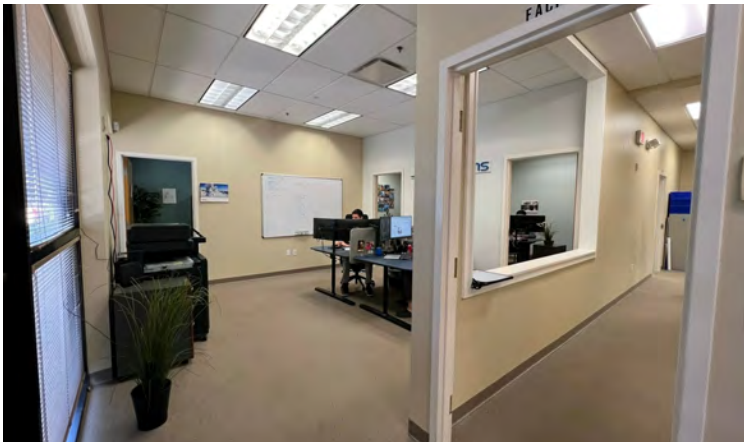




# 10530 PORTAL CROSSING

Bradenton, FL 34211



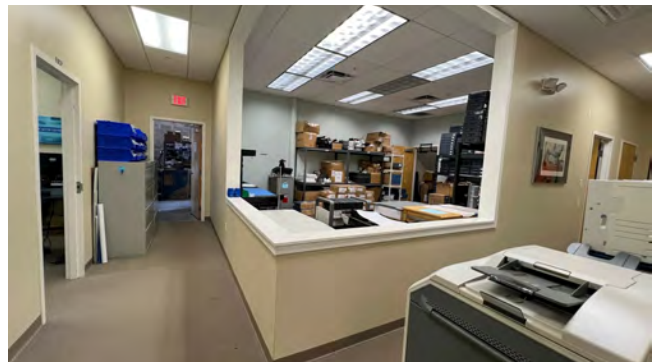
## PROPERTY OVERVIEW

Prime location right off of I-75 near the intersection of SR 64 and Lakewood Ranch Boulevard. This property is across the street from Publix in one of the fast-growing Lakewood Ranch communities, nearby many amenities such as schools, restaurants, etc.

Office/Warehouse space available for lease! Roughly 2,473 SF of Office and 1,250 SF of Warehouse. Unit has advanced security surveillance wiring that had been completed by a prior tenant and includes private storefront entrance with key fob capability. Space includes sizeable private offices, open areas, restrooms, conference room, kitchen, etc. Warehouse comes equipped with two rear roll-up doors that are 12' x 14' (one is motorized) with 16' clear height. See attached floor plan for configuration.

## PROPERTY SUMMARY

Lease Rate:	\$21.00 SF/ (NNN) OpEx \$3.87/SF
Available SF:	3,723 SF
Zoning:	PD-MU



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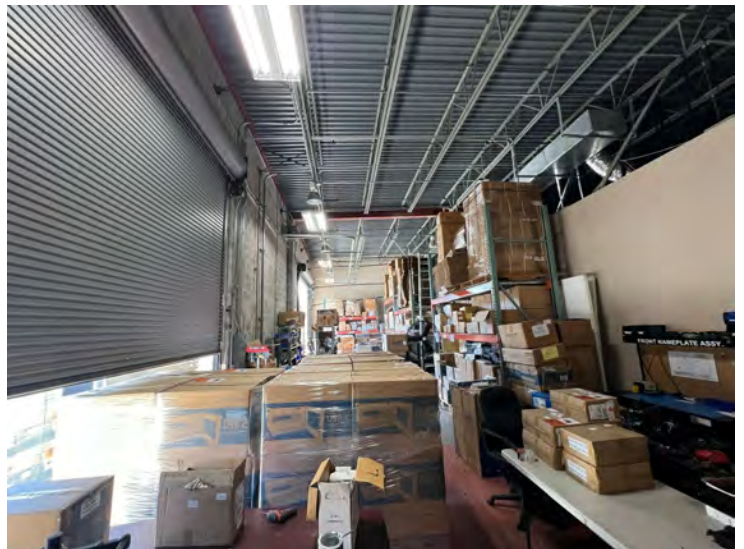
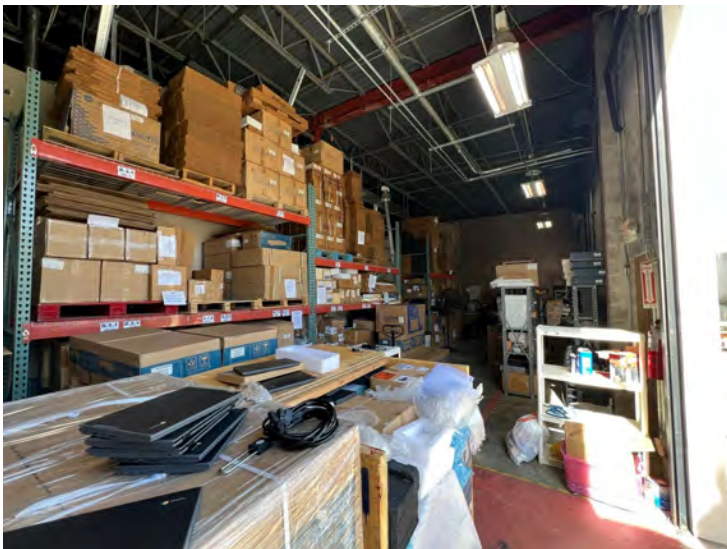


# 10530 PORTAL CROSSING

ADDITIONAL PHOTOS

## 10530 Portal Crossing

Bradenton, FL 34211



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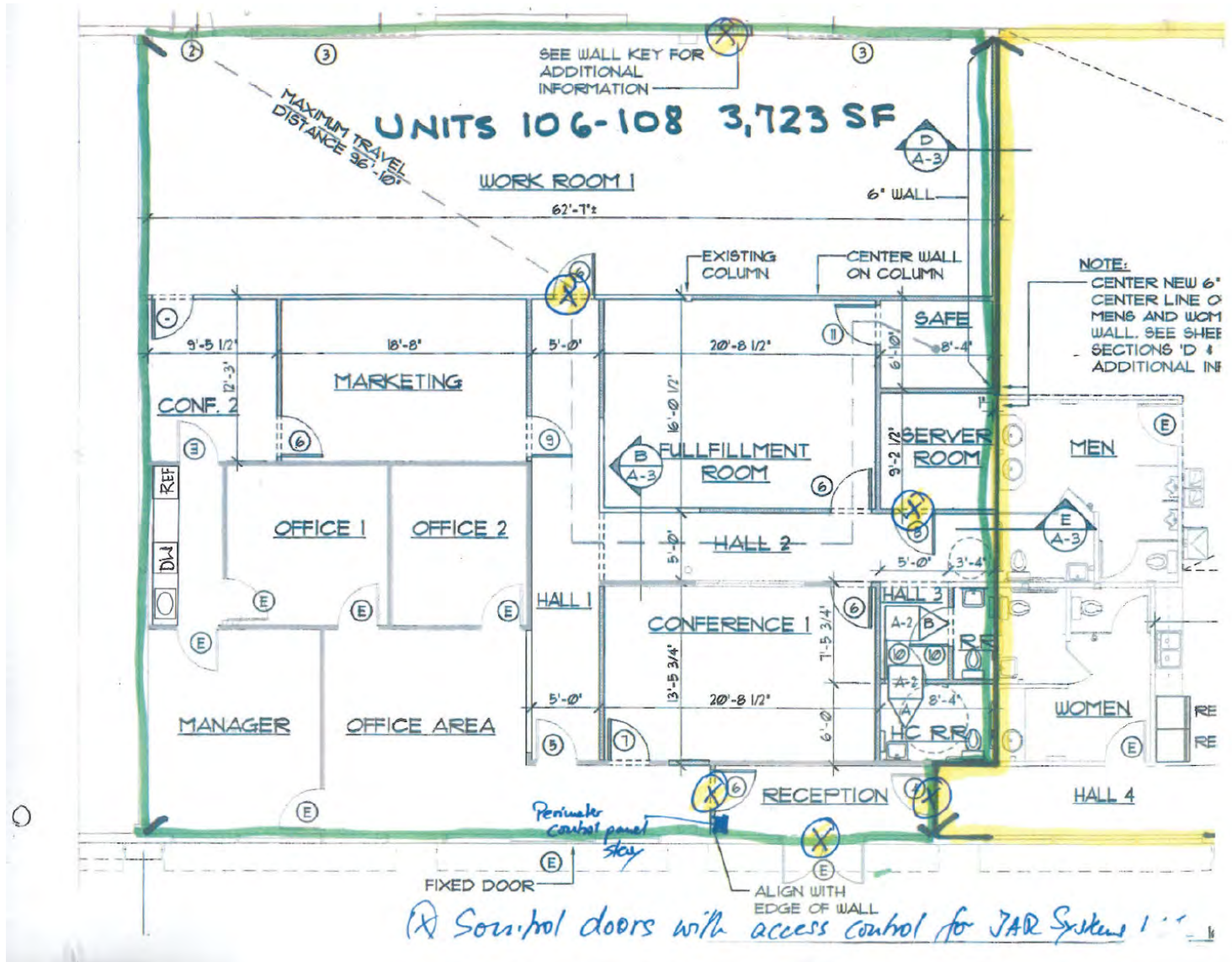
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RETAILER MAP

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