



**FENCED HEAVY
INDUSTRIAL SITE**

1119 19TH AVE E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- 1.03± acre fully fenced industrial site
- Zoned for heavy commercial / industrial use
- Ideal for outside storage, fleet operations, equipment yard, or contractor use
- Excellent access to US-301, I-75, and US-41
- Strong visibility and retail presence in a growing industrial corridor
- Previously operated as a towing yard and scrapyard
- Secure outdoor storage opportunity in expanding Palmetto market



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	104	513	2,176
Total Population	309	1,507	6,547
Average HH Income	\$111,243	\$112,657	\$105,204

For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

ZONED CHI (COMMERCIAL HEAVY INDUSTRIAL)



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	4,735 SF
Lot Size:	44,876 SF
Year Built:	1961
Zoning:	CHI

PROPERTY OVERVIEW

American Property Group presents 1119 19th Ave E, Palmetto, FL

Property Type: Industrial Land / IOS Site
Property Size: 1.03± Acres

Strategically located in the growing industrial corridor of Palmetto, this 1.03± acre fully fenced site offers an excellent opportunity for a wide range of heavy commercial and industrial users. Property is zoned for commercial heavy industrial use, making it ideal for outside storage, fleet-based operations, equipment yards, or other intensive business uses with an amazing retail presence.

This location provides convenient access just off U.S. Route 301, with close proximity to Interstate 75 and U.S. Route 41, allowing for efficient regional connectivity throughout Manatee County and the greater Tampa Bay market.

Fully enclosed and well-suited for secure outdoor storage, the property has previously accommodated a towing operation and scrapyard, demonstrating its functionality for heavy-duty industrial applications. The surrounding area continues to experience significant growth and development, further enhancing the long-term value and utility of this location.

This is a rare opportunity to acquire a centrally located, industrial-zoned site with flexible use potential in one of Palmetto's expanding commercial hubs.

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

ZONED CHI (COMMERCIAL HEAVY INDUSTRIAL)

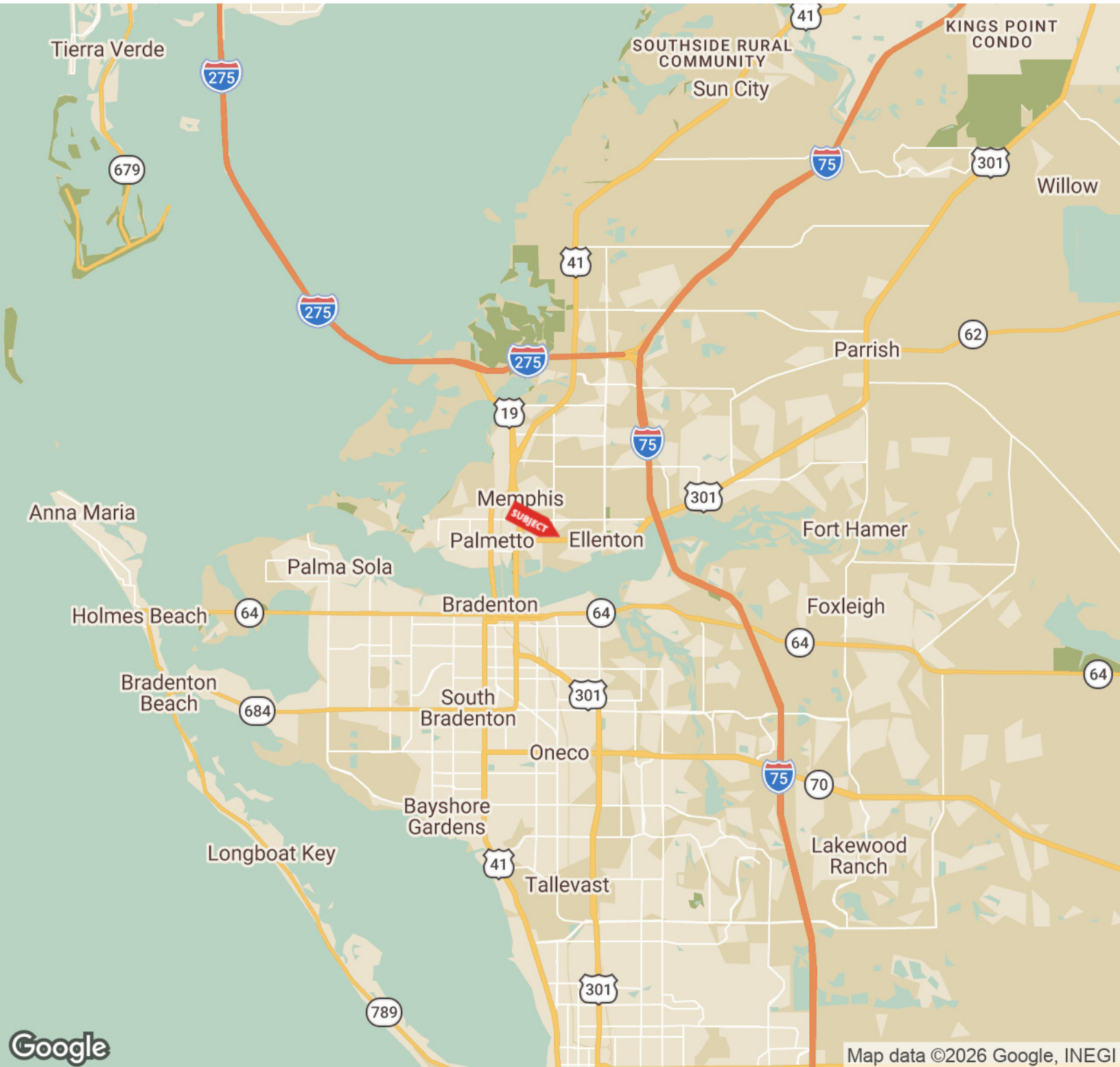


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

ZONED CHI (COMMERCIAL HEAVY INDUSTRIAL)



ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.