

Three Prime Land Sites Available in Manatee County

CBRE is pleased to present an exclusive opportunity to acquire a three-parcel industrial land portfolio totaling approximately 12 acres in Bradenton, Florida. Zoned PD-UI (Planned Development Urban Industrial) and situated within unincorporated Manatee County, the portfolio offers generous flexibility for industrial development, owner-user occupancy, or a range of logistics-driven uses. Properly zoned, entitled industrial land of this scale within an established Gulf Coast industrial corridor is increasingly difficult to find, a point underscored by the wave of institutional capital that has flowed into the Bradenton submarket in recent years.

The portfolio comprises a 9.89-acre vacant parcel fronting 15th Street East and two adjacent parcels at 1703 and 1705 9th Street East totaling approximately 2.09 acres. The 15th Street site is fully unimproved with no structures and no permits on record — a clean-slate development opportunity at meaningful scale. The two 9th Street parcels, formerly operated as a fuel and propane facility, provide a complementary footprint well-suited for truck staging, outdoor storage, fleet parking, or ancillary industrial operations. The PD-UI designation falls within Manatee County's Urban Industrial future land use category, which requires a rezoning to Planned Development — a hurdle these parcels have already cleared — and permits manufacturing, processing and assembly, warehousing and distribution, logistics, research and development, and intensive commercial uses.

Strategically positioned with direct access to US Highway 301 and within minutes of SeaPort Manatee, the portfolio sits at the center of one of Florida's most active freight and logistics networks. SeaPort Manatee — the closest U.S. deepwater seaport to the Panama Canal — moved a record 11.8 million tons of cargo in fiscal year 2024 and broke that record again in fiscal year 2025, handling nearly 12 million tons while generating nearly \$7.3 billion in annual economic impact and supporting over 42,000 jobs across the region. The port is actively executing a 20-year expansion plan to grow container operations, a long-term infrastructure commitment that will only deepen the demand for proximate industrial land.



Contact Us

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Address	15th St E, Bradenton, FL 34208
Parcel ID	1379310009
Land Use	Vacant Commercial
Size	9.89 Acres / 430,808 SF
Zoning	PD-UI (Planned Development – Urban Industrial)
Jurisdiction	Unincorporated Manatee County
Tax District	Southern Manatee Fire & Rescue District
CRA/TIF District	Southwest County Improvement District
FEMA Value	\$0 as of January 1, 2025



Address	1703 9th St E, Bradenton, FL 34208
Parcel ID	4686600000
Land Use	Utilities
Size	1.0753 Acres / 46,841 SF
Zoning	PD-UI (Planned Development – Urban Industrial)
Jurisdiction	Unincorporated Manatee County
Tax District	Southern Manatee Fire & Rescue District
CRA/TIF District	Southwest County Improvement District
FEMA Value	\$0 as of January 1, 2025



Address	1705 9th St E, Bradenton, FL 34208
Parcel ID	4686410053
Land Use	Vacant Industrial
Size	1.0164 Acres / 44,274 SF
Zoning	PD-UI (Planned Development – Urban Industrial)
Jurisdiction	Unincorporated Manatee County
Tax District	Southern Manatee Fire & Rescue District
CRA/TIF District	Southwest County Improvement District
FEMA Value	\$0 as of January 1, 2025



Zoning Information

Zoning: PD-UI - Planned Development Urban Industrial

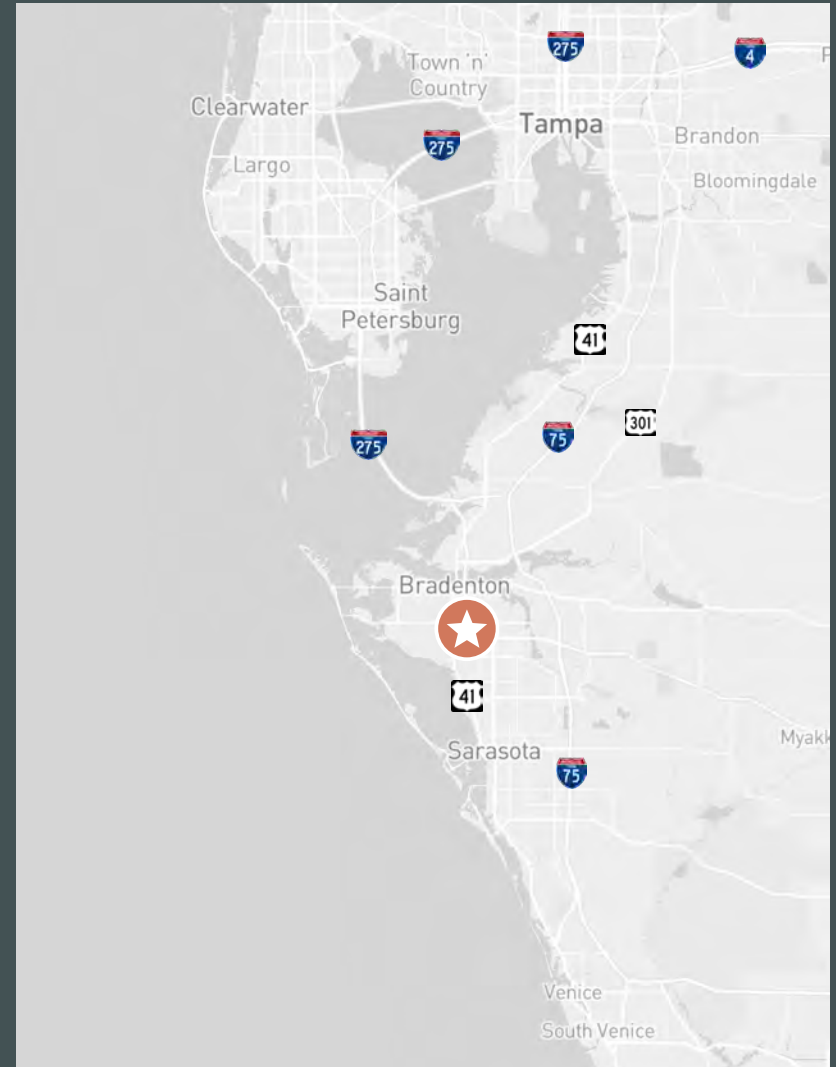
PD-UI falls under Manatee County’s Planned Development framework, designed for specialized purposes where a project warrants greater flexibility than a standard zoning district provides. The underlying future land use is Urban Industrial (IU), which in Manatee County requires rezoning to PD — meaning these parcels have already cleared that hurdle.

Industrial districts in Manatee County are designed primarily to provide for manufacturing, processing, assembly, warehousing, intensive commercial, and other related uses, with performance standards in place to ensure compatibility with neighboring uses. Permitted uses under PD-UI include:

- Light and heavy manufacturing
- Food and beverage processing
- Warehouse and distribution
- Logistics and freight operations
- Assembly operations
- Research and development
- Intensive commercial uses

Note: Specific uses are approved through a General Development Plan submitted to Manatee County. PD zoning alone does not constitute approval to develop.

 [Click here to view permitted uses](#)



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