

# Tampa Area Industrial Land

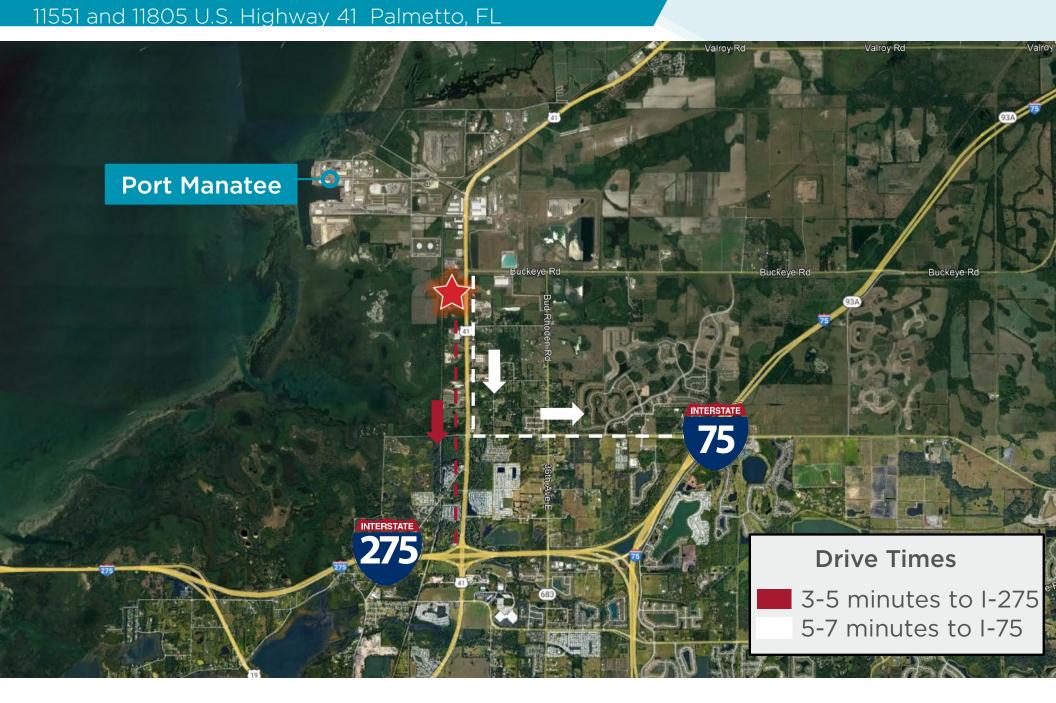
11551 and 11805 U.S. Highway 41 | Palmetto, FL



### 49.3 AC INDUSTRIAL LAND

## Tampa Area Industrial Land





## Tampa Area Industrial Land

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

### **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

#### 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	5
Future Land Use	IL, PS/PS1	
Utilities	Water – 24" Manatee County water line on west ROW of US 41 Electric – Manatee County	8
Rail	CSX adjacent to property	

848

Approximately 8 million people within two-hour drive



### FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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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

Located less

south of Port

than 1 mile

Manatee



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