

Tampa Area Industrial Land

11551 and 11805 U.S. Highway 41 | Palmetto, FL



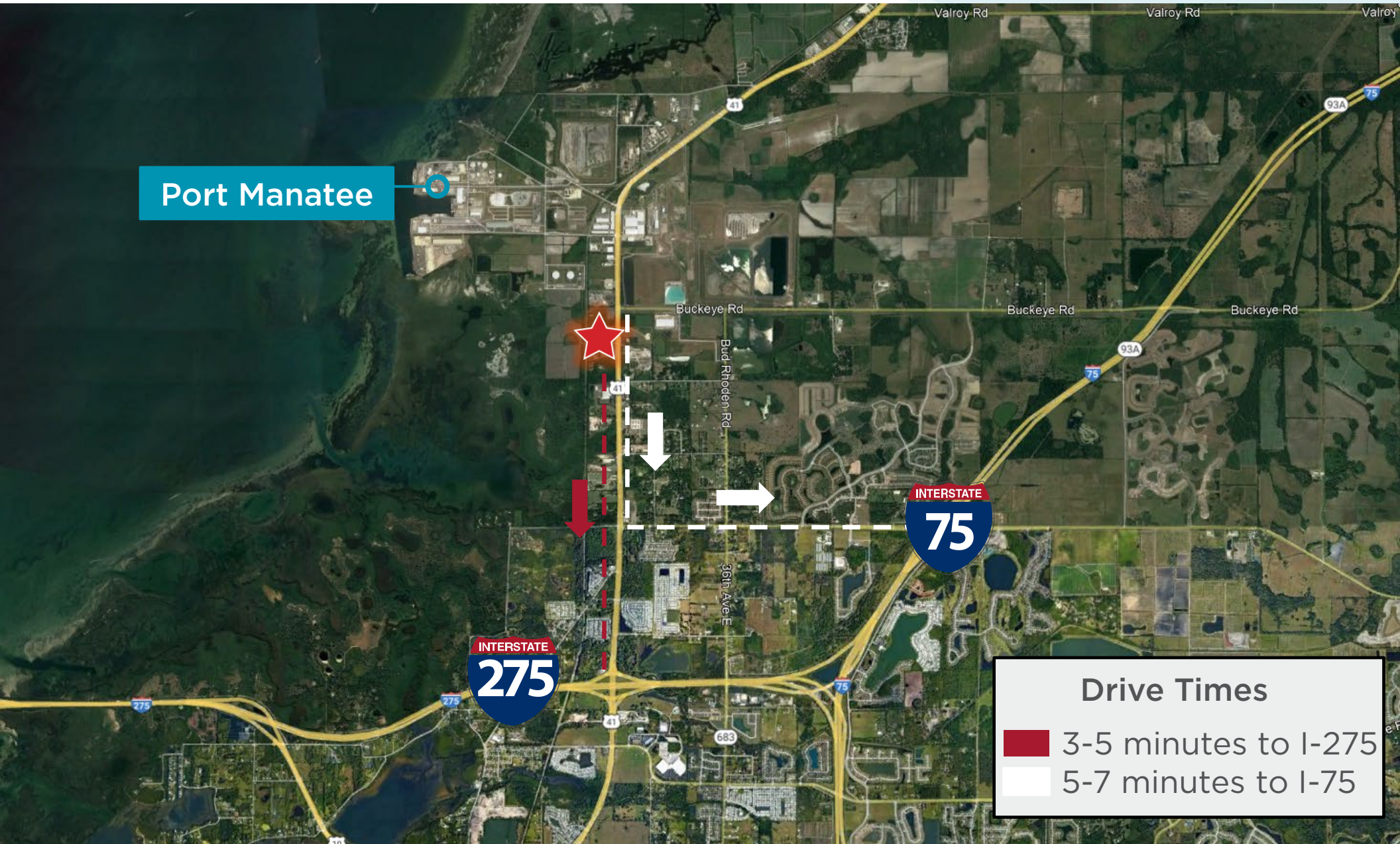
49.3 AC INDUSTRIAL LAND

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Port Manatee



Drive Times

- 3-5 minutes to I-275
- 5-7 minutes to I-75

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PROPERTY HIGHLIGHTS

- Located directly on U.S. 41 just minutes from I-275 & I-75
- Utilities available at site
- Less than one mile south of Port Manatee, one of only two deep water ports on Tampa Bay
- Excellent transportation options with access to sea, interstate, and rail
- Advanced approval for a variety of port-related uses and other development incentives through the Port Manatee Encouragement Zone initiative



Located less than 1 mile south of Port Manatee



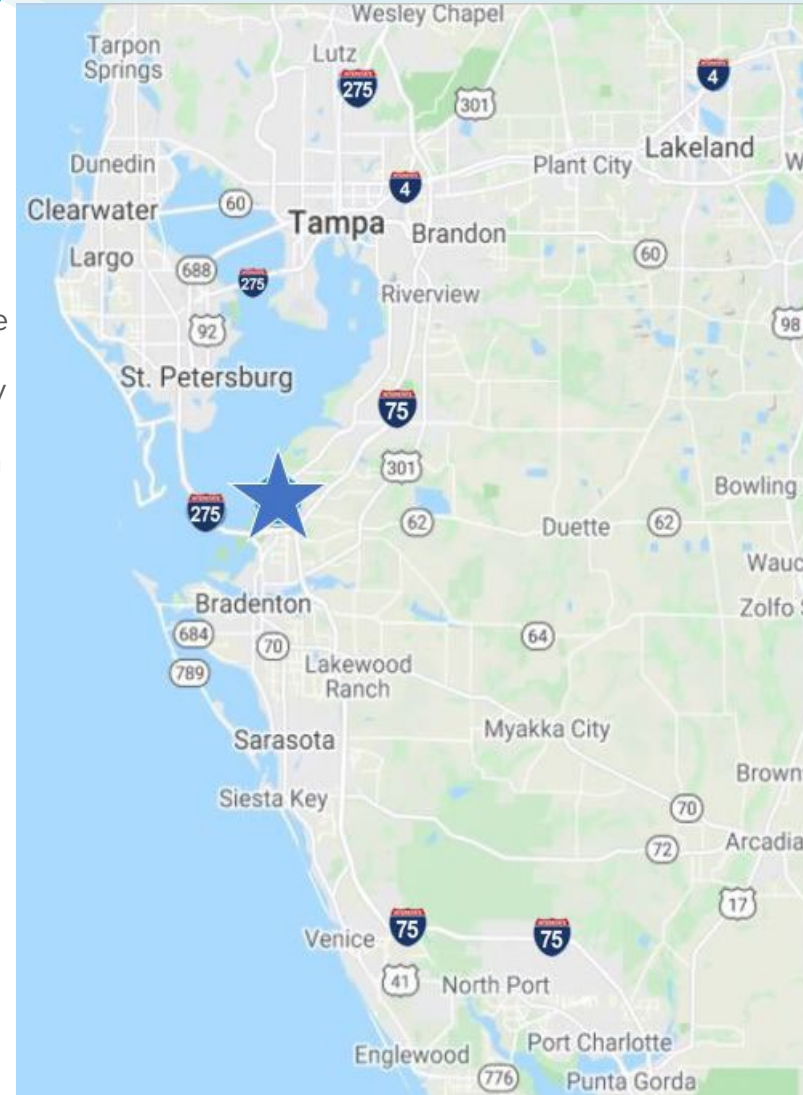
US-41 with frontage at median cut on US 41 with Highway Access to Tampa, Orlando & Sarasota via
I-75: 3.2 miles
I-275: 1.9 miles
I-4: 34 miles



Tampa Int'l Airport: 40 mi
Sarasota Int'l Airport: 18 mi



Approximately 8 million people within two-hour drive



PROPERTY SPECIFICATIONS

Size	49.3 acres
Price	Call Broker
Location	US-41, Manatee County Florida, USA One half-mile south of Port Manatee Entrance Minutes from I-275 & I-75
Future Land Use	IL, PS/PS1
Utilities	Water - 24" Manatee County water line on west ROW of US 41 Electric - Manatee County
Rail	CSX adjacent to property

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

John B. Jackson CCIM, SIOR
Executive Director
+1 813 424 3202
john.jackson@cushwake.com

Bruce K. Erhardt, ALC
Executive Director
+1 813 204 5312
bruce.erhardt@cushwake.com

JT Faircloth
Director
+1 813 204 5362
Jt.Faircloth@cushwake.com

Casey Perry
Associate
+1 813 233 6564
Casey.perry@cushwake.com



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WAKEFIELD**