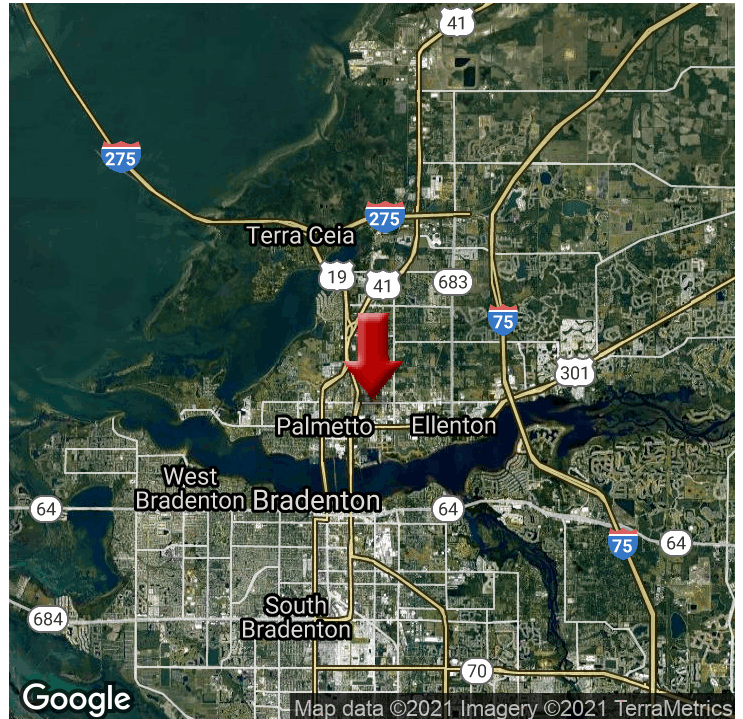


12,567 SF INDUSTRIAL FLEX FOR SALE

1012 10TH ST E

Palmetto, FL 34221

MARC H. PEARL CCIM
Broker/Associate
O: 941.260.1200
C: 305.968.5816
MPearl@PearlCommercial.net
FL #BK485275



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
AVAILABLE SF:	12,567
LOT SIZE:	1.38 Acres
YEAR BUILT:	1977
BUILDING SIZE:	12,567 SF
ZONING:	CG
MARKET:	Tampa - St Pete
SUBMARKET:	Sarasota - Bradenton
PRICE / SF:	\$127.32

PROPERTY OVERVIEW

12,567 SF MIXED USE SPACE ON 1.38 ACRES ON US-301 / 10th Street East. Excellent owner-user or value-add investment opportunity in a sought after, growing central location. This property includes three (3) buildings with a total of 12,567 SF of Mixed-Use space (retail, industrial, office) on 1.38 acres. Zoned CG (General Commercial). This is a prime location for AG equipment and supplies; automotive sales and/or service center; home furnishings store; fitness center/gym; home improvement or home specialty store; office supply/services store; pet supply / pet daycare; and more. Gap analysis available upon request. Located on 10 Street Street E with average daily traffic count of 30,493. Great location just 10 miles from Sarasota-Bradenton Airport and Port Manatee. Zoned Commercial General. Existing tenants are long term, on a month-to-month lease basis.

PROPERTY HIGHLIGHTS

- Over 12,000 SF Mixed-Use Space
- Commercial General Zoning (Retail. Industrial. Office)
- Excellent Owner User or Value Add Investment Opportunity
- Located in Sought-After, Growing Location of Palmetto
- Easy Access to Sarasota-Bradenton Airport and Port Manatee
- ADT 30,493

KW COMMERCIAL
3355 Clark Road
Sarasota, FL 34231



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

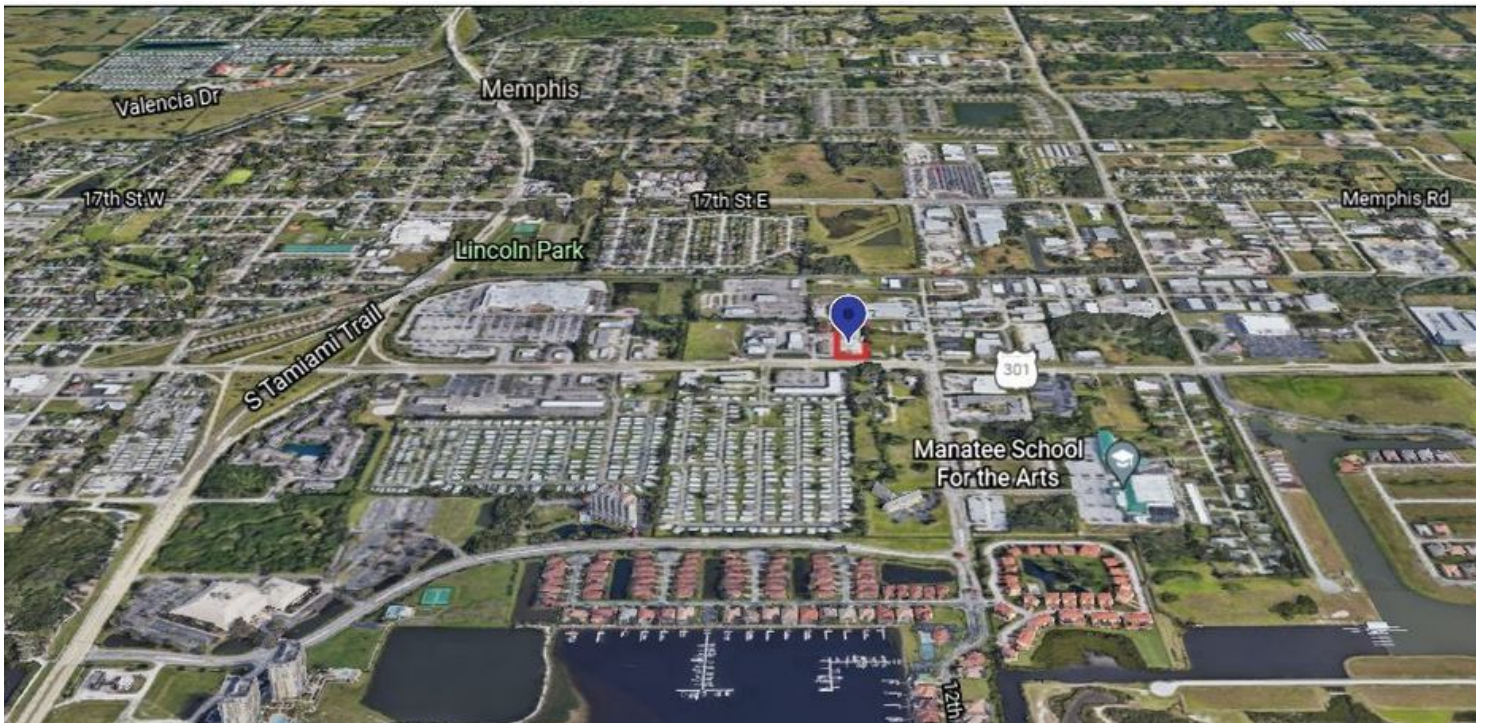
Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6327)

12,567 SF INDUSTRIAL FLEX FOR SALE

1012 10TH ST E

Palmetto, FL 34221

MARC H. PEARL CCIM
Broker/Associate
O: 941.260.1200
C: 305.968.5816
MPearl@PearlCommercial.net
FL #BK485275



KW COMMERCIAL
3355 Clark Road
Sarasota, FL 34231



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

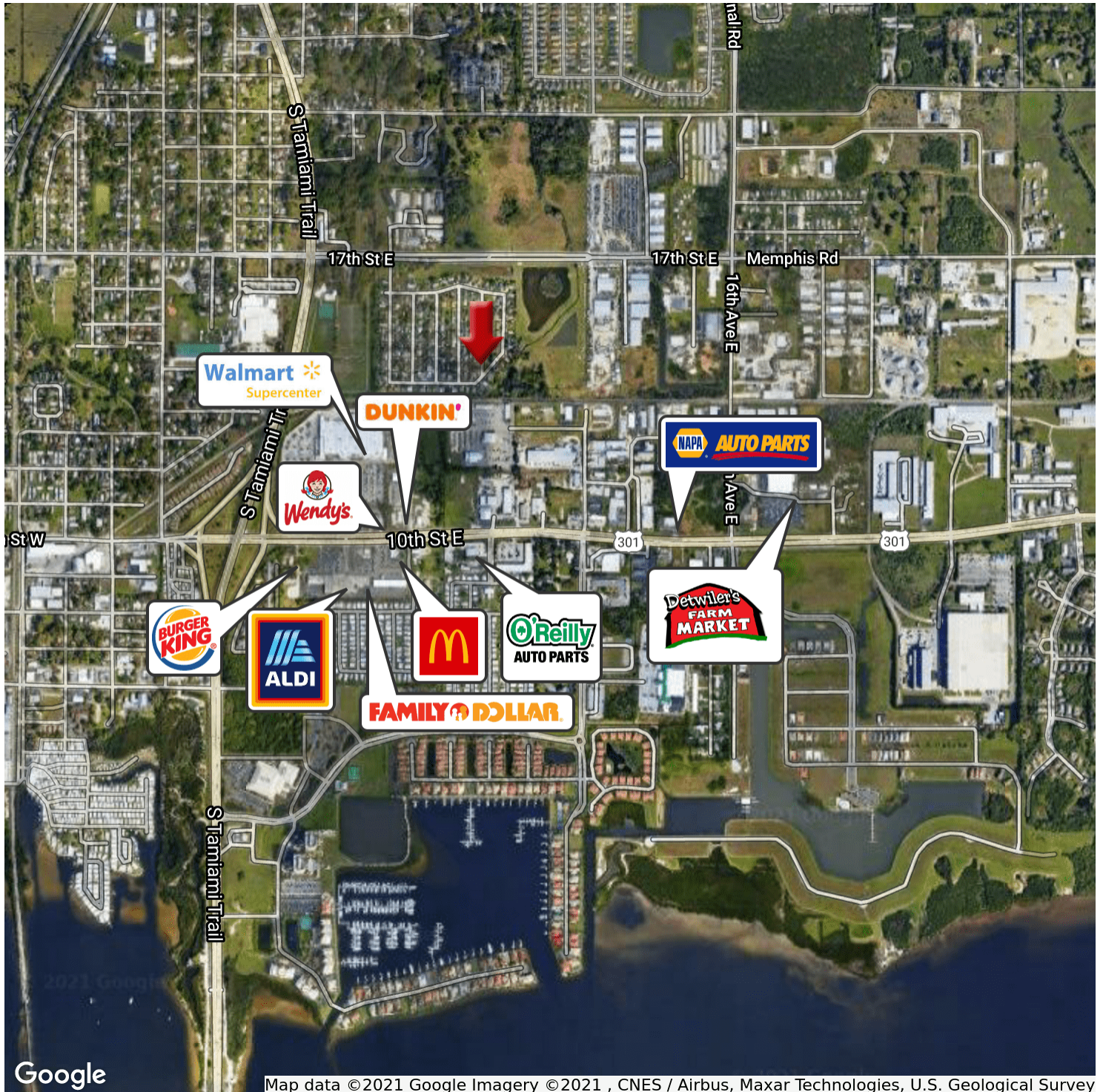
Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6327

12,567 SF INDUSTRIAL FLEX FOR SALE

1012 10TH ST E

Palmetto, FL 34221

MARC H. PEARL CCIM
Broker/Associate
O: 941.260.1200
C: 305.968.5816
MPearl@PearlCommercial.net
FL #BK485275



KW COMMERCIAL
3355 Clark Road
Sarasota, FL 34231

kw CLASSIC
GROUP
KELLERWILLIAMS.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6327)

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6327