

YOUR GATEWAY TO

# FLORIDA'S FASTEST-GROWING MARKET

11805 US 41, PALMETTO, FL 34221



**UP TO ±345,960 SF**  
CLASS-A, TILT-WALL,  
DOCK-HIGH INDUSTRIAL  
SPACE FOR LEASE.

Unprecedented  
Connectivity with  
Exceptional Highway  
and Port Access



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# WELL-POSITIONED. WELL-CONNECTED.

PORT MANATEE LOGISTICS CENTER


Situated near SeaPort Manatee with direct access to US-41, I-75 & I-275, Port Manatee Logistics Center offers a highly efficient, centrally positioned location designed to support seamless connectivity and business operations.

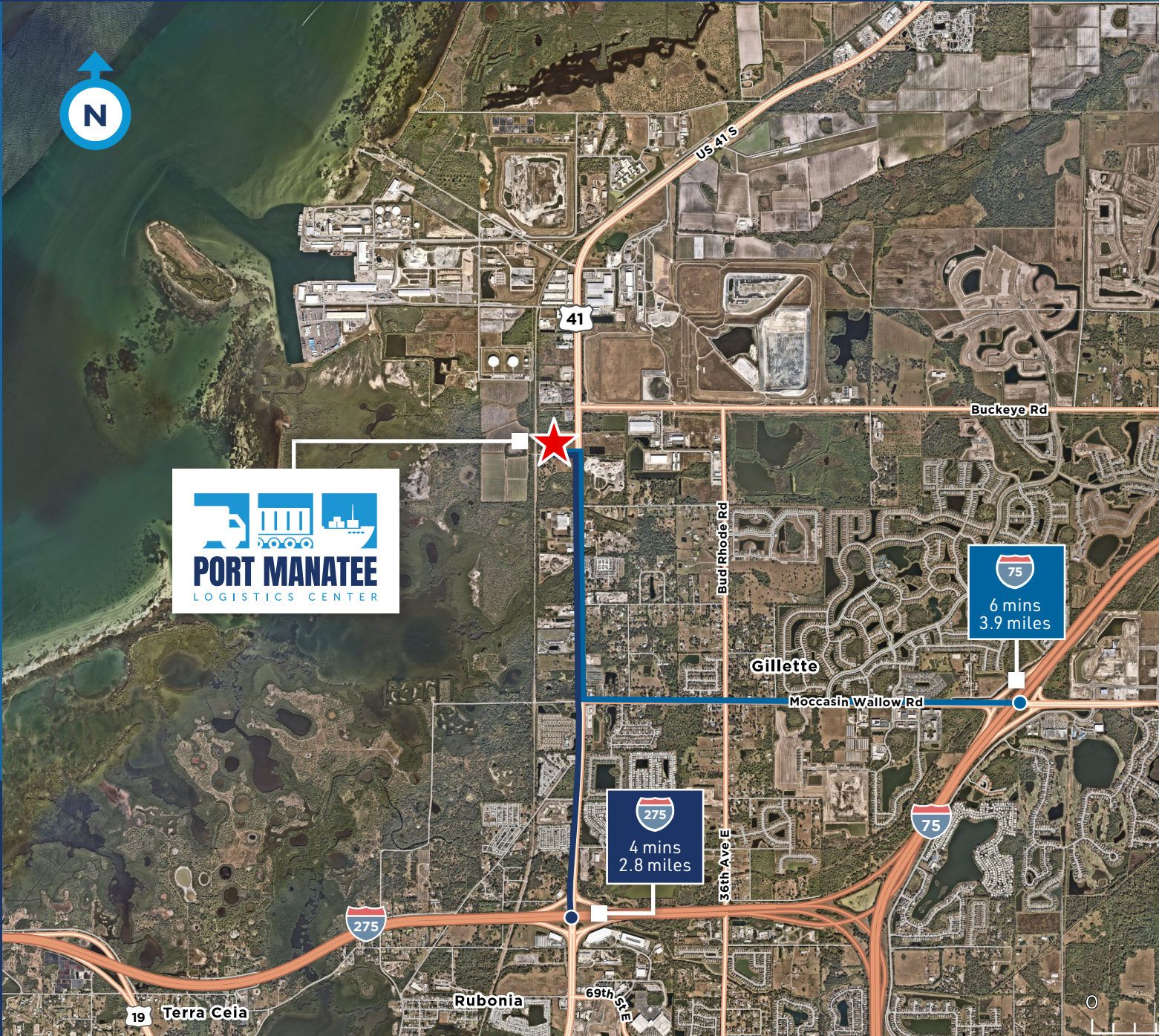
This area reinforces the property's value as a hub for commerce and long-term growth. Proximity to SeaPort Manatee places the site within one of the region's most active logistics and trade corridors, supporting efficient import, export, and distribution operations. Ongoing industrial, commercial, and infrastructure investment continues to attract businesses seeking scalable, well-connected environments.

















  
4 mins  
2.8 miles

  
6 mins  
3.9 miles



# FUTURE-READY LOGISTICS HUB

## PROPERTY FEATURES

	Building 100	Building 200	Building 300
 <b>Building Size</b>	68,040 SF	90,720 SF	187,200 SF
 <b>Dimensions</b>	486' x 140'	648' x 140'	832' x 225'
 <b>Available Sizes</b>	7,560 - 68,040	15,120 - 90,720	46,800 - 187,200
 <b>Clear Height</b>	28'	28'	32'
 <b>Dock-High Doors</b>	26	37	52
 <b>Drive-In Ramps</b>	2 (More if Needed)	2 (More if Needed)	2 (More if Needed)
 <b>Power</b>	3000A, 480V, 3-Phase	3000A, 480V, 3-Phase	3000A, 480V, 3-Phase
 <b>Fire Suppression</b>	ESFR	ESFR	ESFR
 <b>Parking</b>	97	110	154
 <b>Slab</b>	6" Thick, 4,000 PSI	6" Thick, 4,000 PSI	6" Thick, 4,000 PSI
 <b>Trailer Parking</b>	0	0	34
 <b>Delivery Date</b>	Q4 2026	Q4 2026	TBD

Port Manatee Logistics Center delivers a rare opportunity for users seeking modern and efficient industrial space strategically positioned in one of Florida's fastest growing regions. Designed for maximum flexibility, the project offers three Class A, tilt wall buildings that can accommodate occupiers seeking 7,500 SF to 187,200 SF, and **everything in-between**.

# SITE PLAN



# CONNECTIVITY



**HIGHWAY ACCESS** - Located 5 minutes from I-75 and I-275

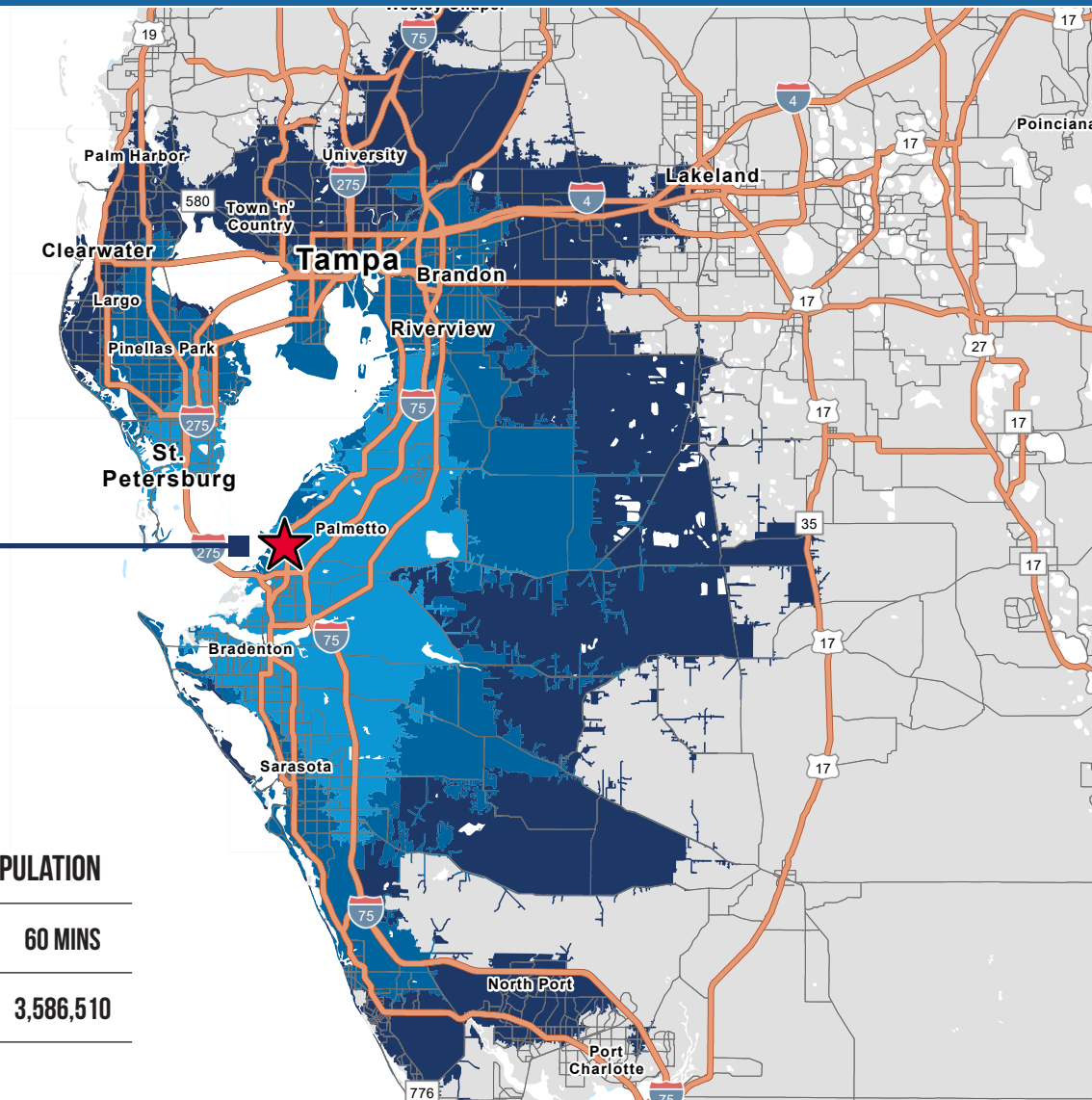


**PORT MANATEE ACCESS** - Located 3 minutes from Port Manatee

★ 11805 US-41, Palmetto, Florida 34221

**Drive Time**

- < 30 Minutes
- 30 - 45 Minutes
- 45 Minutes - 1 Hour



**2025 TOTAL DAYTIME POPULATION**

30 MINS	45 MINS	60 MINS
853,196	2,248,150	3,586,510

# BOOMING POPULATION GROWTH

Located on the  
border of Hillsborough  
& Manatee Counties

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Manatee County population has increased 18% over the last 5 years, which is significantly higher than the national average.



Home to Lakewood Ranch, one of the fastest growing master-planned communities in the country.



Palmetto offers immediate proximity to a high-density cluster of Fortune 500 distribution powerhouses including Amazon, FedEx, and Home Depot. Joining this elite industrial neighborhood means access to the same world-class transit infrastructure and supply chain efficiencies that drive the world's largest retailers.



This site offers a rare 'dual-incentive' advantage: located within the Port Manatee Encouragement Zone for fast-track development and reduced impact fees, while also eligible for FTZ No. 169 status to drastically reduce customs duties and operational overhead. Port Manatee Logistics Center is not just a location; it's a major financial advantage.



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INDUSTRIAL SPACE  
FOR LEASE  
11805 US 41  
PALMETTO, FL 34221



Uniland Development Company is a full-service real estate firm with over 50 years of experience. With a portfolio of more than 16 million square feet developed across the office, industrial, mixed-use, and residential sectors, Uniland leverages its significant scale and in-house expertise in development, construction, and property management to deliver and maintain complex projects from inception through occupancy.

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