

# SRQ Logistics Center



## Opportunity

### Property Options

- Available 125,000 sf - 1,000,000 sf
- Build-to-Suit
- Building(s) for Sale
- Building(s) for Lease

## Location

- Class A logistics and industrial park under development located in South Manatee County, Florida
- 2 miles from Sarasota|Bradenton International Airport
- 5 miles to Interstate 75
- 21 miles to Port Manatee
- Prime Location at the NW Quadrant of U.S. Hwy 301 and University Parkway & SW Quadrant of U.S. Hwy 301 and Tallevast Road
- 34,000 AADT on U.S. 301; 20,500 AADT on University Parkway; 8,000 AADT on Tallevast Road

Developed by



For more information, please contact:

### Clay Witherspoon

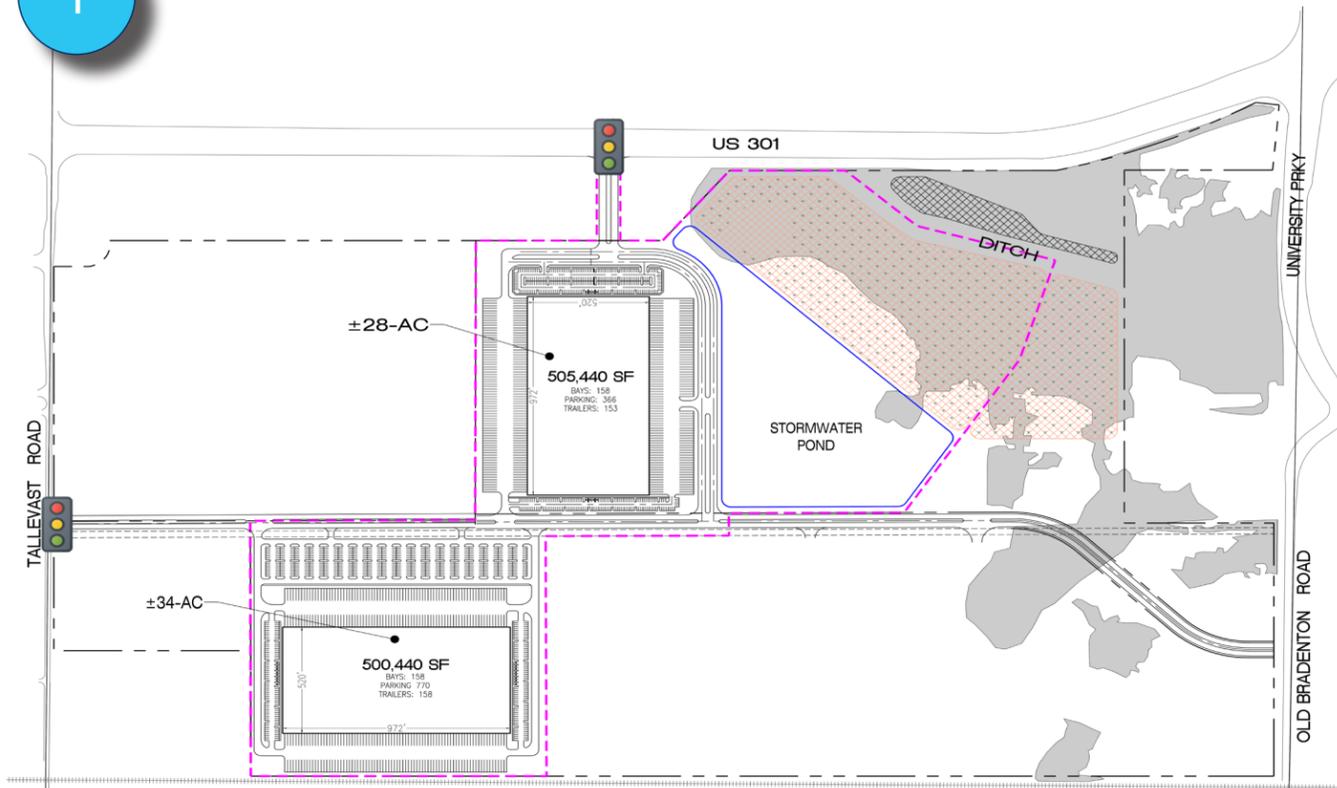
Principal | Managing Director  
D 813 444 0626  
C 813 230 1876  
clay.witherspoon@avisonyoung.com

### Nick Robinson

Senior Vice President  
D 941 260 0410  
C 352 857 2626  
nick.robinson@avisonyoung.com

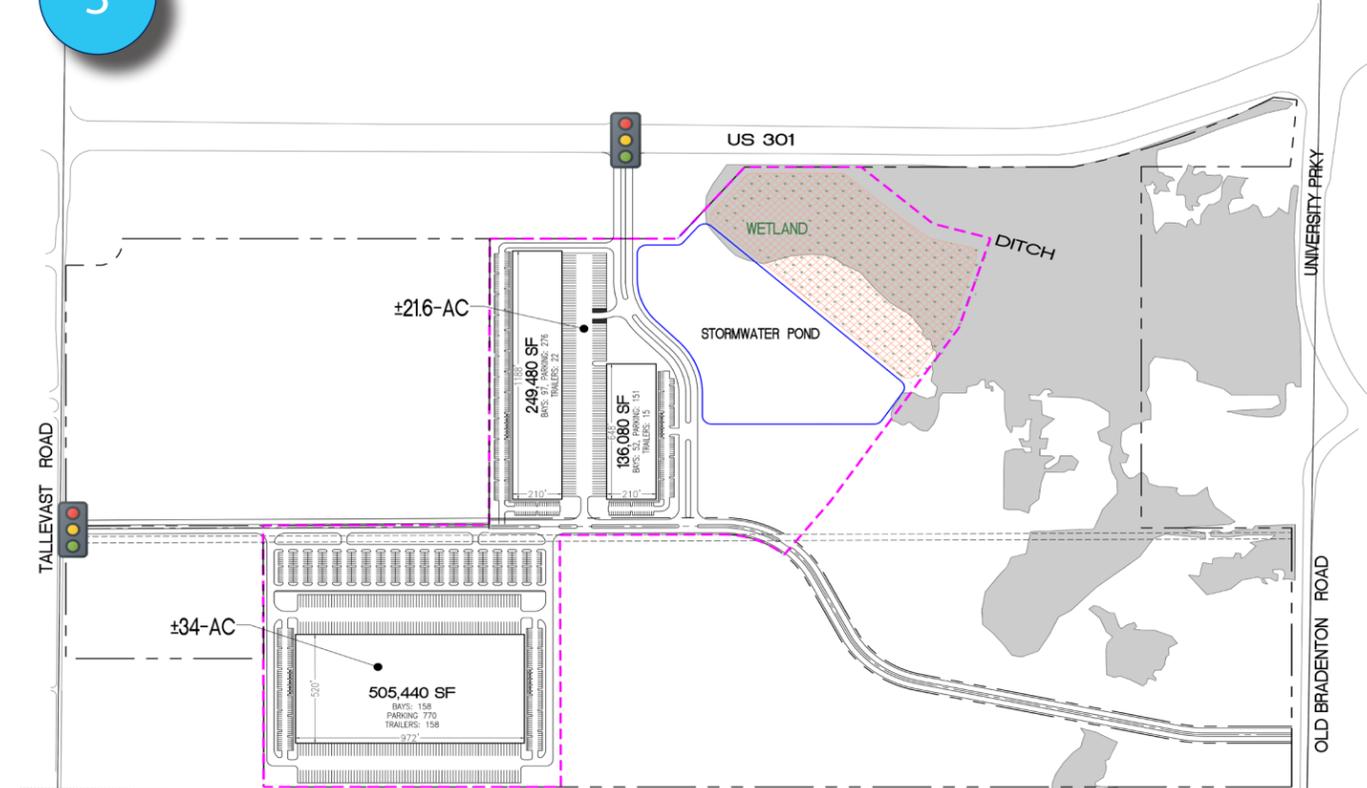
OPTION

1



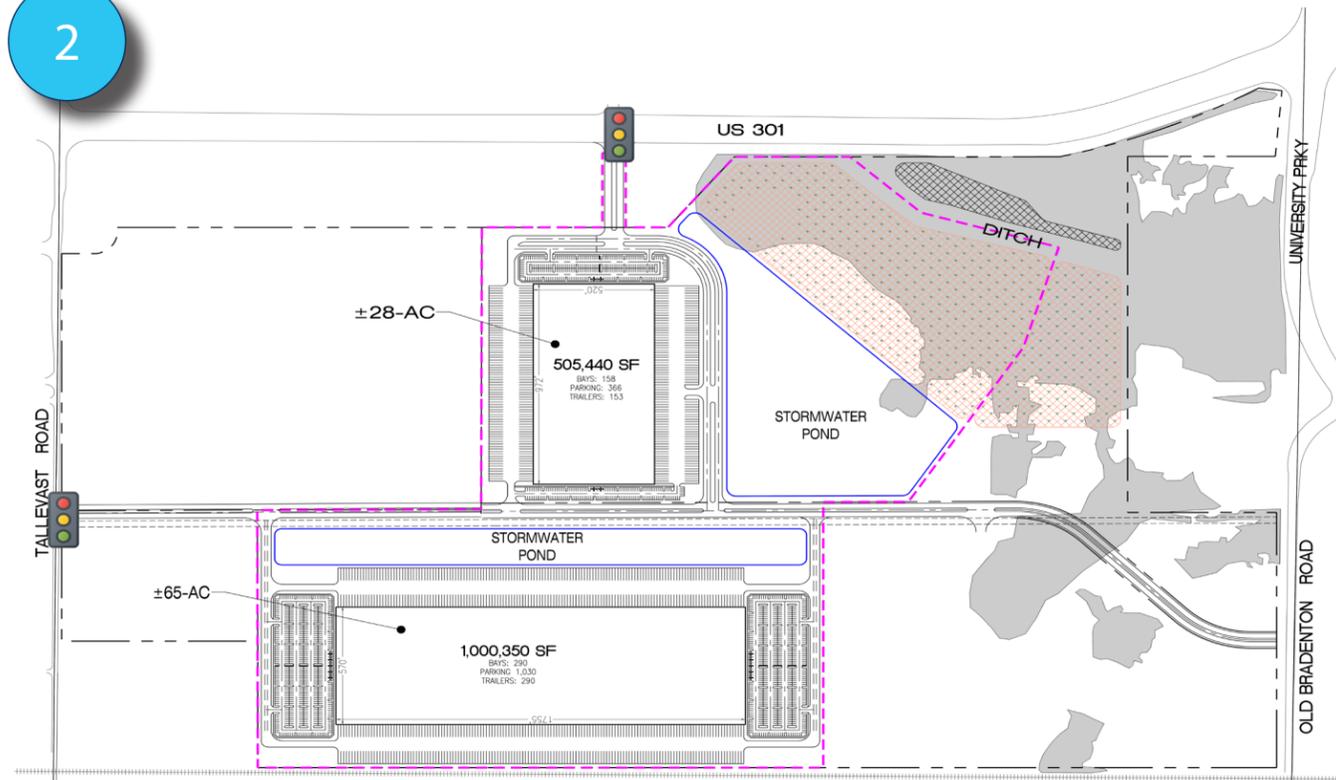
OPTION

3



OPTION

2

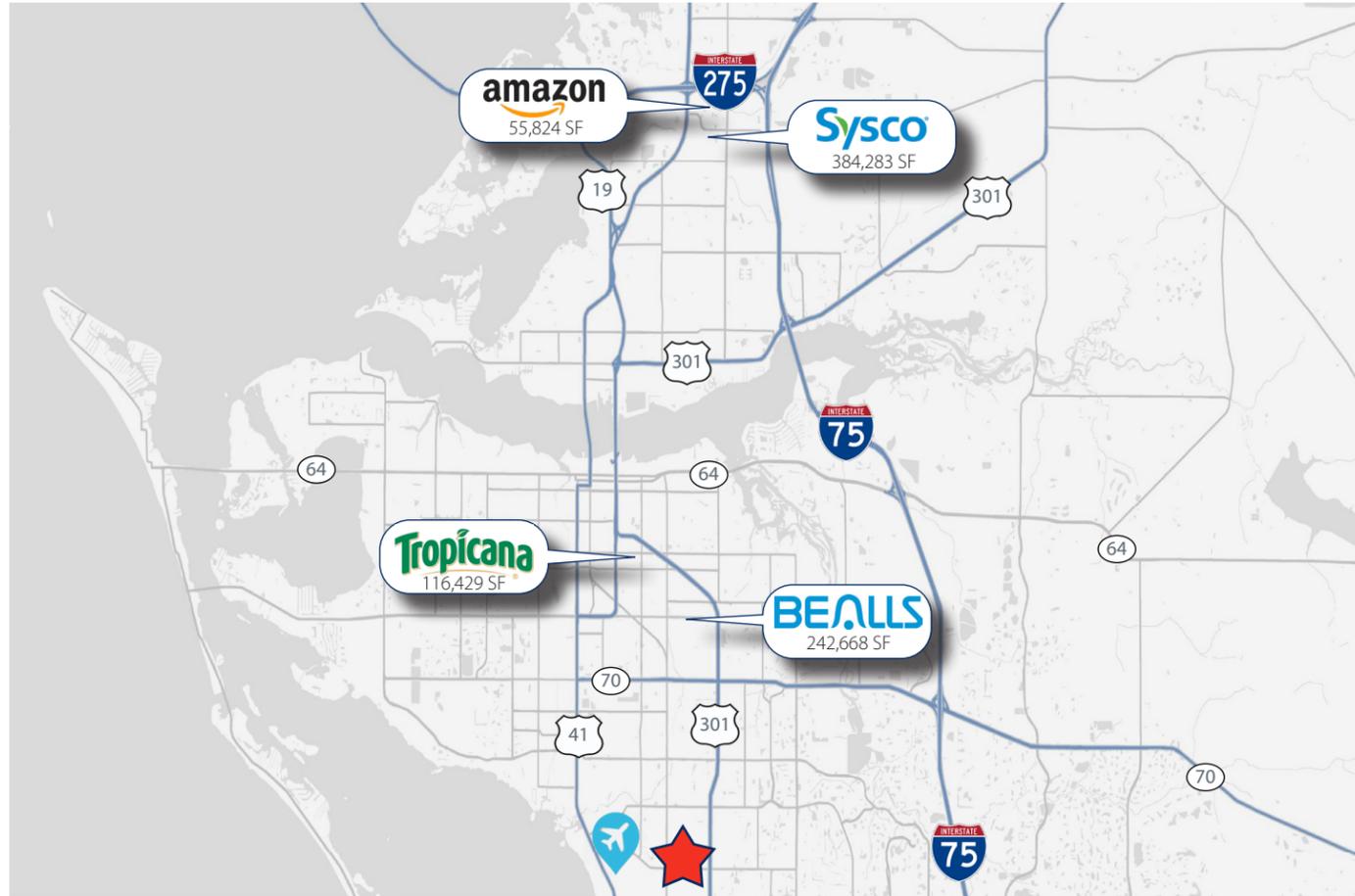


1

2

3

BUILDING SIZE:	500,440 sf	1,000,350	136,080 • 249,480
BUILDING DIMENSIONS:	520' x 972'	570' x 1,755'	210' x 648' • 210' x 1,188'
LOADING:	Cross-Dock	Cross-Dock	Rear Load
CLEAR HEIGHT:	36'	36' - 40'	32'
COLUMN SPACING:	54' x 50' w/ 60' speed bay	54' x 50' w/ 60' speed bay	54' x 50' w/ 60' speed bay
TRUCK COURT:	190'	190'	130' • 190'
TRAILER STORAGE:	153	290	15 • 22
SLAB:	7"	7"	6"
DOORS:	112	230	42 • 77
PARKING:	366	1,030	151 • 276



**PORT MANATEE** IS ONE OF THE LARGEST DEEPWATER SEAPORTS IN FLORIDA AND THE CLOSEST TO THE PANAMA CANAL

**4.5 MILLION PEOPLE** WITHIN A 60-MINUTE DRIVE TIME OF THE BRADENTON AREA

**I-75 AND I-275** RUN THROUGH MANATEE COUNTY

**MORE THAN 500** ADVANCED MANUFACTURING RELATED BUSINESSES IN MANATEE COUNTY

**SEMINOLE GULF RAILWAY** PROVIDES RAIL TO MANATEE COUNTY

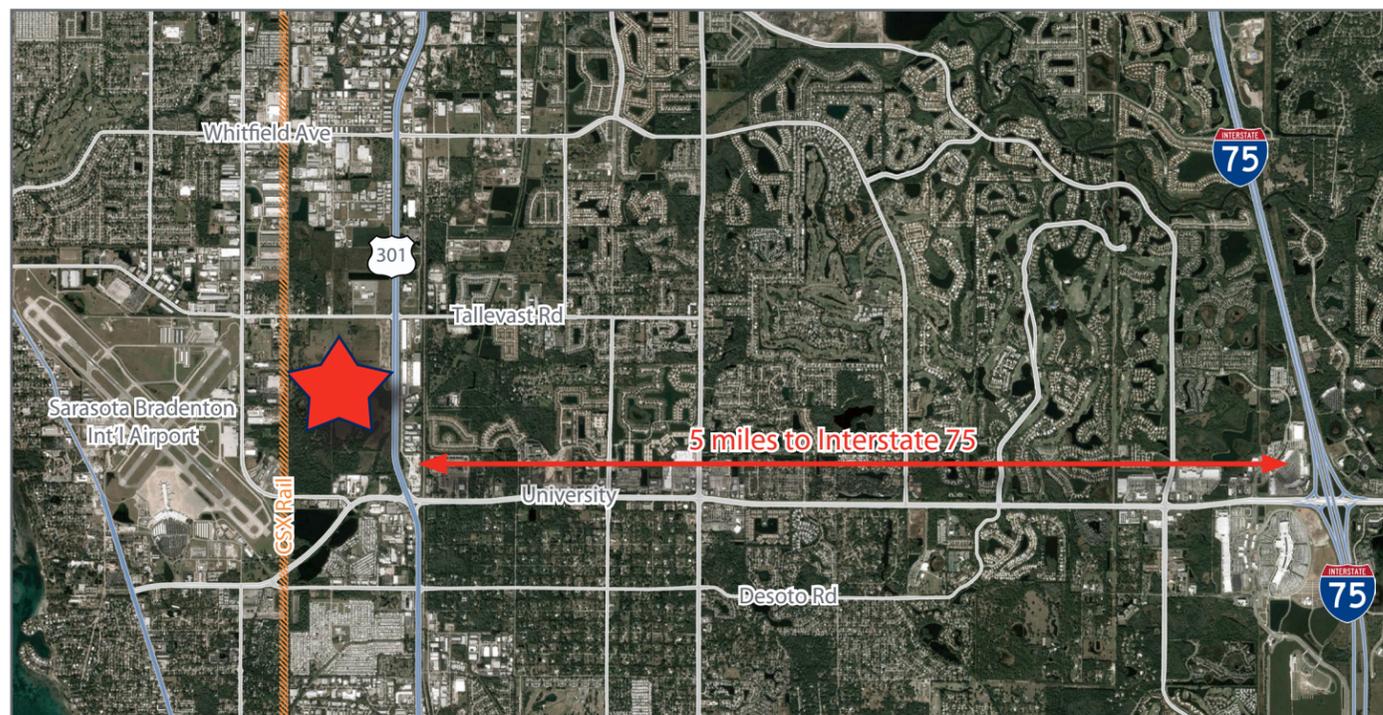
**MORE THAN 7,000 WORKERS** IN MANATEE COUNTY ARE EMPLOYED IN ADVANCED MANUFACTURING

### Immediate Access to a 20.4 Million Person Market

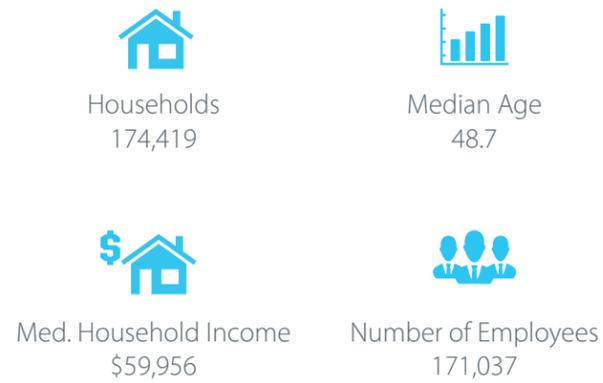
Manatee County, is located on the south side of Tampa Bay. It is 50 miles south of Tampa on I-75; and by way of four-lane I-75 and I-4, the area is within 120 miles of Orlando and less than 250 miles from Miami on I-75. Manatee County and adjacent Sarasota County employ more than 9,000 people within the logistics & distribution industry cluster.

Leading companies that are rooted in this industry and call the Bradenton Area home include Tropicana Products Inc., Bealls Inc. and SYSCO West Coast Florida Inc. Amazon constructed a \$200 million distribution facility just north of Manatee County in 2013.

Accessibility for logistics and distribution companies not only include interstate access, but also mainline rail provided by Seminole Gulf Railway, three international airports within an hour's drive and close proximity to Port Manatee, the closest United States deepwater port to the Panama Canal.



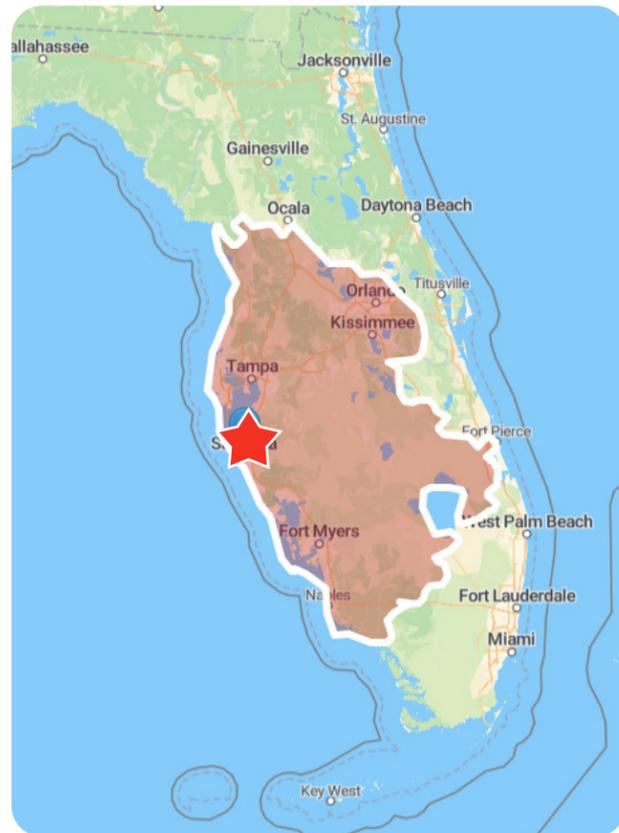
### Manatee County Quick Stats



### Statewide Population Comparison

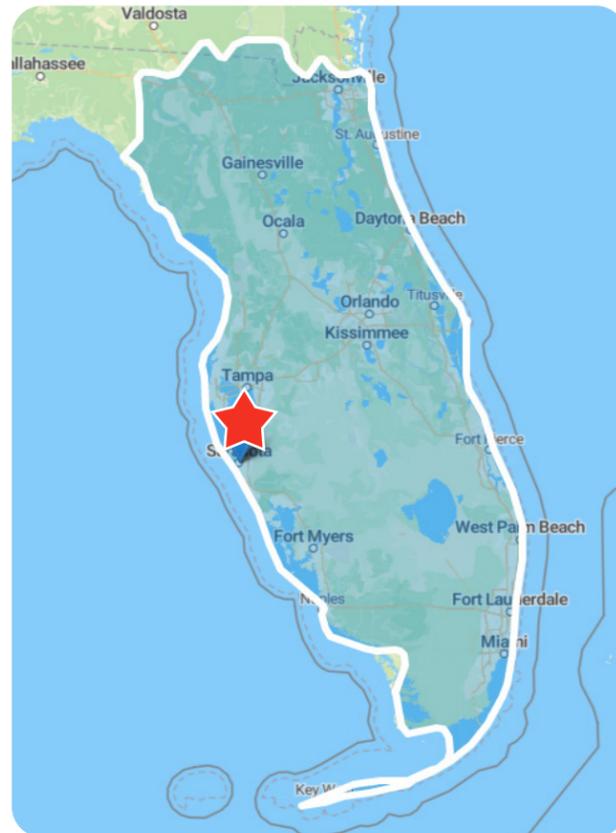
	150 miles	250 miles
Sarasota	12,415,390	20,359,730
Tampa	12,507,623	21,455,541
Pasco County	12,122,721	21,537,401
Lakeland	13,990,089	21,049,811
Ocala	12,212,051	20,130,779
Orlando	13,308,532	21,559,448

### Population Radius



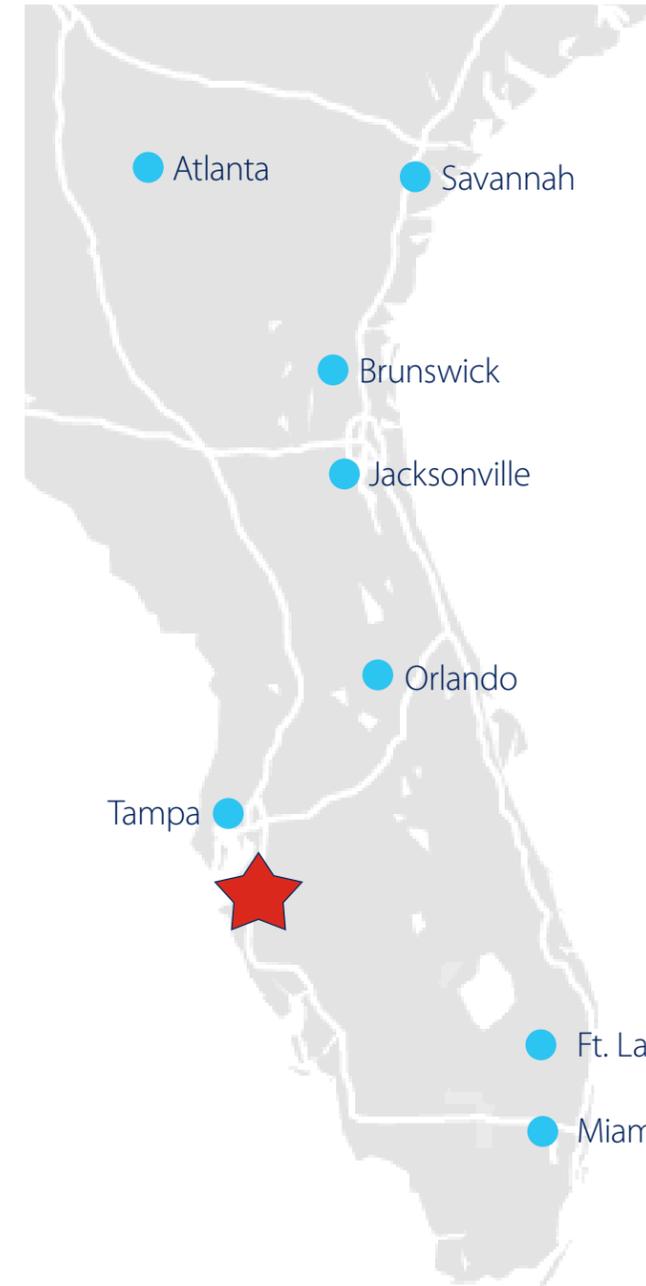
150 Miles

Population	10- Year Growth
12,415,390	17.9%



250 Miles

Population	10- Year Growth
20,359,730	15.4%



#### MAJOR CITIES

Tampa	53 miles	55 minutes
Orlando	126 miles	1 hour, 58 minutes
Fort Lauderdale	218 miles	3 hours, 12 minutes
Miami	234 miles	3 hours, 26 minutes
Jacksonville	243 miles	3 hours, 59 minutes
Atlanta	499 miles	7 hours, 2 minutes

#### MAJOR PORTS

Manatee	18 miles	27 minutes
Tampa	55 miles	54 minutes
Everglades	217 miles	3 hours, 8 minutes
Miami	236 miles	3 hours, 31 minutes
Jacksonville	246 miles	3 hours, 56 minutes
Brunswick	301 miles	4 hours, 40 minutes
Savannah	380 miles	5 hours, 46 minutes

#### MAJOR AIRPORTS

Sarasota International	2 miles	4 minutes
Tampa International	50 miles	57 minutes
Orlando International	128 miles	1 hour, 58 minutes



avisonyoung.com