



# 36,300 SF up to 147,248 SF Space for Lease

4506 24<sup>th</sup> Street East, Bradenton, Florida

FOR MORE INFO  
CONTACT:

Rick Narkiewicz  
t 813.830.7884  
rick.narkiewicz@nmrk.com

**NEWMARK**

## Building Photos



## Building Photos



## Site Plan 147,248 SF



## Property Features

### Building 200

147,248 SF | Building 200

2,600 SF office

32' minimum clear height

ESFR

40 (9' x 10') dock high loading doors

2 (12' x 14') concrete ramps

165 employee parking spaces

14 trailer parking spaces

220' building depth

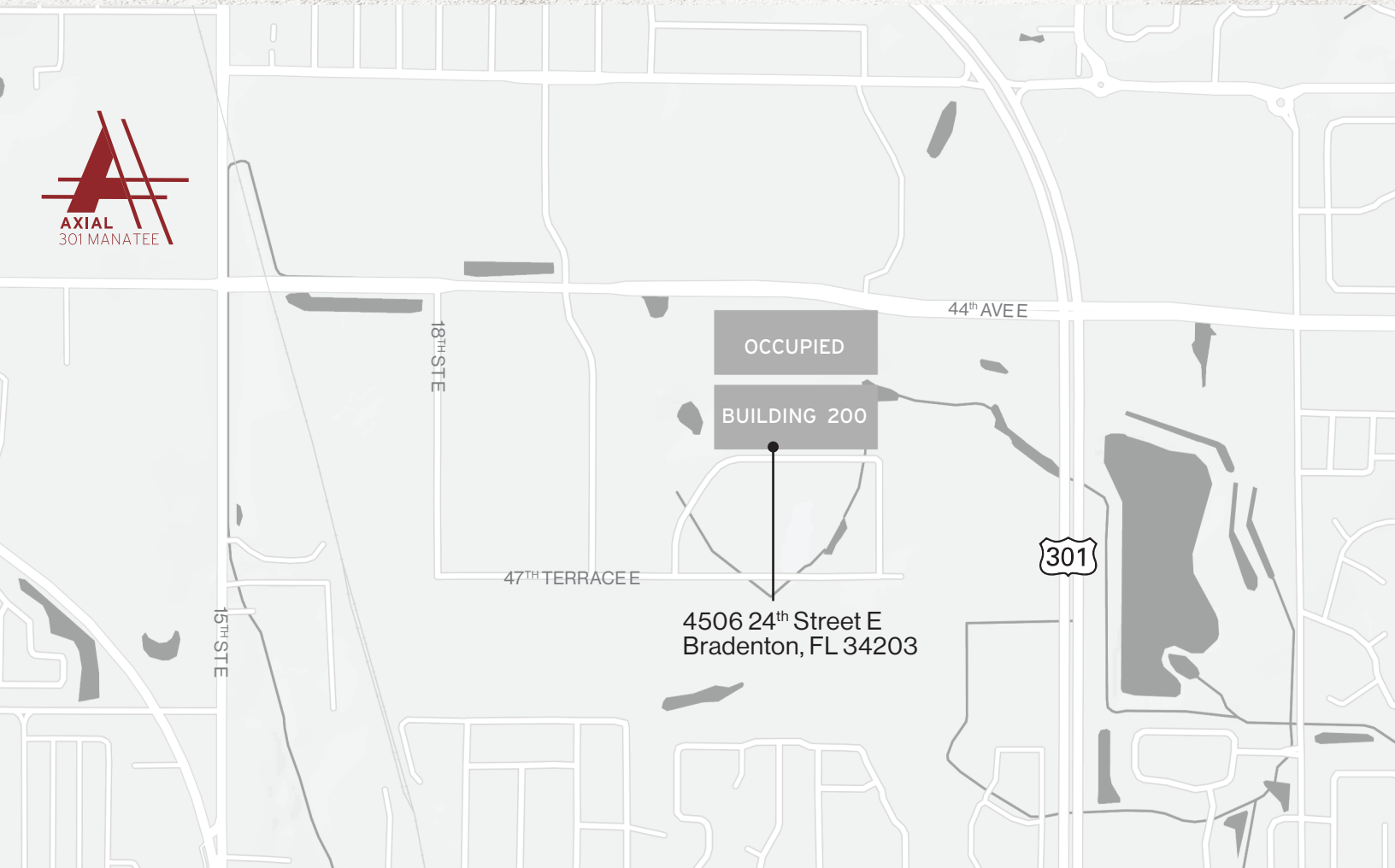
R20 Roof Insulation

60' concrete apron

60' speed bay

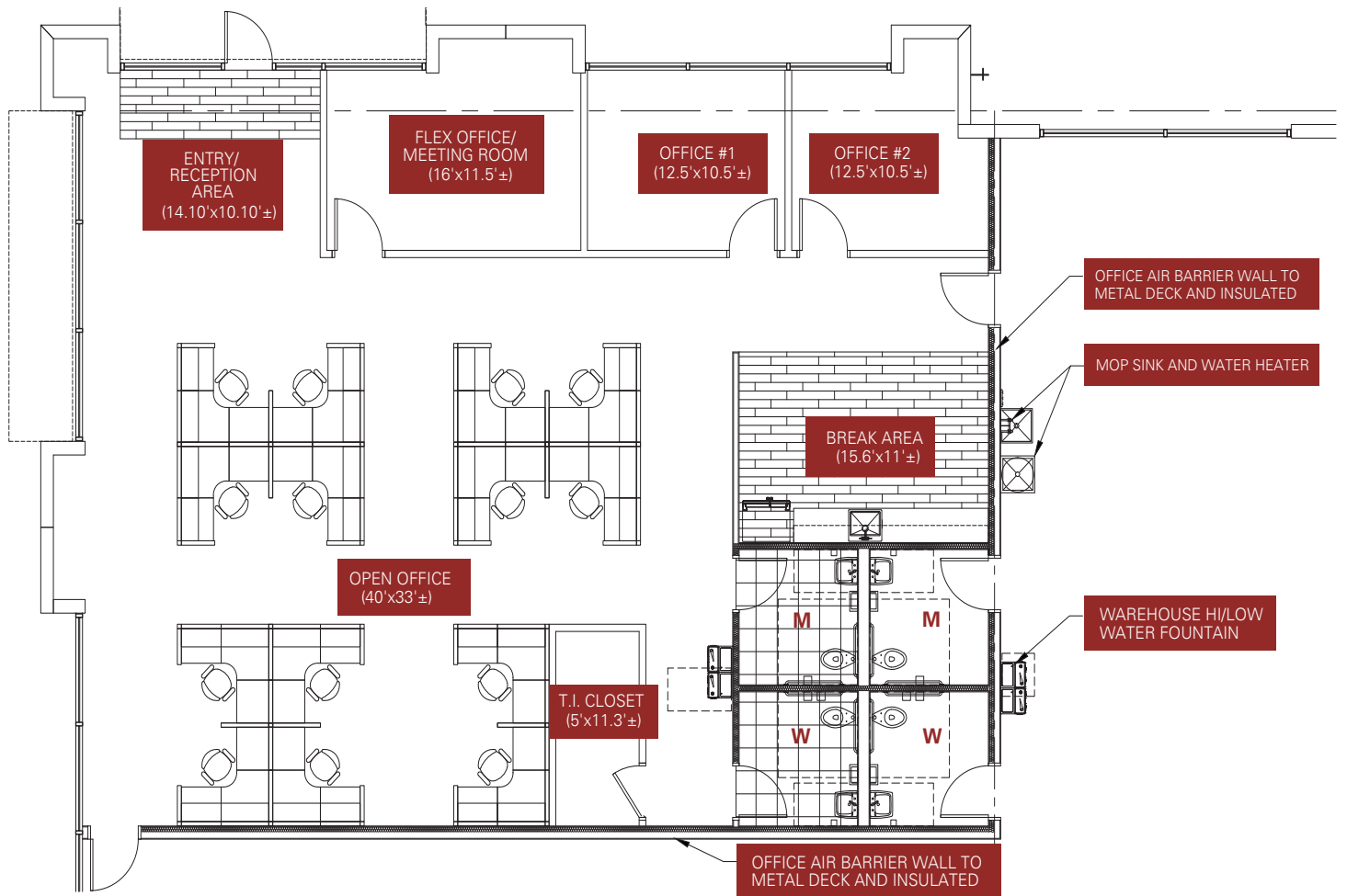
Signalized access

55' x 53.4" column spacing



## Spec Office Plan

2,600 SF Office

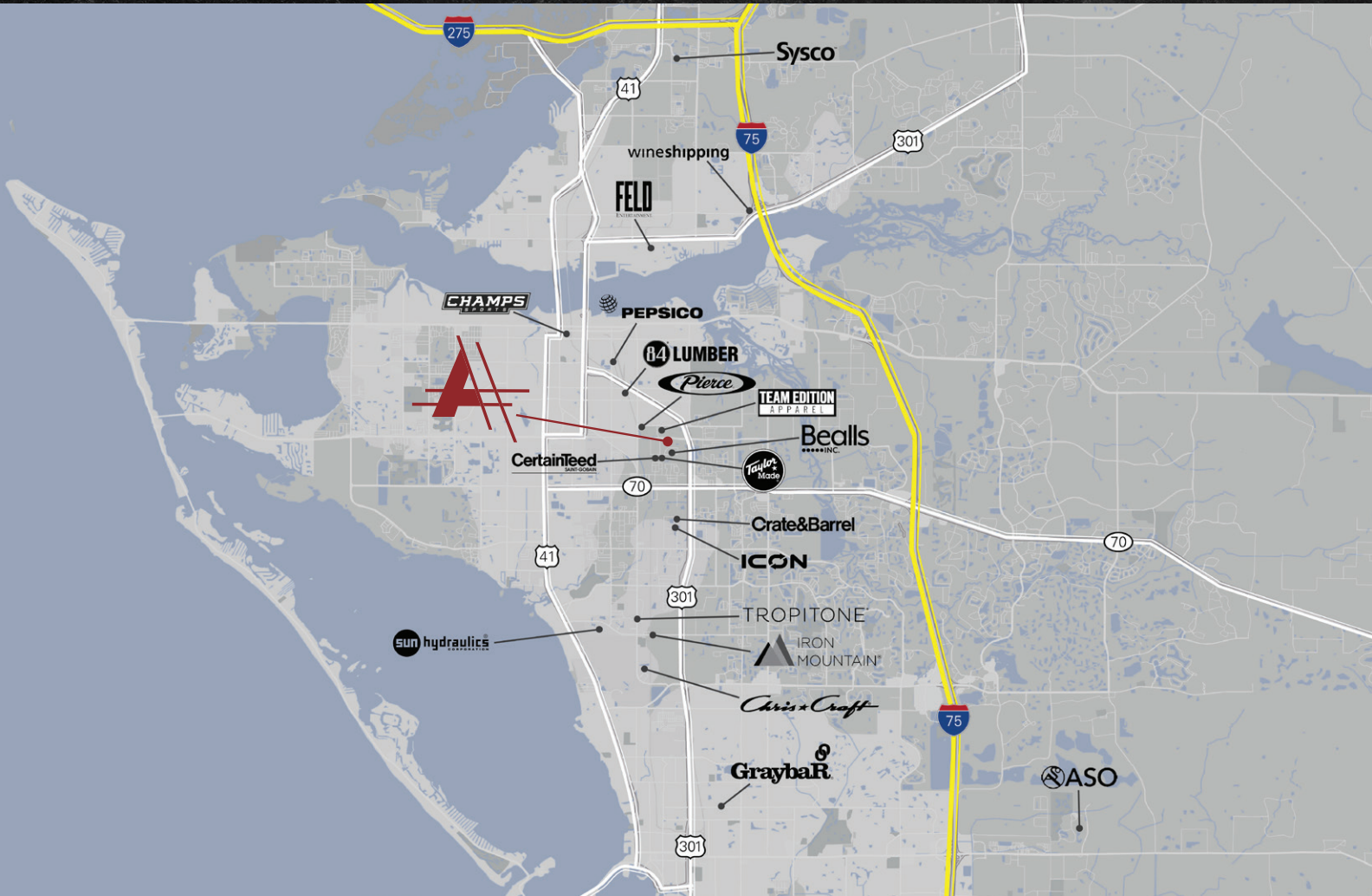


## One-Day Drive Time



# AXIAL 301 MANATEE

BY CRESCENT COMMUNITIES



Immediate access to one of the largest labor pools in the Metro Tampa Bay Region.

Established live, work, play destination with significant future population growth.

Excellent last mile delivery location to provide immediate service to the Bradenton/Sarasota area which boasts some of the top retail demographics in the state of Florida.

## Space to Move

Totaling 147,248 square feet, AXIAL 301 Manatee offers convenient access to I-75, State Road 70 and newly constructed 44th Avenue. Signalized access. Just a 10-minute drive to bustling downtown Sarasota, seamless access for quick product movement, plus thoughtful details creates a modern design for modern logistical and high-tech manufacturing needs.





**NEWMARK**

FOR MORE INFO CONTACT:

Rick Narkiewicz

t 813.830.7884

[rick.narkiewicz@nmrk.com](mailto:rick.narkiewicz@nmrk.com)