

FOR SALE

4708 LENA ROAD | BRADENTON, FL 34211

Turnkey Corporate Headquarters & Climate-Controlled Warehouse



BRAND-NEW AIR-CONDITIONING SYSTEMS | OVERSIZED FENCED YARD | MINUTES FROM I-75

10,055 SF

TOTAL BUILDING

5,200 SF

OFFICE / SHOWROOM

4,700 SF

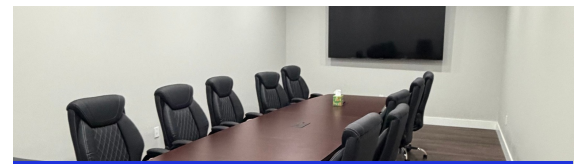
WAREHOUSE / FLEX

1.02 AC

SITE AREA

PROPERTY HIGHLIGHTS

- Built in 2021 with a high-end, extensively upgraded interior
- Brand-new air-conditioning systems
- Numerous private offices, oversized executive offices and an oversized conference room for large meetings and training
- Professional reception/showroom, large open workroom and spacious employee break room
- Large clear-span warehouse with oversized roll-up doors and wide forklift aisles
- Oversized, fully paved and fenced rear yard for fleet vehicles, box trucks, trailers, equipment and materials
- 32-camera 4K surveillance system, monitored alarm and robust data/network infrastructure
- Ideal for HVAC, plumbing, electrical, roofing, restoration, construction, landscaping, pest control and other service-based industries



OVERSIZED CONFERENCE ROOM



CLIMATE-CONTROLLED WAREHOUSE



LARGE PAVED FENCED YARD

TURNKEY, HIGHLY FUNCTIONAL & READY FOR BUSINESS

4708 Lena Road combines a polished corporate office environment with the operational capability of a climate-controlled warehouse and secure outdoor storage yard. The layout supports executive, administrative, sales, dispatch, customer-service, inventory, fleet and distribution functions from one centralized location. With excellent access to I-75 and the greater Bradenton, Lakewood Ranch, Sarasota and Tampa Bay markets, this is a rare owner-user opportunity for a growing service, contracting, distribution or e-commerce business.