



SALE

2105 South Dock Street

2105 SOUTH DOCK STREET

Palmetto, FL 34221

PRESENTED BY:

BEN GRAHAM

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GAIL BOWDEN

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$9,999,997
LOT SIZE:	7.44 Acres
BUILDING SIZE:	27,853 SQ FT
ZONING:	HM/HEAVY MANUFACTURING
YEAR BUILT:	2021
APN:	596750000

PROPERTY HIGHLIGHTS

- Strategic Palmetto Location – Positioned in one of Southwest Florida’s most active industrial corridors
- Located at the South Entrance to SeaPort Manatee – Direct proximity to deep-water port operations
- Full 360° Ingress/Egress – Superior truck circulation and efficient site flow
- Multiple Dock Wells + Oversized Grade-Level Doors – Supports heavy freight and equipment access
- Climate-Controlled Storage & Processing Areas – Ideal for specialized manufacturing or controlled inventory
- Two Industrial Buildings Totaling ±27,853 SF – Flexible configuration for owner-user or multi-tenant operations
- Nearly 8 Acres Zoned HM (Heavy Manufacturing) – Permits manufacturing, marine services, logistics, and industrial processing
- ±2.5-3 Acres of Buildable Excess Land – Expansion opportunity for additional warehouse, laydown yard, or customized industrial improvements

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PROPERTY DESCRIPTION



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Unlock exceptional industrial capability strategically positioned at the south entrance to SeaPort Manatee—Southwest and Central Florida's premier maritime trade hub.

Zoned HM - Heavy Manufacturing, this property is ideally suited for:

- Manufacturing & industrial processing
- Distribution & logistics operations
- Marine-related services & support
- Port-dependent businesses
- Outdoor storage & heavy equipment operations

The site's dual-building configuration and expansive layout provide operational flexibility for single-user occupancy or multi-tenant utilization—offering scalability for growing enterprises or investors seeking diversified income streams.

With nearly 28,000± square feet of warehouse and climate-controlled space, the improvements are designed to support efficient operations, featuring multiple loading configurations and functional industrial layouts to accommodate a wide range of uses.

Strategic Port Adjacency: Located directly adjacent to SeaPort Manatee, the property benefits from immediate access to one of Florida's fastest-growing deep-water ports. The port has recently enhanced its ship-to-shore cargo-handling capabilities with the addition of Konecranes Gottwald Generation 6 mobile harbor cranes, further increasing throughput efficiency and strengthening global trade connectivity.

This premier port positioning provides:

- Direct access to international shipping lanes
- Rapid connectivity to I-75, I-275, Tampa, and Central Florida markets
- Reduced drayage time and transportation costs
- Proximity to expanding port infrastructure and investment

LOCATION DESCRIPTION

Strategically positioned at the south entrance to SeaPort Manatee, 2105 South Dock Street offers immediate access to one of Florida's most vital deep-water ports serving Southwest and Central Florida.

The property provides excellent regional connectivity with convenient access to U.S. 41 and quick connections to Interstate 75, enabling efficient north-south distribution statewide and seamless access to the greater Tampa Bay markets, including Tampa, St. Petersburg, and Sarasota.

Located within an established heavy-industrial corridor surrounded by port-related and logistics users, the site offers a rare combination of port adjacency, highway accessibility, and HM zoning—ideal for import/export, manufacturing, warehousing, and distribution operations.

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PROPERTY DETAILS

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LOCATION INFORMATION

STREET ADDRESS	2105 South Dock Street
CITY, STATE, ZIP	Palmetto, FL 34221
COUNTY	Manatee
MARKET	Palmetto
SUB-MARKET	Bradenton
CROSS-STREETS	Dock St & US41
TOWNSHIP	33
RANGE	18
SECTION	7
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	0.01 Miles to US41
NEAREST AIRPORT	20 Miles to Sarasota Bradenton International airport, 42 Miles to Tampa International airport

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	HM/HEAVY MANUFACTURING
LOT SIZE	7.44 Acres
APN #	596750000
LOT FRONTAGE	482 ft
LOT DEPTH	650 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	19800
TRAFFIC COUNT STREET	US41
WATERFRONT	No
THOMAS GUIDE PAGE #	145
POWER	Yes

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BUILDING INFORMATION

BUILDING SIZE	27,853 SF
OCCUPANCY %	0.0%
NUMBER OF GRADE LEVEL DOORS	4
NUMBER OF DOCK HIGH DOORS	4
NUMBER OF CRANES	0
CEILING HEIGHT	45 ft
NUMBER OF FLOORS	1
YEAR BUILT	2021
YEAR LAST RENOVATED	2021
GROSS LEASABLE AREA	27,853 SF
CONSTRUCTION STATUS	Existing
CONDITION	Good
ROOF	Steel Truss - Sheet Metal &
FREE STANDING	Yes
NUMBER OF BUILDINGS	2
FOUNDATION	Slab

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes

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AERIAL MAP



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AERIAL MAP



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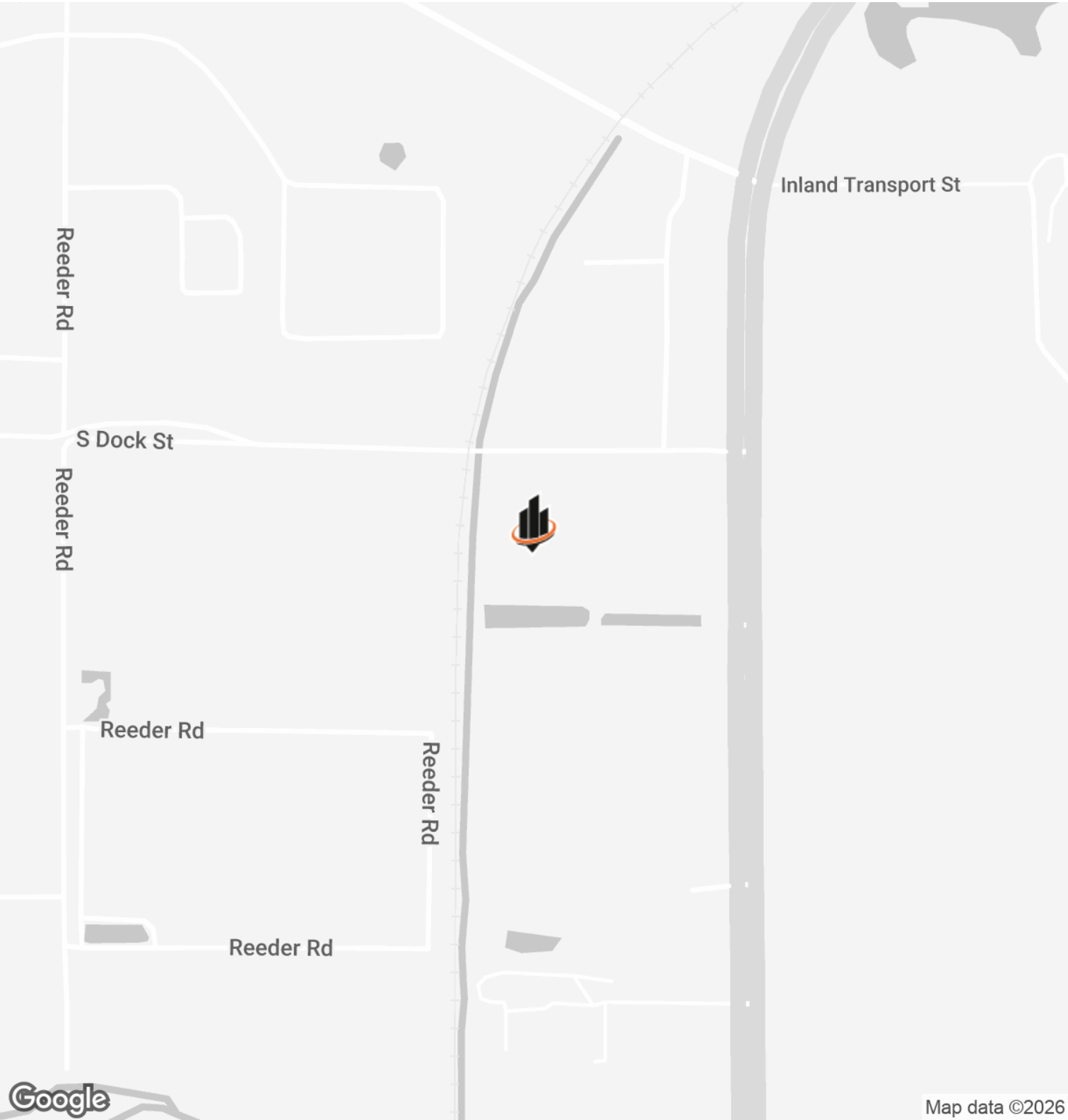
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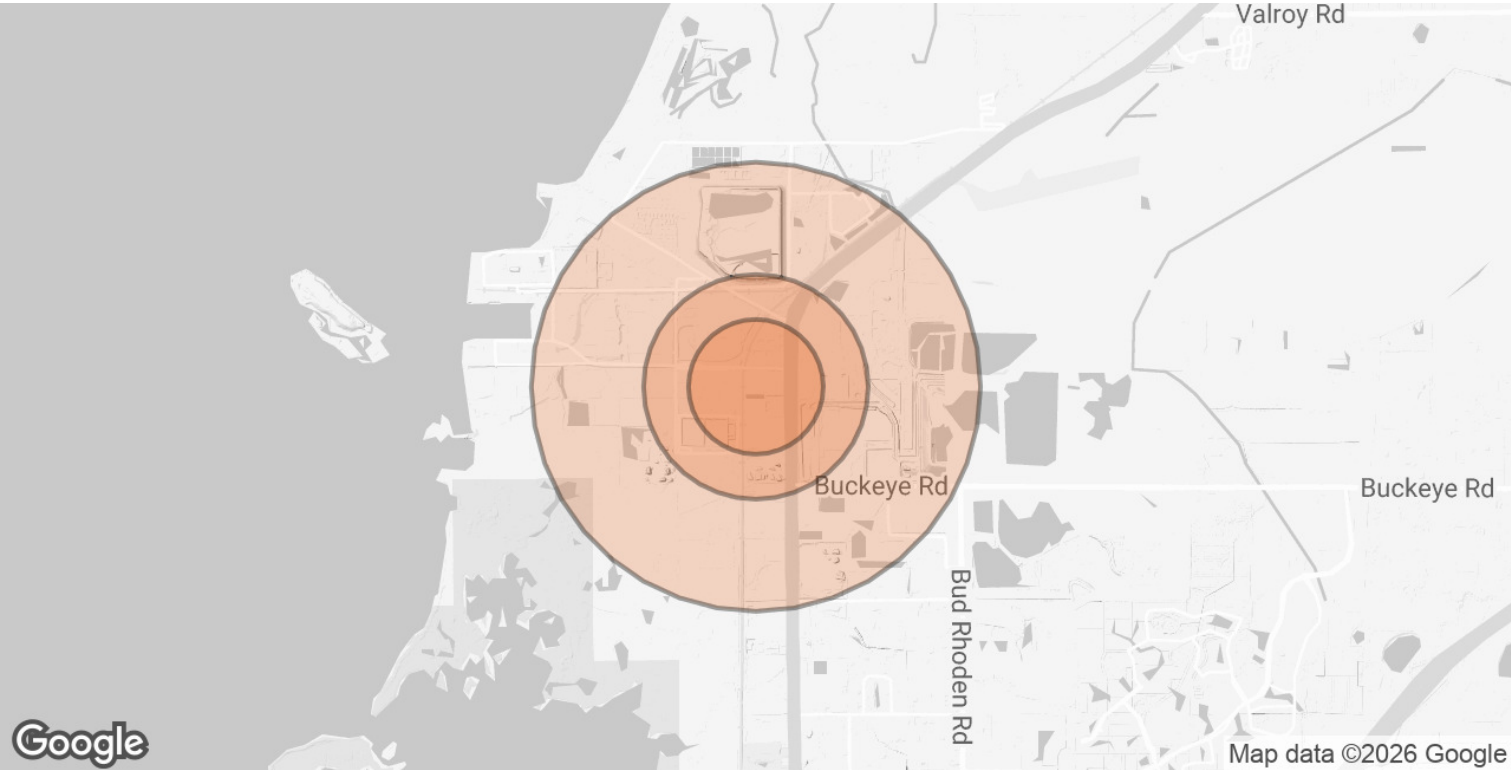
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	20	1,294
AVERAGE AGE	43	41	39
AVERAGE AGE (MALE)	43	40	38
AVERAGE AGE (FEMALE)	45	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	4	202
# OF PERSONS PER HH		5	6.4
AVERAGE HH INCOME	\$103,793	\$85,997	\$78,255
AVERAGE HOUSE VALUE	\$395,170	\$365,422	\$352,479

2020 American Community Survey (ACS)

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BEN GRAHAM

Senior Advisor

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PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

SVN | Commercial Advisory Group

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

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