

AVAILABLE FOR SALE
ASKING PRICE: \$6,000,000

4320 15TH STREET EAST

Bradenton, FL 34208 | **Manatee**



±30,000 SF INDUSTRIAL ON 4.6 ACRES

RIPCO
INVESTMENT SALES

PROPERTY HIGHLIGHTS

#1

Over 4.6 acres, fenced in lot

#2

Multiple roll up doors and below grade truck well on site

#3

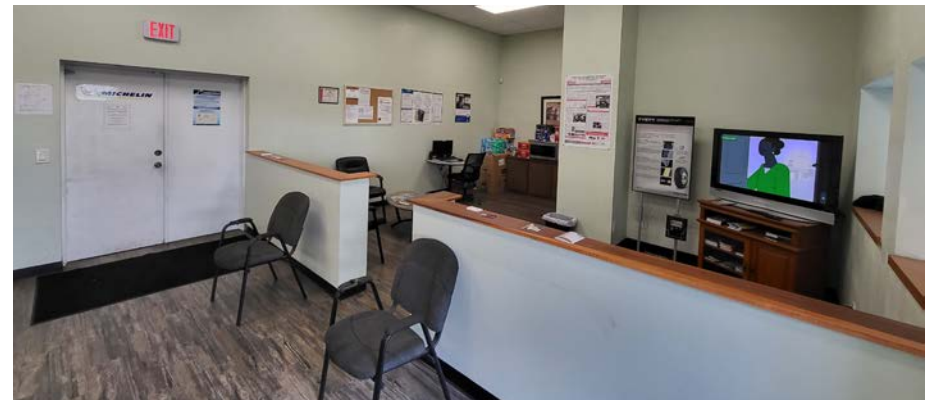
Zoned heavy manufacturing

#4

At signaled hard corner of 15th St and 44th Ave-Manatee County's new East West thoroughfare

#5

600 Amps of 3-phase power



PROPERTY OVERVIEW

RIPCO REAL ESTATE, as exclusive advisor, is pleased to present the opportunity to acquire this 30,000 SF industrial property on 4.6 acres in Manatee County. The property has 12,000 SF available for a new owner to occupy with the remaining 18,000 SF available to grow into once the current lease expires. The property is fully occupied, but the available 12,000 SF has tenants on a month to month basis that could be removed, or an investor could renew the leases at market rents.

The property is zoned Heavy Manufacturing and has 600 amps of 3-phase power, a gas line available, and a 24 inch water main available. The lot is fully fenced adjacent to and behind the building.

There is a small amount of office in each unit as well as multiple bathrooms.

The property is on a signalized hard corner of 15th St E and 44th Ave E, which is Manatee County's new east west thoroughfare with connection to I-75.

FINANCIAL SNAPSHOT

Asking Price	\$6,000,000
Price per Sq. Ft.	\$190

PROPERTY SUMMARY

THE OFFERING

Property Address	4320 15th St E
City	Bradenton
County	Manatee County
Gross Lot Acreage	4.6 AC
Property Type	Light Industrial
Sale Type	Investment or Owner User

BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	31,480 SF
Year Built	1969



MARKET OVERVIEW

THE MANATEE SUBMARKET is the Sarasota Metro Area's largest industrial submarket, with 271 million SF. The wave of new construction has fueled asking rent gains of 9.1% year over year. The property sits on 44th Ave E, which is Manatee County's newest East/West thoroughfare that extends to I-75 and is projected to have an AADT of 36,000. Directly across the street is a new development of 300+ apartments.



	1 MILE	3 MILES	5 MILES
POPULATION	11,432	104,852	202,072
NUMBER OF HOUSEHOLDS	4,209	41,551	85,445
AVERAGE HOUSEHOLD INCOME	\$53,939	\$62,294	\$76,153
MEDIAN HOUSEHOLD INCOME	\$39,429	\$44,054	\$53,160
COLLEGE GRADUATES	785 10%	8,989 12%	23,722 16%
TOTAL BUSINESSES	316	4,491	9,021
TOTAL EMPLOYEES	5,101	46,440	91,030
DAYTIME POPULATION	12,402	108,818	208,044

COMMERCIAL REVENUE

TENANT	UNIT	SF	LEASE START	LXP	BASE RENT	ANNUAL RENT	MONTHLY	PROJECTED BASE RENT / SQ. FT.	PROJECTED MONTHLY RENT BASE RENT / SQ. FT.
Snider Fleet Solutions	102	18,400	1/3/19	Jan-25	\$8.11	\$149,295	\$12,441	\$161,238	\$13,436
Gross Monthly Commercial Revenue							\$12,441		
Gross Annual Commercial Revenue							\$149,295		

Current tenant has an annual lease increase of 8%.

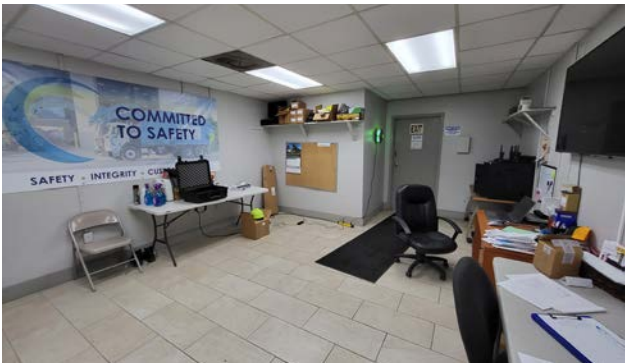
Additional tenants are month to month and not shown, but a complete rent roll can be provided.

AREA MAP



4320 15TH ST E
FOR SALE

ADDITIONAL PHOTOS



CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

JACLYN BLAIR

jblair@ripcofl.com

727.212.8917