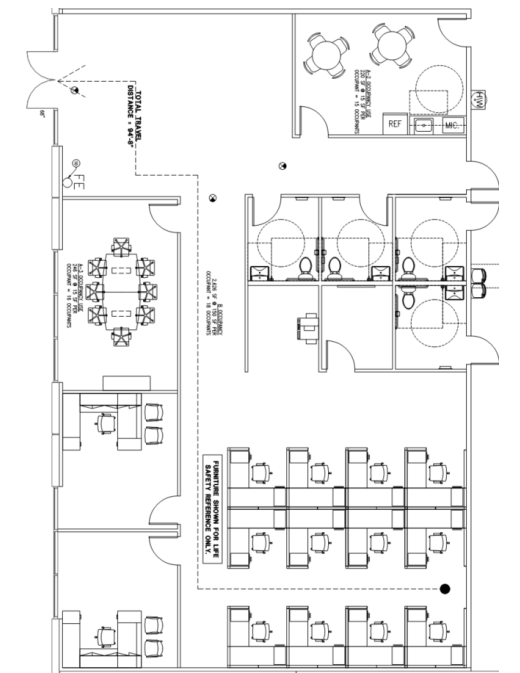


	Building 1	Building 2	Building 3
<b>Total SF</b>	160,618 SF	160,563 SF	107,768 SF
<b>Available SF</b>	60,618 SF	60,763 SF	49,268 SF
<b>Building Dimensions</b>	800'W x 200'D	800'W x 200'D	550'W x 195'D
<b>Corner Spec Office:</b>	3,092 SF	3,092 SF	2,759 SF
<b>Column Spacing</b>	50' x 50'	50' x 50'	50'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

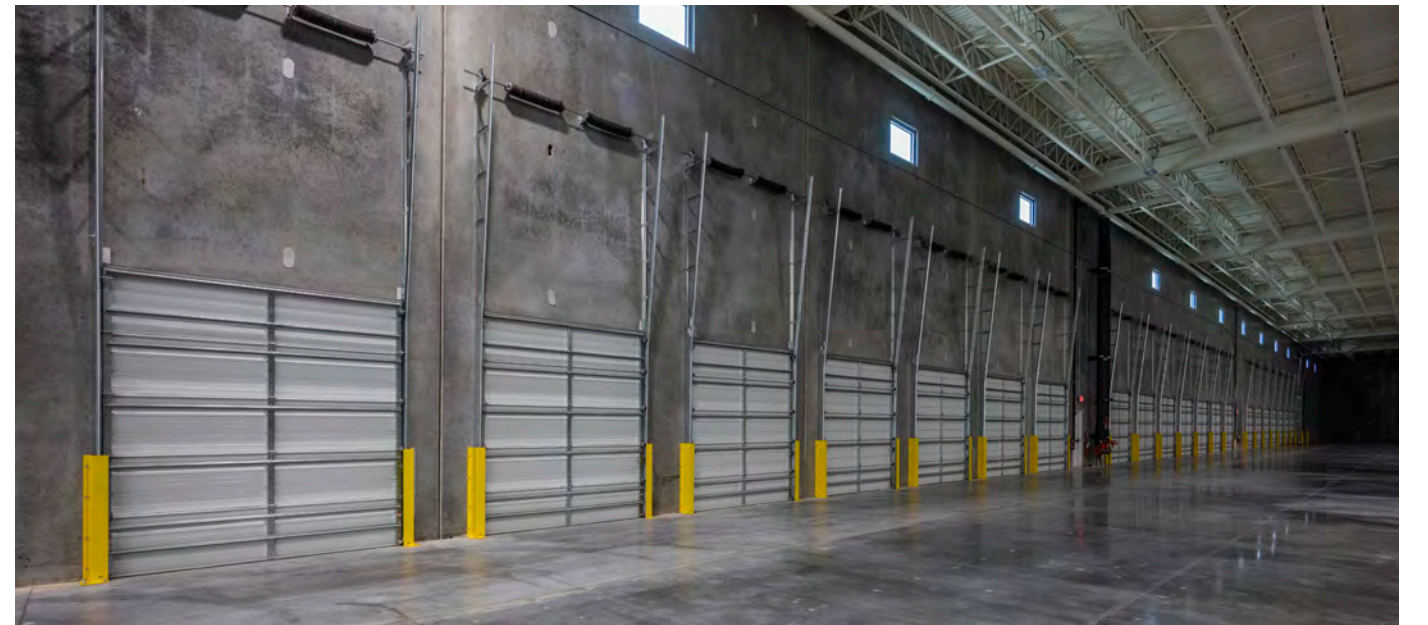
**SPEC 1 OFFICE PLAN - 2,759 SF  
SOUTH END OF BUILDING 3**



**SPEC 2 OFFICE PLAN - 3,092 SF  
NORTH END OF 1 & 2**



# PHOTOS



# LOCATION

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

0.5 miles

## U.S. Highway 19

1.3 miles

## I-275

4.2 miles

## SRQ International Airport

11.3 miles

## Downtown St. Petersburg

23.8 miles

## Tampa International Airport

38.7 miles

## Port of Tampa

41.6 miles

## U.S. Highway 301

0.7 miles

## I-75

3.3 miles

## Port Manatee

7.8 miles

## Downtown Sarasota

15.3 miles

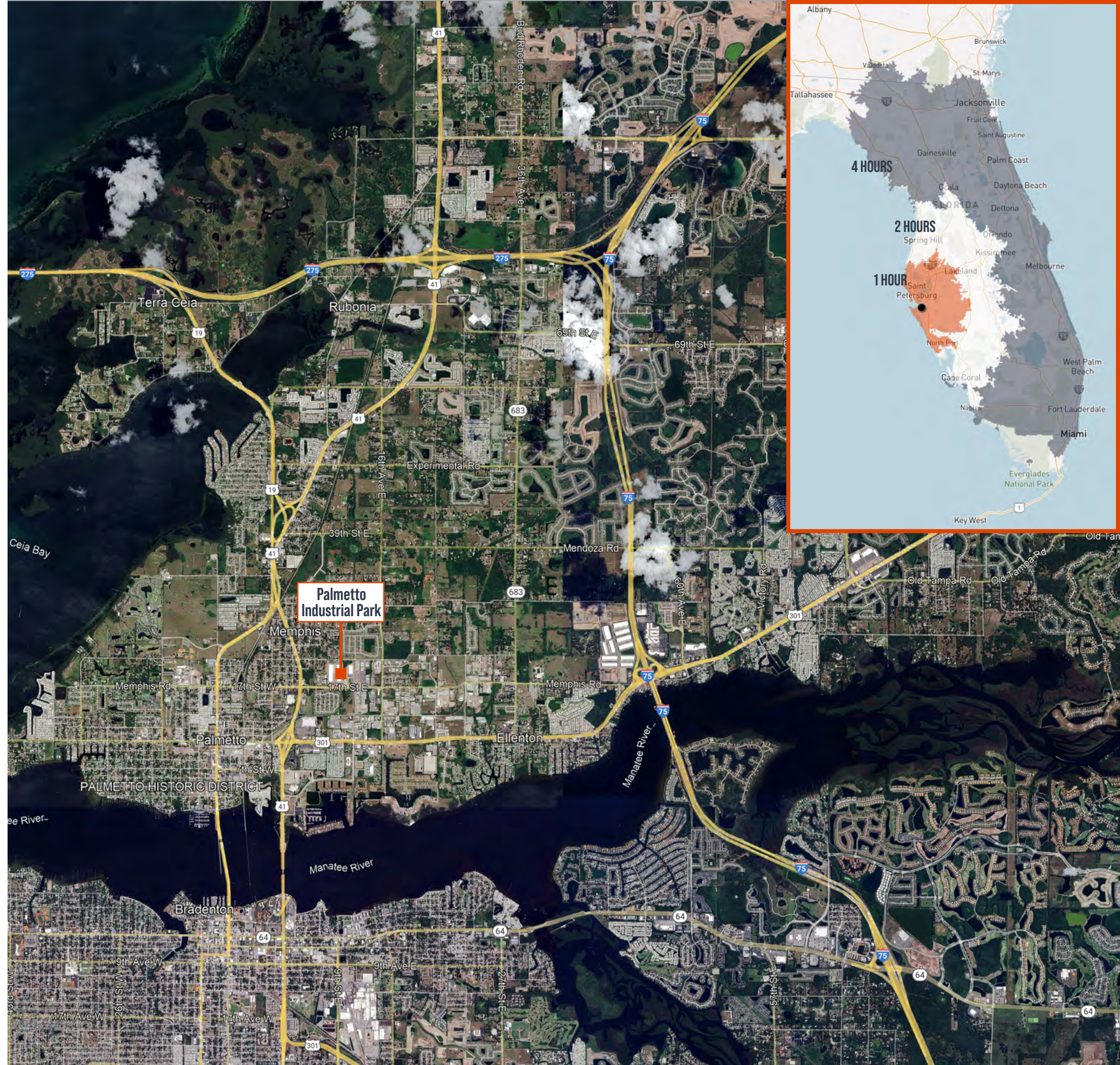
## St. Pete-Clearwater Int'l Airport

31.1 miles

## I-4

39.7 miles

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



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