

For Lease

New Class A Industrial Development



Pre-leasing suites from 20,000 SF - 208,000 SF

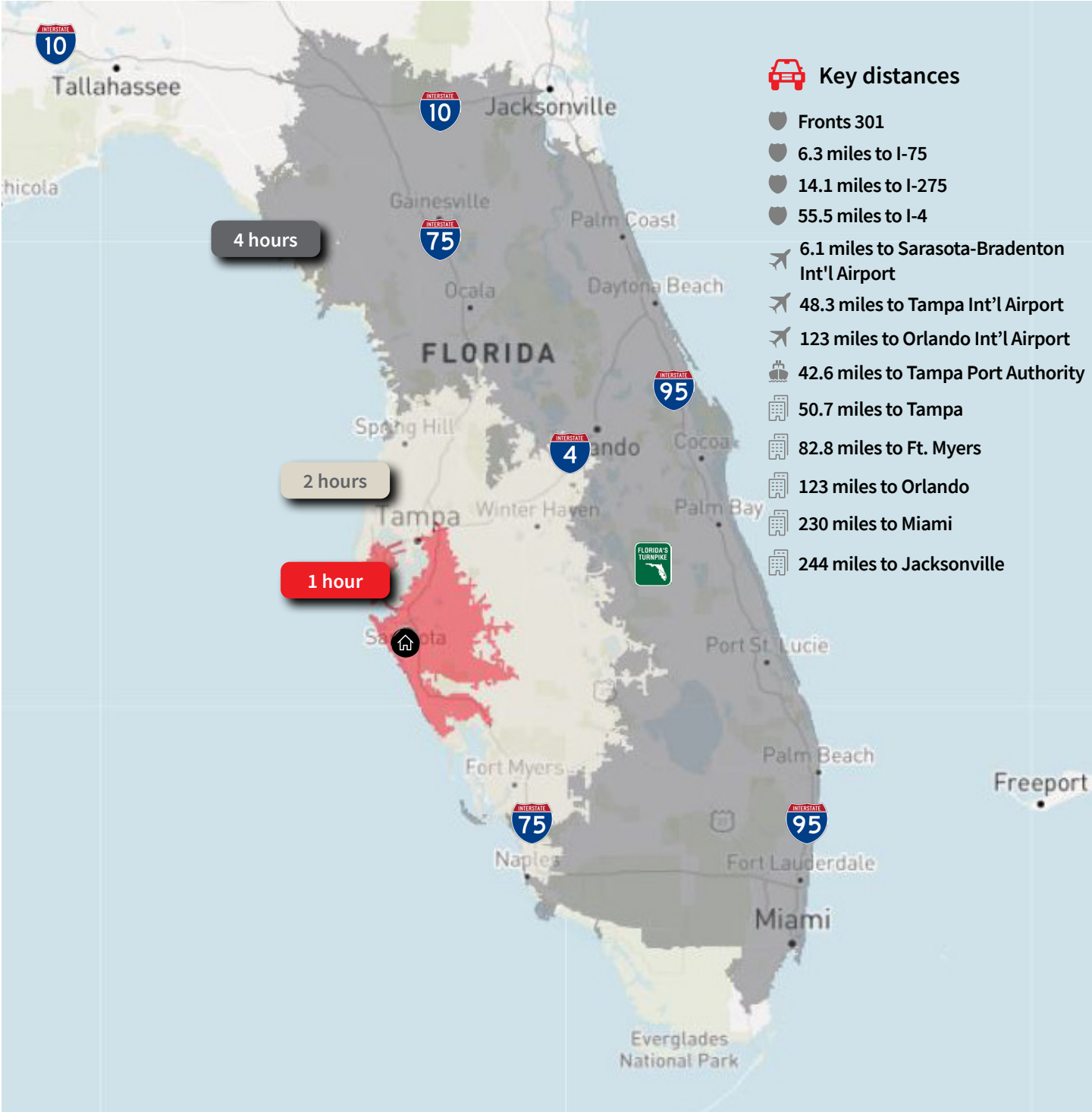
- 2 buildings (104,000 SF each)
- Class A, light industrial development
- Tilt-wall construction
- 200'x520' building dimensions
- Column spacing:
 - Interior bays: 54'x46'8"
 - Dock bays: 54'x60'
- 32' minimum clear height
- 3-phase power, 480 volt, 800 amps with ability to expand
- Rear-load, 60 dock-high doors with 4 oversized ramps (total)
- ESFR sprinklered
- 175' truck court
- 750' linear frontage on U.S. Highway 301
- Ample parking
- Excellent labor force

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Area drive times



Area amenities



Demographics by drive time*

	 Population	 Households	 Average HH income	 Businesses	 Employees
1 hour	2,066,677	874,452	\$82,930	88,589	909,906
2 hours	6,526,065	2,647,428	\$80,731	253,547	2,551,450
4 hours	18,911,238	7,387,987	\$81,372	854,360	7,728,201

*2020





Building specifications

Size (SF)	20,000–208,000 SF	Sprinklers	ESFR
Construction	Tilt-wall	Slab thickness	7", 4,000 psi
Clear height	32'	Roof	60 mil TPO with 15 years NDL warranty, R-19 insulation
Loading	30 (9'x10') dock-high doors (per building) 2 (12'x14') oversized ramps (per building)	Column spacing	54'x46'8", 60' speedbay
Lighting	LED	Electric	Florida Power & Light
Car parks	372 (1.8/1,000 SF)	Water & sewer	Manatee County

For more information visit 301corporatecenter.com or contact:

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