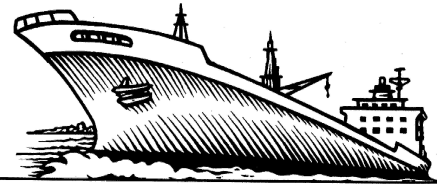


PORT MANATEE

Commerce Center



2300 SOUTH DOCK ST. • PALMETTO, FLORIDA 34221 • TELEPHONE (941) 729-1010 • FAX: (941) 729-1314

**** FOR LEASE ****

Warehouse Storage - 63,602 SF

Building C – 2340 South Dock St.

Located outside the security gates of Port Manatee

30 minutes from Port of Tampa

Foreign Trade Zone #169

Convenient to Manatee, Sarasota, Hillsborough and Pinellas counties

Three miles / non-stop access to I-75 + I-275

60' wide aircraft door on the east end of the building for easy access

Four – 26' wide bi-fold doors

One – 20' wide bi-fold door

Seven 12' x 14' roll-up doors with grade level loading

Ten roll-up doors with dock level loading

Drive through access with tractor trailer rig

30' Eave Height (26' to 29' clear height)

Clear span (no poles) for unobstructed interior mobility

100A Electric (480/277V) Upgradeable to 600A

130 mph rated building

Skylights and fully Sprinklered

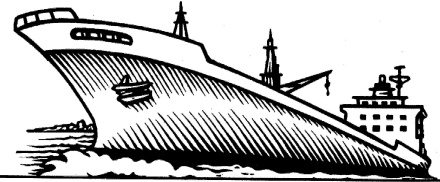
Rail served by CSX Transportation

www.PortManateeCommerceCenter.com



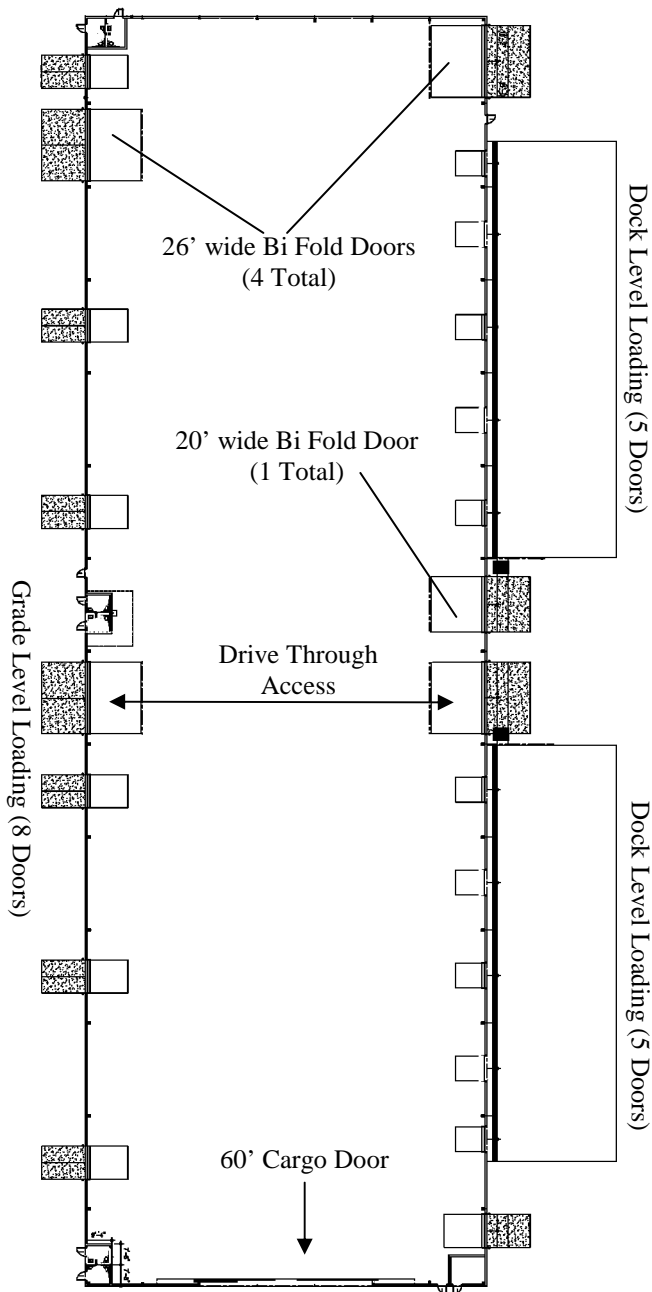
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Building C Floorplan



Aerial Photo



Location Map

Contact Kevin Button
941-729-1010

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