



YETI INDUSTRIAL PARK

2102 17TH ST E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- ±5.5-acre industrial development site
- LM (Light Manufacturing) zoning
- Approved site plan for approximately ±42,800 SF across four buildings
- Planned ±900 SF industrial flex units
- Each unit designed with a 14-foot overhead door
- Dedicated parking for each unit
- Planned ±1-acre fenced outdoor storage yard with #57 stone surface
- Excellent opportunity to capitalize on strong demand for small-bay industrial space
- Convenient access to US-41, US-301, I-75, and the greater Sarasota-Bradenton market



For More Information

TYLER SLUMAN

Commercial Specialist

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CONSTRUCTION READY INDUSTRIAL PARK



OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	5.65 Acres
Price / Acre:	\$796,460
Zoning:	LM

PROPERTY OVERVIEW

American Property Group presents 2102 17th St E, Palmetto, FL 34221

CONSTRUCTION READY INDUSTRIAL PARK

Property Type: Industrial Development Site For Sale

Lot Size: ±5.5 Acres

A rare opportunity to acquire approximately ±5.5 acres of LM (Light Manufacturing) zoned land in Palmetto with a four-building industrial park currently in the final stages of the Manatee County site plan approval process. Ownership has invested significant time and capital into engineering and entitlements, creating an opportunity for the next owner to complete the approval process and assume the project upon closing.

The approved development consists of four multi-tenant industrial buildings with approximately 900 SF units, each designed with a 14-foot grade-level overhead door and dedicated parking. With much of the entitlement work already completed, developers can significantly reduce the time and costs associated with bringing a new industrial project to market.

An additional ±1-acre fenced outdoor storage yard is planned behind the buildings and surfaced with #57 stone, providing valuable space for tenant trailer parking, equipment storage, fleet vehicles, and contractor operations—a highly sought-after feature in today's industrial market.

Located in one of Manatee County's fastest-growing industrial corridors, this property offers an exceptional opportunity to develop small-bay industrial space in a market experiencing strong demand and limited supply.

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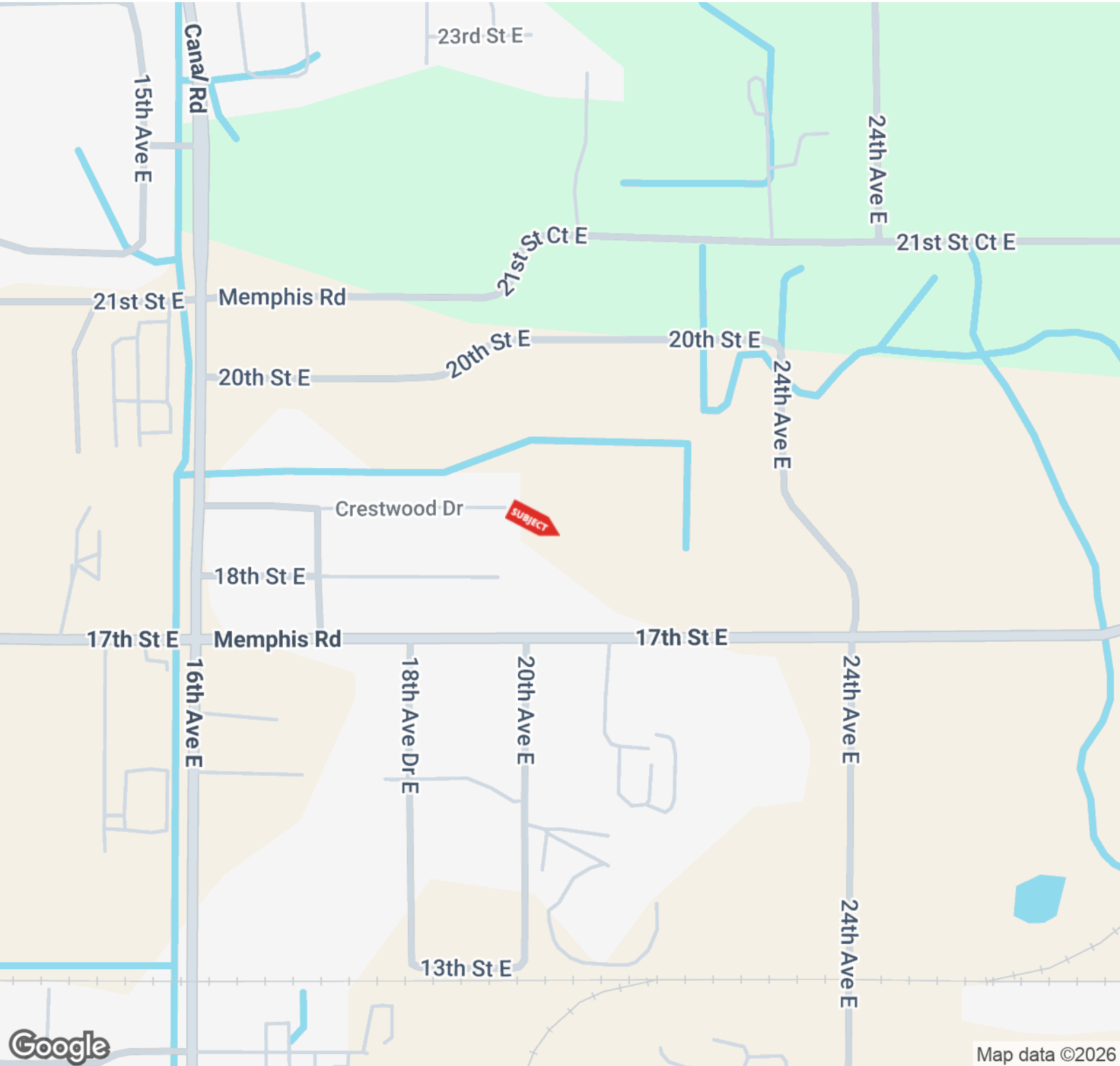


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