

FOR LEASE OR FOR SALE ZONED HM!

2077 58th Ave Cir E
Bradenton, FL 34203

RKW
BUTTON

LIC REAL ESTATE BROKER

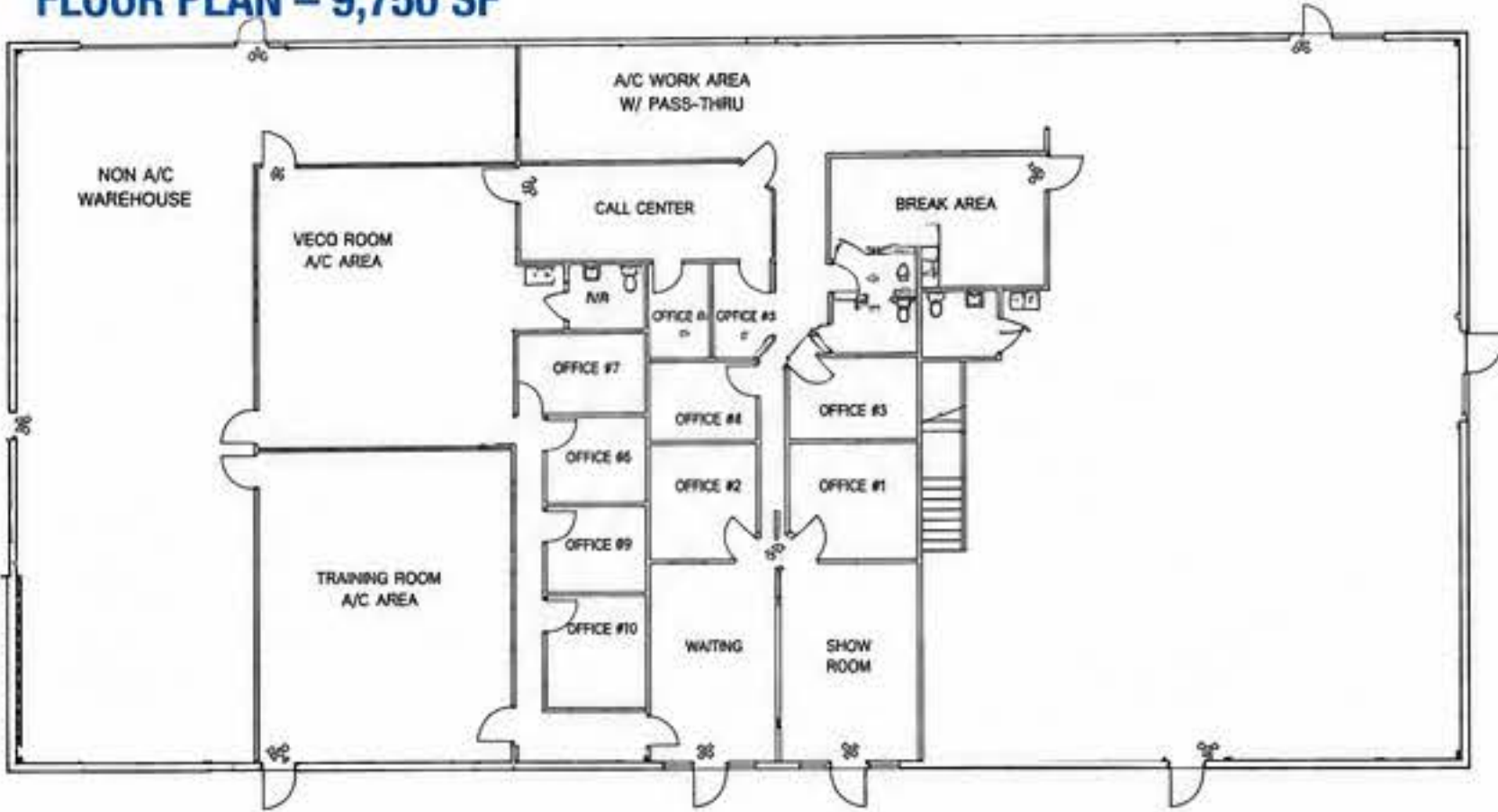
FULLY AIR-CONDITIONED
9,750 SF OFFICE/WAREHOUSE



PROPERTY FEATURES

- FULLY AIR-CONDITIONED 9,750 SF Office/Warehouse
- PAVED, FENCED, REAR YARD (Included!)
- Concrete paved front parking spaces
- Office area with reception, showroom, private offices, work areas, break area & restrooms (one with shower)
- Four 12'x12' roll-up doors for easy access
- 20' eave height – accommodates storage racks
- Storage mezzanine above a portion of office area
- Rear, fenced, concrete-paved parking/storage area included with the 9,750 SF building!
- Rarely available and highly desirable HM Zoning!
- Great location in the US 301 corridor
Minutes to SR 70, US 41 and I-75!
- Past businesses include trades contractor, parts distributor, personal/decorative items sales and order fulfillment

FLOOR PLAN – 9,750 SF



FOR LEASE:
\$15.50 /SF NNN

FOR SALE:
\$2,427,750



LISTING BROKER
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4 ROLL-UP DOORS
12'x12'



20' EAVE
HEIGHT



FENCED,
PAVED YARD



FULLY
A/C