

# HEAVY INDUSTRIAL LAND FOR SALE

TAMPA BAY,  
FLORIDA

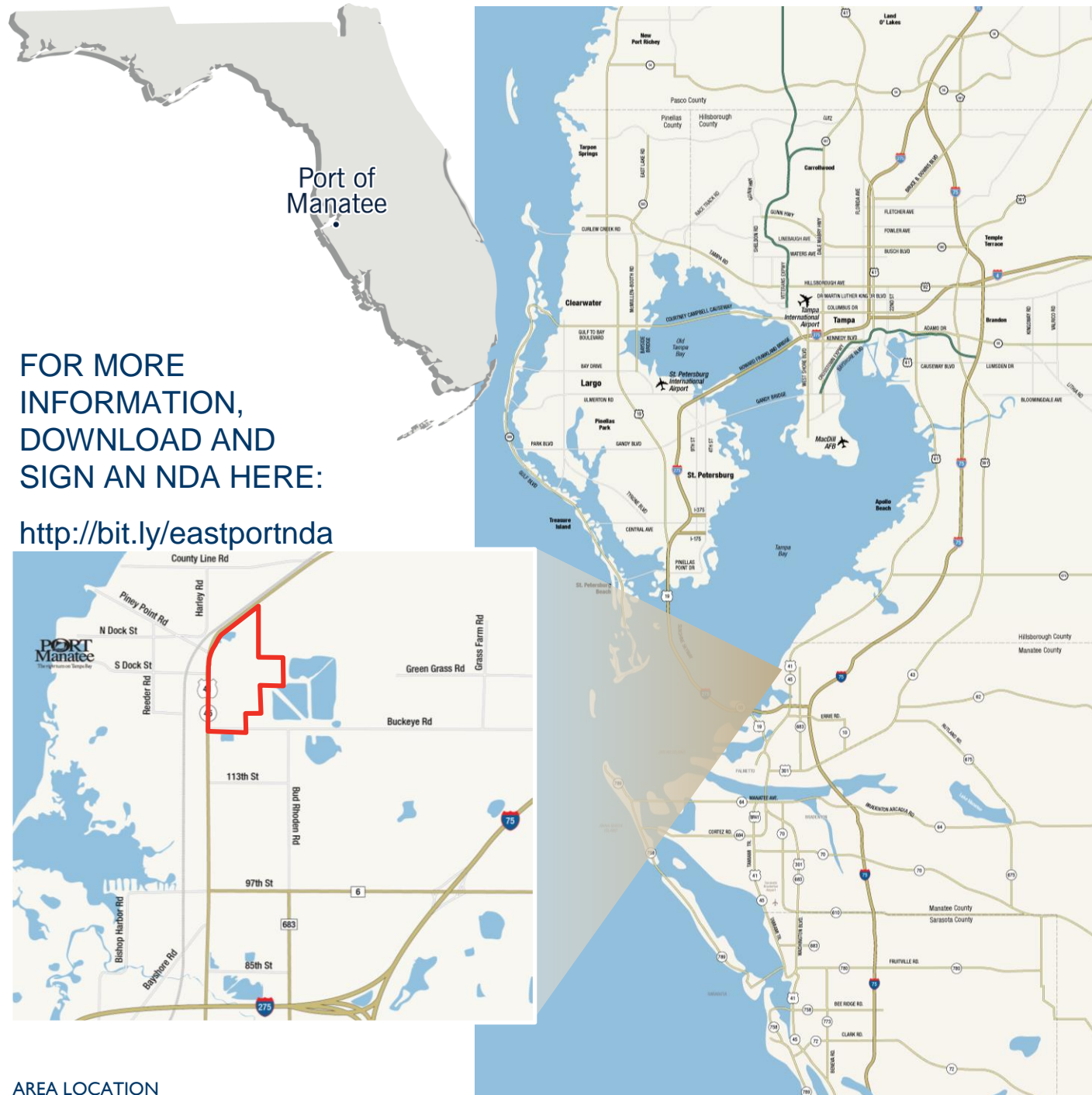
# HEAVY INDUSTRIAL PARK PORT ORIENTED



FOR SALE

Sites from 8.32 to 105 Acres

PRIME LOCATION



FOR MORE  
INFORMATION,  
DOWNLOAD AND  
SIGN AN NDA HERE:

<http://bit.ly/eastportnda>



AREA LOCATION



## EXCELLENT CENTRAL FLORIDA, HEAVY INDUSTRIAL, DISTRIBUTION/MANUFACTURING, RAIL SERVED PORT LOCATION

### PROPERTY PROFILE

Strategically located contiguous across U.S. Highway 41 from Port Manatee on Florida's West Coast.

Port Manatee is the closest U.S. deep water sea port to the Panama Canal. The site offers almost two miles of frontage on U.S. Highway 41, a four lane divided highway.

The property is connected to the CSX Rail Line. Five switches, one shuttle wagon, and six holding spurs totaling 7.3 miles of rail.

Easement and 48 inch sleeve allowing direct access and piping of liquid between Port Manatee and Eastport.

Closest Port to Cuba.

### PORT MANATEE FACTS:

- Port Manatee is known as "the right turn on Tampa Bay"
- Eight berths
- Depth: 40' + 2' MLW
- Harbor Channel Width: 400'
- Website: [www.portmanatee.com](http://www.portmanatee.com)

For more information, please contact:

**BRUCE K. ERHARDT, ALC**  
Executive Director  
(813) 223 6300  
[bruce.erhardt@cushwake.com](mailto:bruce.erhardt@cushwake.com)

**B. KELLEY PARKER, III, SIOR**  
Executive Vice President  
(713) 963 2862  
[kelley.parker@cushwake.com](mailto:kelley.parker@cushwake.com)

**JULIA RETTIG**  
Senior Director  
(813) 204 5332  
[julia.rettig@cushwake.com](mailto:julia.rettig@cushwake.com)

**JOHN F. LITTMAN, SIOR, MAI**  
Executive Director  
(713) 963 2862  
[john.littman@cushwake.com](mailto:john.littman@cushwake.com)

**JEFF LAMM**  
Director  
(813) 204 5376  
[jeff.lamm@cushwake.com](mailto:jeff.lamm@cushwake.com)

**CUSHMAN & WAKEFIELD, INC.**  
One Tampa City Center, Suite 3600  
Tampa, Florida 33602  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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# HEAVY INDUSTRIAL

## Land for Sale

8.32 TO 107 ACRES  
AVAILABLE

### LOCATION

- 13500 Scale Avenue, Palmetto, Florida 34221
- West Coast of Florida, 4.3 miles to I-75, frontage on U.S. Highway 41

### ZONING

- Manatee County Heavy Industrial

### ACCESS

- I-275 to U.S. 41
- Three median cuts on U.S. Highway 41, access point on Buckeye Road

### DISTANCES

I-75	4.3 Miles
I-275	2.7 Miles
Tampa International Airport	40 Miles
Lakeland	60 Miles
Orlando	112 Miles
Orlando International Airport	113 Miles
Sarasota Airport	15 Miles

### MARKET HIGHLIGHTS

- Population growth from 2014 to 2019 is 7.04%, 1.3 percentage points higher than the statewide average.
- Household growth from 2014 to 2019 is 6.79%, 1.1 percentage points higher than the statewide average.
- Unemployment rate has consistently run lower than the state average.
- 2014 Average Household Income is \$56,979
- Dynamic and age diverse workforce (median age 44.7)

### EXISTING TENANTS INCLUDE

COMPANY NAME	DESCRIPTION
Air Products	Equipment Fabrication
Thatcher	Chemical Manufacturing
Allied Universal	Salt Storage
Mayo	Fertilizer Storage

### PARCEL BREAKDOWN

PARCEL	ESTIMATED SIZE	PRICING
A	38.26 Acres	\$4.50/per square foot
B	40.95 Acres	\$4.00/per square foot
C	8.32 Acres	\$4.50/per square foot
D	105.21 Acres	\$3.50/per square foot
E	41.47 Acres	\$3.00/per square foot
F	17.58 Acres	\$4.00/per square foot

\* Parcels can be divided or aggregated

\*\* Sizes are approximate

### UTILITIES

- Sewer & Water - Manatee County – available to site
- Existing tenants are on a septic system
- Gas - People's Gas
- Electric – Florida Power and Light - Industrial grade power of 41,000 volts, with a system to distribute electricity at 4,160 volts around site in place. Dualfeed.

### PERMITTING PROCESS

- All permits are processed through Manatee County. This process can be completed in weeks versus months and years in other locations.

### ENGINEERING STATUS

- Property is being surveyed
- PDEZ – Port Development Encouragement Zone
- Storm water permitted for most of the parcels



PORT MANATEE

