

**UNBEATABLE PRICING! \$56/SF BRAND NEW  
9750 SF BLDG**

Jeff Button · (941) 313-1193 · [jeff@sarasotawarehouses.com](mailto:jeff@sarasotawarehouses.com)

**Richardson Kleiber Walter Kleiber  
Button Inc.**



**1750 17th Street**  
Palmetto, FL 34221

<b>County:</b>	Manatee
<b>Property Type:</b>	Industrial Warehouse
<b>Building Size:</b>	9,750 SF
<b>Clear Ceiling Height:</b>	20 Ft.
<b>Price:</b>	\$550,000
<b>Price/SF:</b>	\$56.41/SF
<b>Status:</b>	Active
<b>LoopNet ID:</b>	16570137

<http://listing.loopnet.com/16570137>

- HEAVY & LIGHT INDUSTRIAL & COMMERCIAL ZONING
- 3 PHASE CAPABLE
- BRAND NEW BUILDINGS
- LOCATED IN ENTERPRISE ZONE
- MINUTES TO U.S. 301, U.S. 41, I-75 & I-275

**Property Description**

UNBEATABLE PRICING!!! \$56/SF PRICING FOR A BRAND NEW 9,750 SF BUILDING SHELL. MEMPHIS ROAD INDUSTRIAL PARK includes 93,750 Total SF within 10 individual buildings ranging from 6,000 SF to 9,750 SF. The \$550,000 List Price quoted reflects BRAND NEW shell building of 9,750 SF. BUILDINGS MAY BE DIVIDED. Contact listing agent for additional pricing and availability information. ALSO AVAILABLE FOR LEASE STARTING AT \$3.95/SF NNN. Building features include: BRAND NEW BUILDINGS, 20 Foot Eave Height, 14 Foot Overhead Doors, 3 Phase Power Available, Glass Entry Door, Office Build-out Available at additional cost. CHI Zoning - (Heavy Commercial and Light Industrial Zoning - City of Palmetto) allows MANUFACTURING, NUMEROUS RETAIL USES, DRY CLEANING, AUTO SALES & SERVICE, WAREHOUSING, STORAGE, DISTRIBUTION, ETC.

**Location Description**

Minutes to U.S. 301, U.S. 41, I-75, I-275, Tampa, St. Petersburg, Bradenton, Sarasota. From I-75, Exit # 224 (U.S. 301) exit westbound; North on Canal Road; Left on 17th Street; Memphis Road Industrial Park located on North side of 17th Street East.

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Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.

**Contact**

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