

INDUSTRIAL BUILDING FOR SALE

1125 9th Ave E, Bradenton, FL 34208



SALE PRICE: \$2,850,000.00

SIZE: 19,620± SF

ZONING: T4-O

PHILIP LETELIER

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CASEY KEY

Regional Director
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PROPERTY DETAILS

Positioned in a premier Bradenton commercial corridor, this 19,620 SF single-tenant industrial warehouse presents an exceptional owner-user or investment opportunity with high-visibility frontage and immediate access to US-301 and SR-64, providing excellent regional connectivity.

Situated on 1.23 acres within an Opportunity Zone, the Class B reinforced concrete building features 18' clear height, three drive-in doors, truck wells, 400 amp/240v three-phase power, and a fully sprinklered interior, supporting a variety of industrial or commercial uses. The property benefits from strong local demographics driven by continued population growth and is located just minutes from downtown Bradenton and major service amenities.

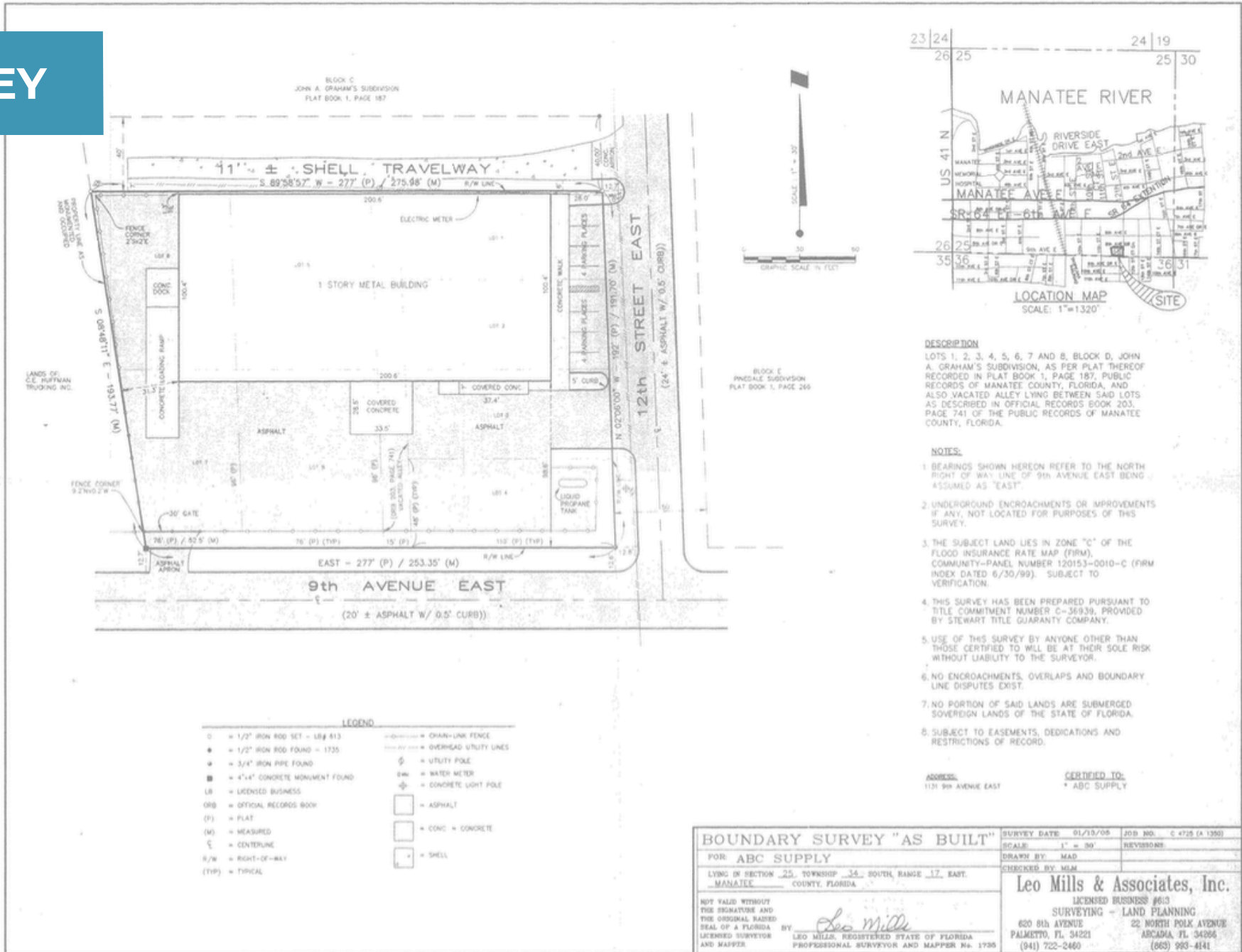
With flexible redevelopment potential, CIS zoning, and surface parking availability, this offering combines strategic location, functionality, and long-term value for businesses seeking a well-positioned asset.

PROPERTY HIGHLIGHTS

- 19,620 SF single-tenant industrial warehouse on 1.23 acres with 2,500 SF office.
- Functional industrial features including 18' clear height, truck wells, and three drive-in doors.
- Opportunity Zone location with flexible redevelopment potential under CIS zoning.
- Immediate access to US-301 and SR-64 providing strong regional connectivity.
- Strong surrounding demographics with continued population growth and proximity to downtown Bradenton and major amenities.



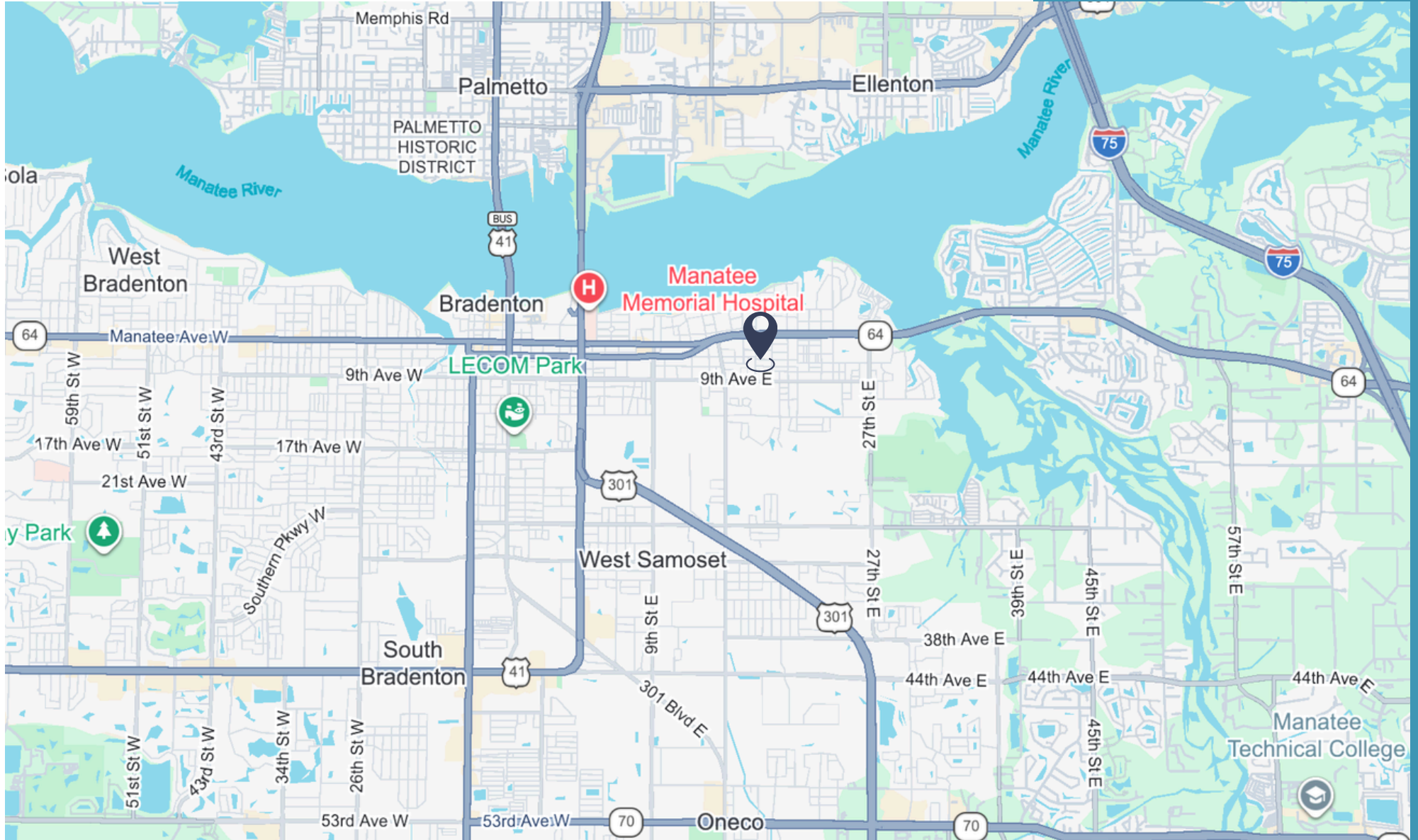
SURVEY



PHOTOS



LOCATION





DEMOGRAPHICS



Population (2024)

2 Mile	43,089
5 Mile	217,949
10 Mile	443,308



Population Projection (2029)

50,551
254,484
519,034



Median Household Income (2024)

\$43,380
\$51,426
\$66,054



Employees

25,962
85,433
159,229

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