

**2529** COMMERCE PKWY  
NORTH PORT, FL 34289



FOR LEASE

INDUSTRIAL  
OFFICE/WAREHOUSE

# LEASE RATE: **\$16.50 PSF NNN**

SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
15,000	\$16.50	\$20,625	\$5.00	\$6,250	\$26,875

ADDRESS: **2529 Commerce Pkwy, North Port, FL 34289**

SIZE (SF): **15,000± SF**

LAND SIZE: **2.6± Acres**

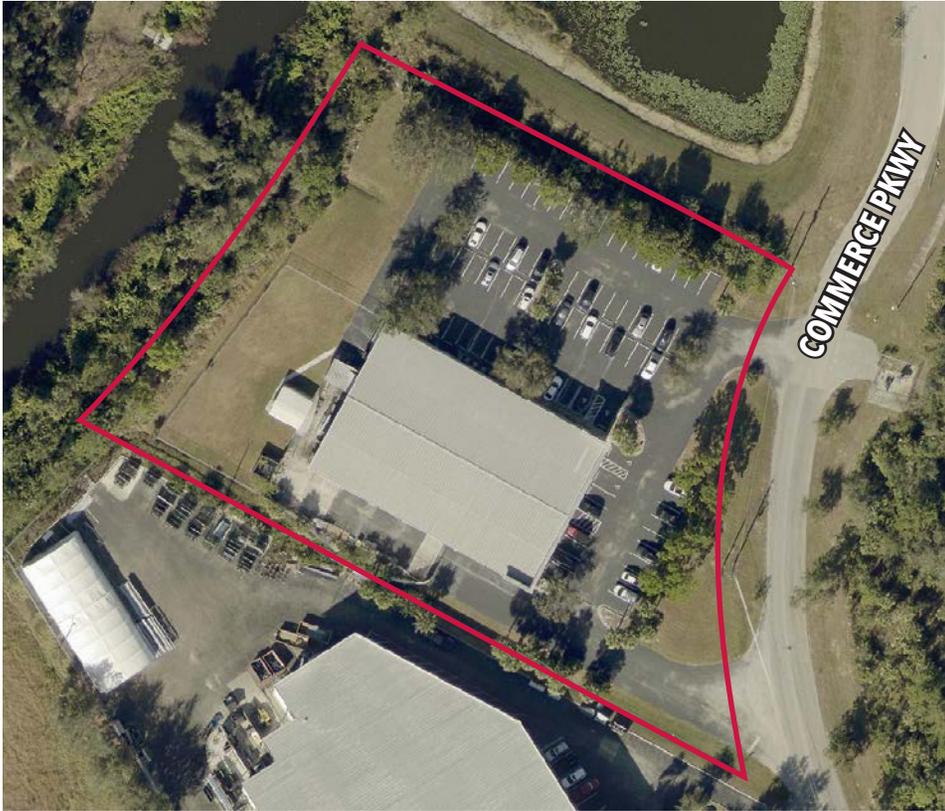
OVERHEAD DOORS: **Two (2) 14' x 14'**

CLEAR HEIGHT: **16'**

YEAR BUILT: **2000**

ZONING: **AC4 - Activity Center 4** [Click Here for Uses](#)

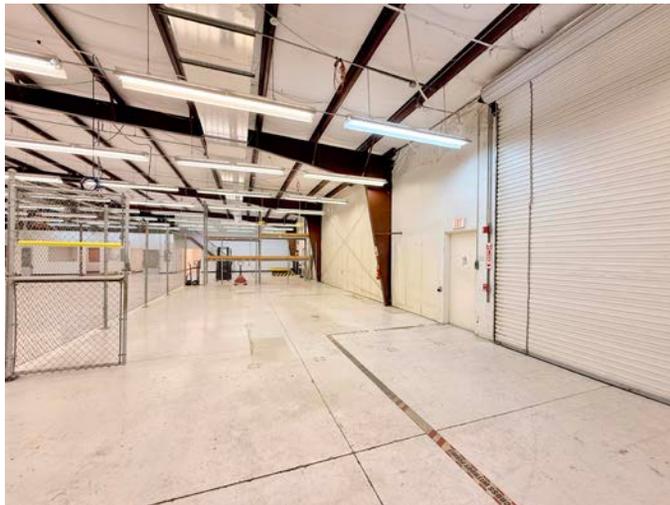
Located on Commerce Parkway, a key connector between North Port's commercial districts and the region's primary transportation corridors, this 15,000± SF industrial/warehouse facility offers immediate availability with exceptional access and exposure. Just minutes from I-75 and U.S. 41, this strategic location provides seamless connectivity to the greater Southwest Florida market. With flexible zoning, ample parking and approximately a quarter acre of fenced outdoor storage, this property delivers both utility and visibility in one of Southwest Florida's most dynamic submarkets.

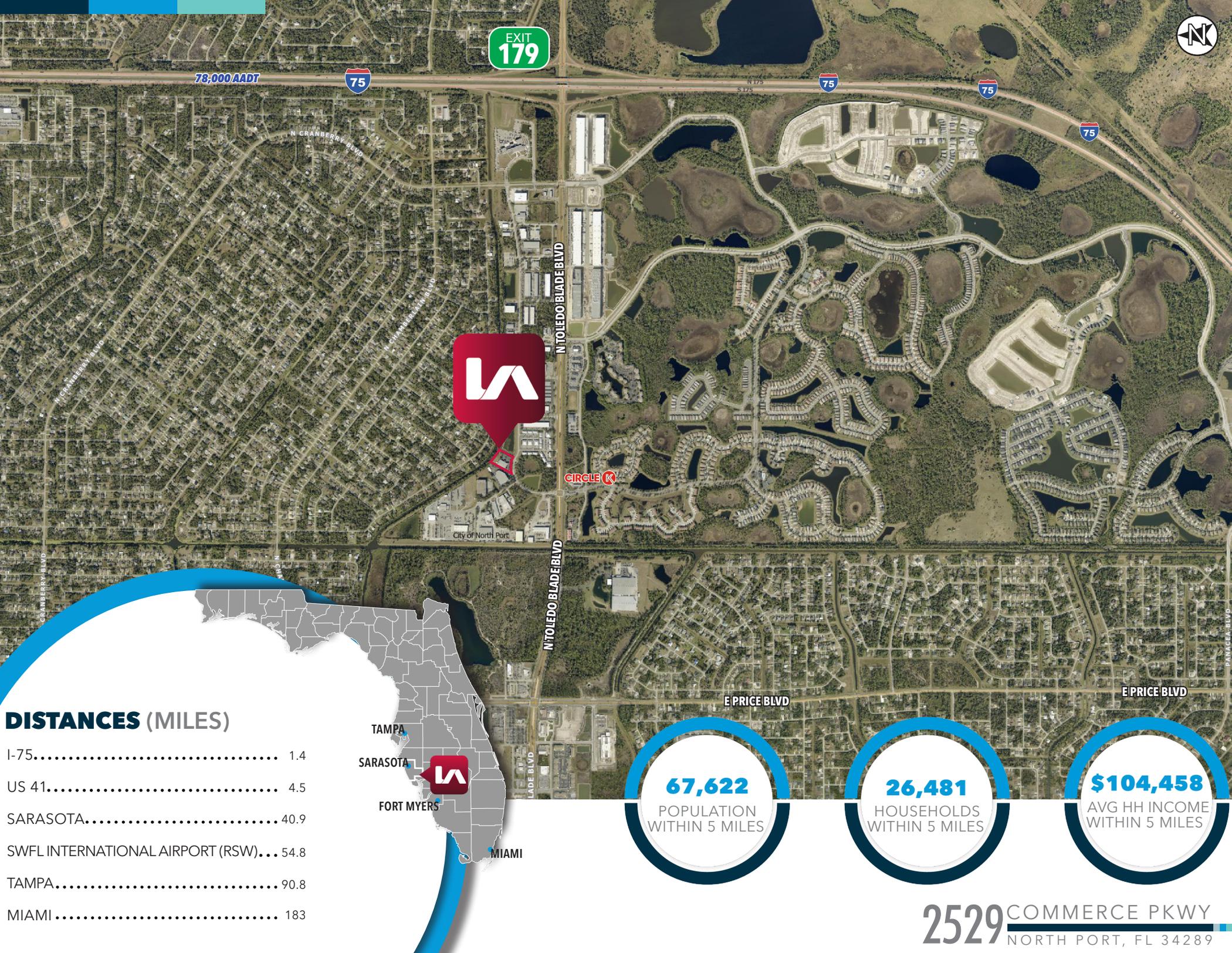


# PHOTOS



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EXIT 179

78,000 AADT



CIRCLE K

City of North Port

N TOLEDO BLADE BLVD

N TOLEDO BLADE BLVD

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E PRICE BLVD

### DISTANCES (MILES)

I-75.....	1.4
US 41.....	4.5
SARASOTA.....	40.9
SWFL INTERNATIONAL AIRPORT (RSW)...	54.8
TAMPA.....	90.8
MIAMI.....	183



**67,622**  
POPULATION  
WITHIN 5 MILES

**26,481**  
HOUSEHOLDS  
WITHIN 5 MILES

**\$104,458**  
AVG HH INCOME  
WITHIN 5 MILES

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**EXCLUSIVE LISTING AGENTS:**

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02/26/26