

**FOR  
SALE/  
BTS**



Fast Track Permitting through  
Rapid Response Programs with  
Manatee County

**20.27 Acres**



Industrial Land

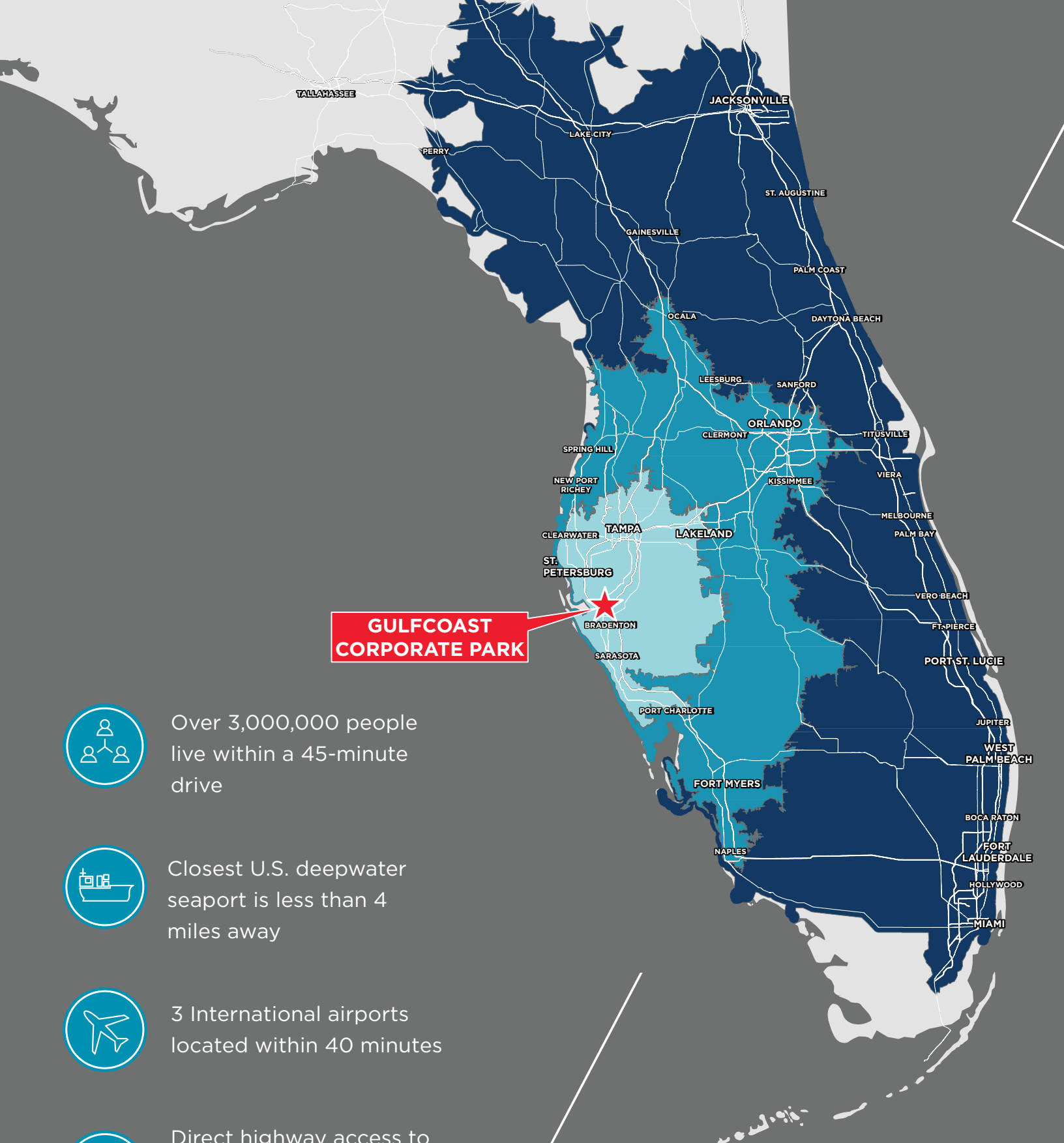
**GULFCOAST  
CORPORATE  
PARK**

Located in  
the Gateway  
to Southwest  
Florida



**CUSHMAN &  
WAKEFIELD**





**GULFCOAST  
CORPORATE PARK**



Over 3,000,000 people live within a 45-minute drive



Closest U.S. deepwater seaport is less than 4 miles away



3 International airports located within 40 minutes



Direct highway access to Tampa, Clearwater, St. Pete, Brandon, Sarasota and Bradenton

**Drive Time Population**

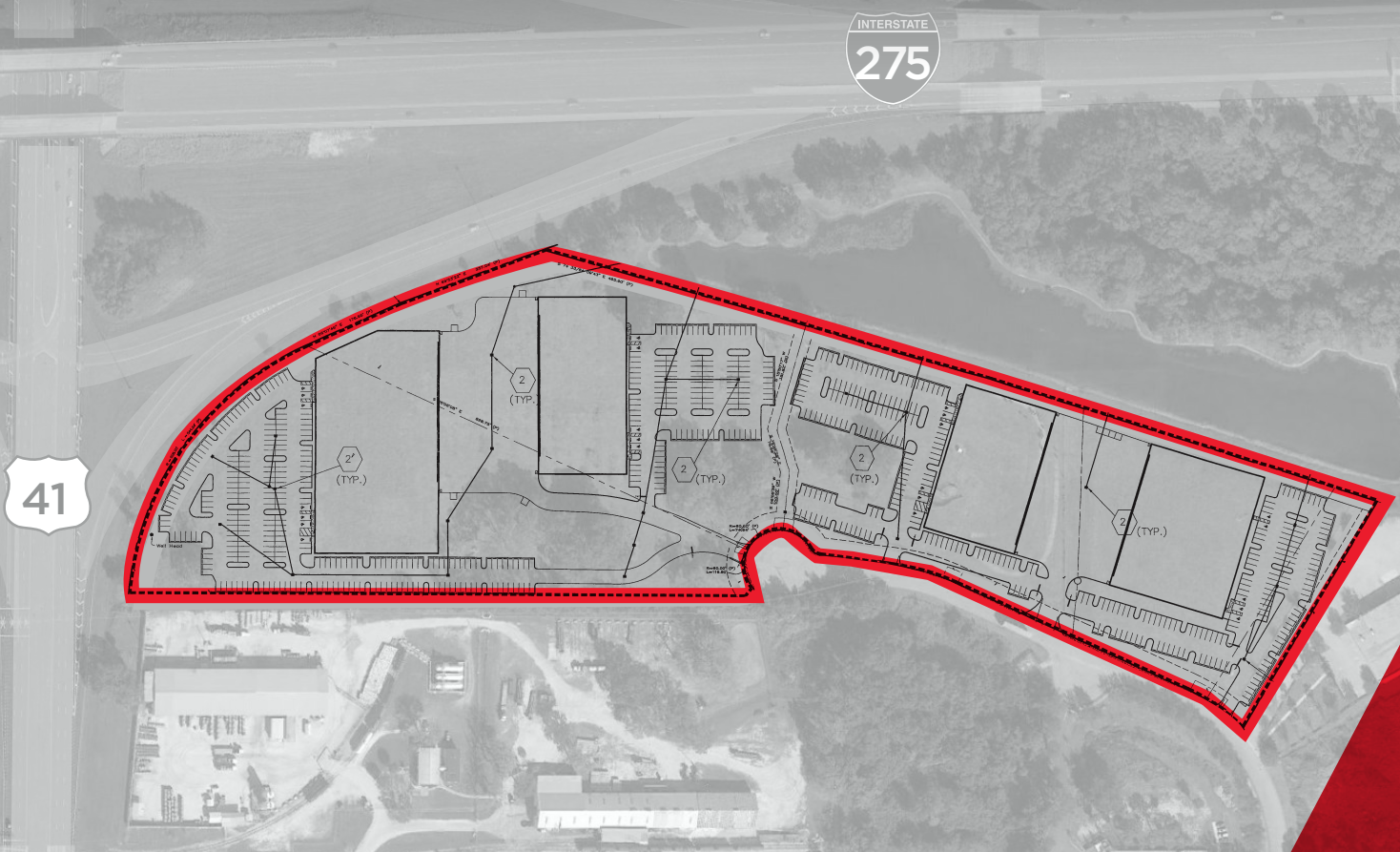
	1 Hour: 3,577,954
	2 Hours: 8,114,065
	4 Hours: 18,861,110

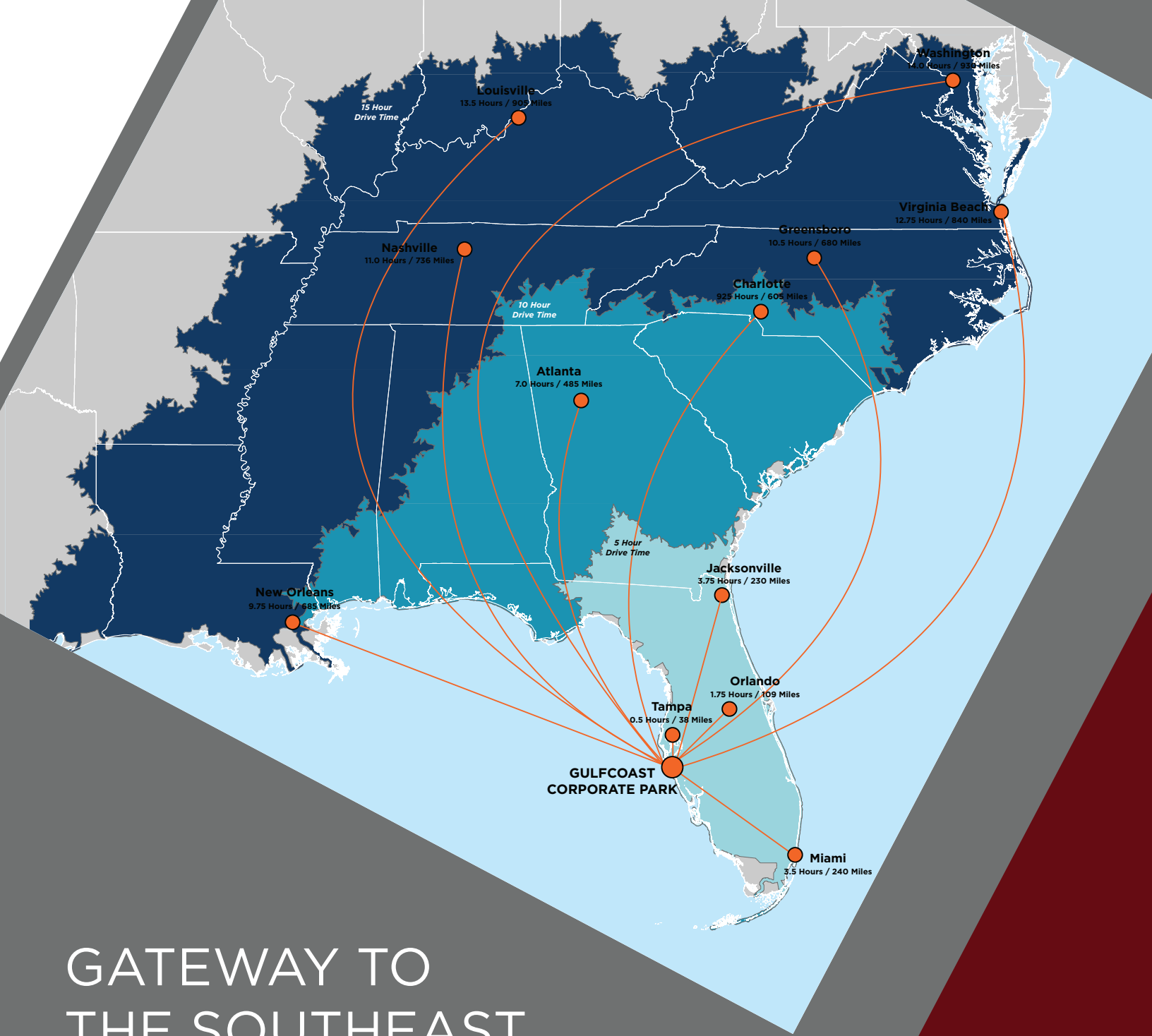
# DEVELOPMENT OVERVIEW

GulfCoast Corporate Park is a Class A industrial distribution center located near the highly traveled Interstate 75 and Interstate 275 interchange in Tampa Bay. This location in North Manatee County provides excellent access to major thoroughfares and offers easy access to the State of Florida and beyond for any e-commerce and distribution user. In addition, the park offers frontage on Interstate 275, as well as abundant trailer parking. The site is not only entitled, but shovel-ready with approved permits through July of 2019.

## PROPERTY FEATURES

- 280,000 SF entitled and permitted on 20.37 acres
- Established 140 acre business park with development and maintenance standards
- Ideally located at US 41 and I-275, with immediate access to I-75
- Neighboring users include Amazon.com, Sysco Foods, Nestle, and Chicago Pickle
- Closest U.S. deepwater seaport is less than 4 miles away
- Fast Track Permitting through Rapid Response Programs with Manatee County
- Direct highway access to Tampa, Clearwater, St. Pete, Brandon, Sarasota and Bradenton
- 3 International airports located within 4 minutes
- Master Stormwater Retention in Place
- Utilities are available at site





# GATEWAY TO THE SOUTHEAST

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