

# Palmetto Industrial Park

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



## FOR LEASE

60,618 SF & 49,268 SF AVAILABLE IN EXPANDING MANATEE COUNTY  
DIVISIBLE UP TO 20,000 SF | SPEC OFFICE IN EACH BUILDING

contact us:

**PETER CECORA, SIOR**  
Executive Managing Director  
+1 813 387 1297  
peter.cecora@jll.com

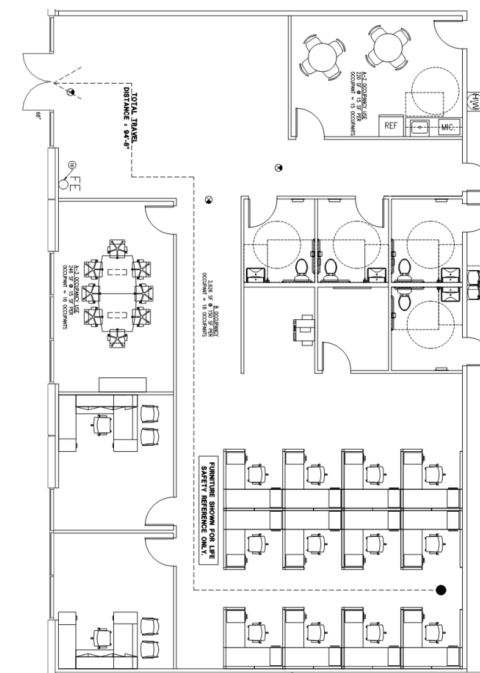
**BRAD BERZINS, SIOR**  
Managing Director  
+1 941 404 2668  
brad.berzins@jll.com

# SITE PLAN & BUILDING SPECS

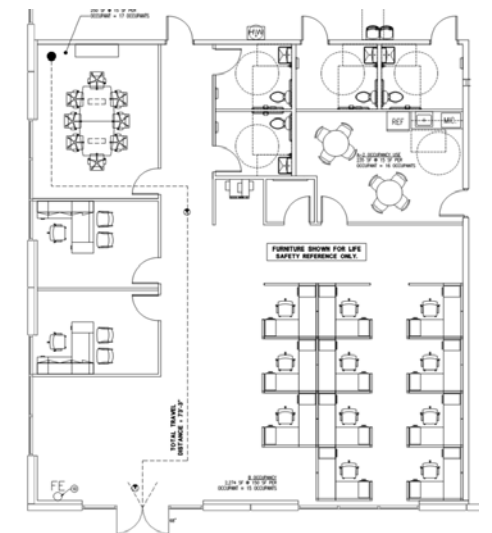


	Building 1	Building 3
<b>Total SF</b>	160,618 SF	107,768 SF
<b>Available SF</b>	60,618 SF	49,268 SF
<b>Building Dimensions</b>	800'W x 200'D	550'W x 195'D
<b>Corner Spec Office:</b>	3,092 SF	2,759 SF
<b>Column Spacing</b>	50' x 50'	50' x 49'
<b>Clear Height</b>	32'	32'
<b>Loading Configuration</b>	Rear-load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

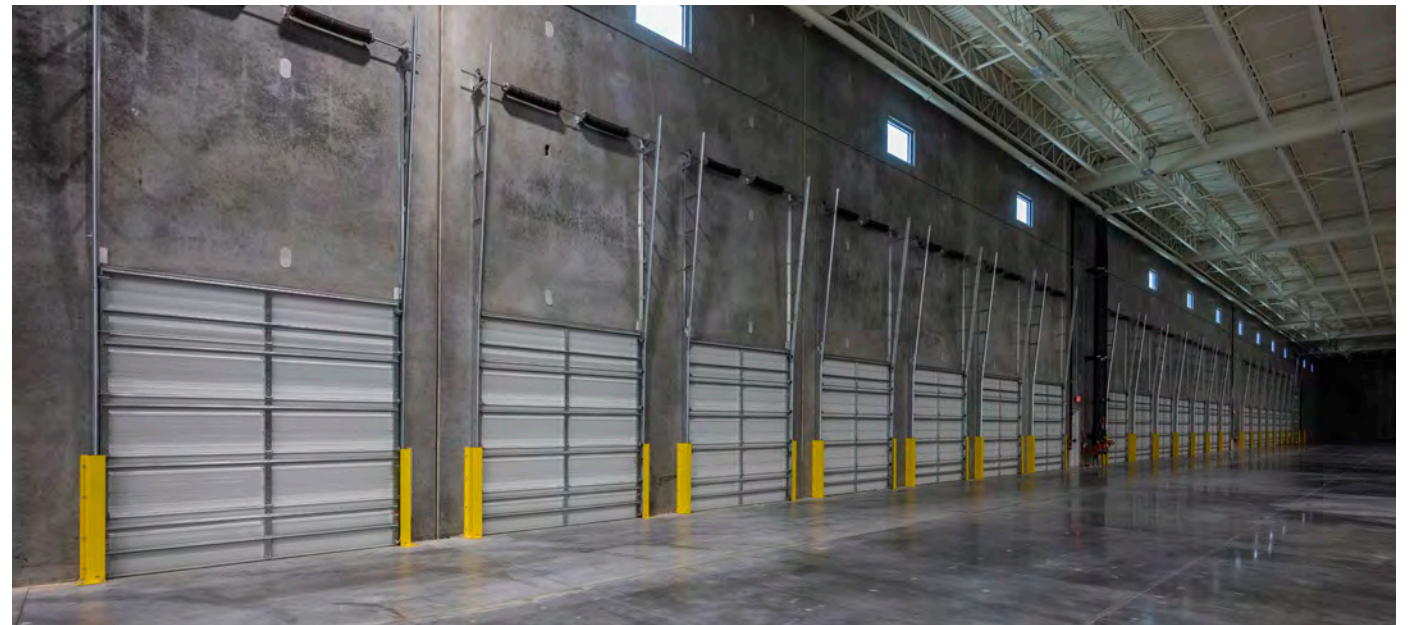
**SPEC 2 OFFICE PLAN - 3,092 SF  
NORTH END OF BUILDING 1**



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



# 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

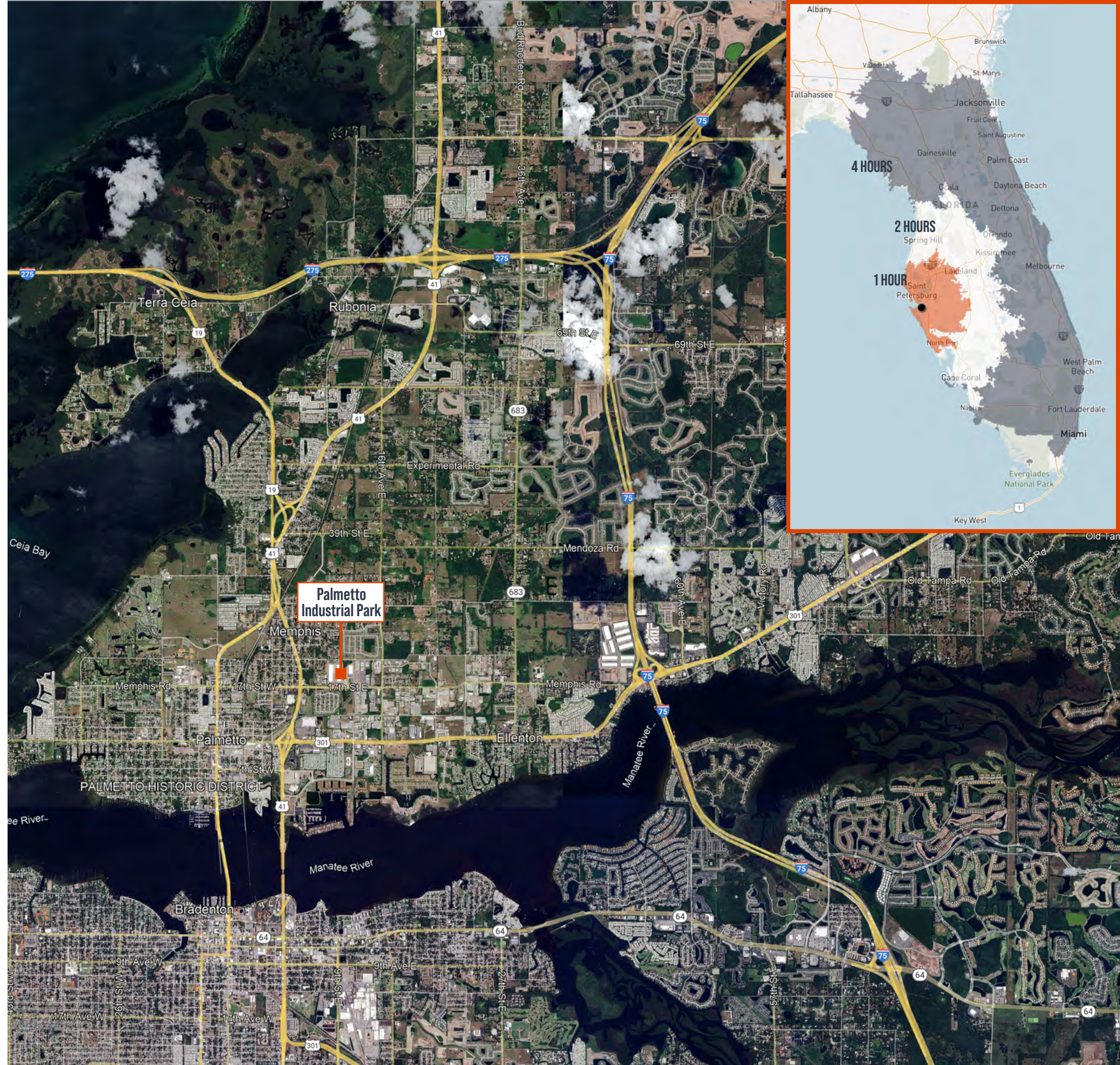
## St. Pete-Clearwater Int'l Airport

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



# Palmetto Industrial Park

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



## contact us:

### **PETER CECORA, SIOR**

Executive Managing Director  
+1 813 387 1297  
peter.cecora@jll.com

### **BRAD BERZINS, SIOR**

Managing Director  
+1 941 404 2668  
brad.berzins@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.