

Offering Memorandum

11155 S. Tamiami Trl

North Port, FL 34287

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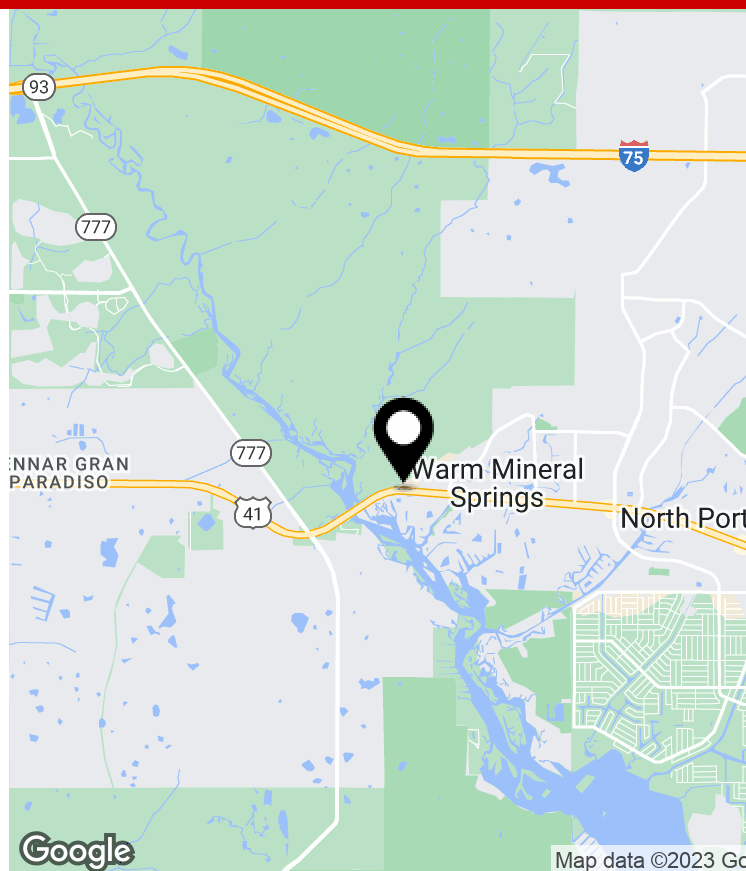
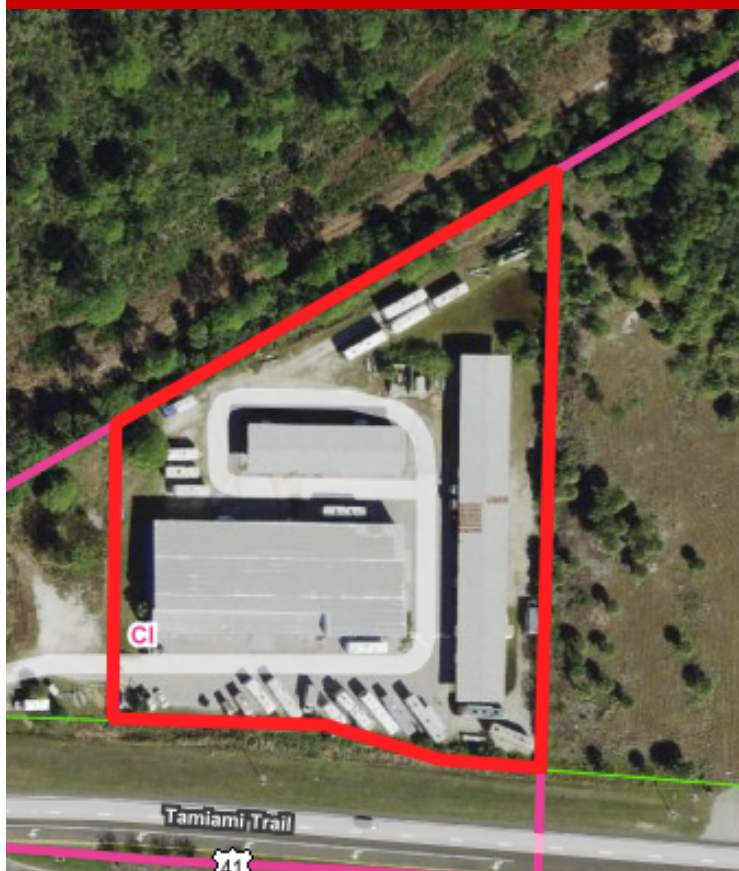
Section 1

Property Information

11155 S. Tamiami Trl
North Port, FL 34287

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Property Summary



Property Description

We are pleased to present an outstanding investment opportunity with the sale of this impressive 17,900 square foot industrial building. Meticulously maintained and thoughtfully designed, this property offers a wide array of possibilities for businesses in search of a versatile space to thrive. With its spacious interior, flexible layout, and modern amenities, this industrial building is perfectly suited for manufacturing, warehousing, distribution, or other commercial activities.

Location Description

Situated in the vibrant city of North Port, Florida, the 17,900 square foot industrial building at 11155 South Tamiami Trail offers an exceptional opportunity for commercial investment. Nestled within the dynamic Sarasota County, this prime location provides convenient access to major transportation routes, a flourishing business community, and a desirable quality of life. With its strategic position along the bustling South Tamiami Trail, the property boasts excellent visibility and exposure, making it an ideal choice for businesses seeking a prominent presence in the region.

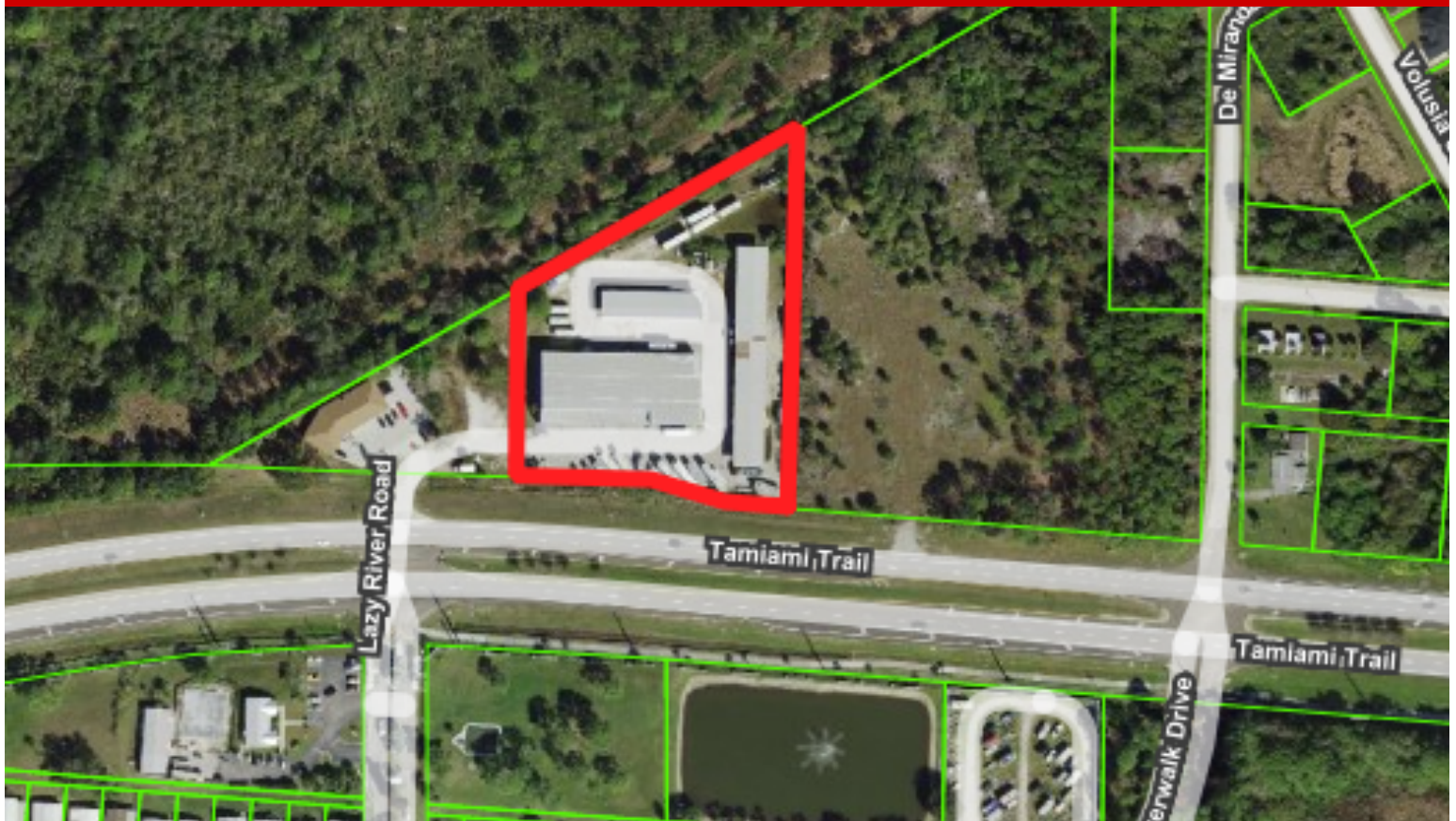
Offering Summary

| | |
|-----------------------|-------------------------------|
| Sale Price: | \$4,900,000 |
| Building Size: | 17,900 SF |
| Price Per SF: | \$274 |
| Lot Size: | 2.77 acres |
| Zoning: | CI - COMMERCIAL, INTENSIVE |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Total Households | 2,207 | 11,194 | 25,930 |
| Total Population | 2,851 | 19,751 | 46,755 |
| Average HH Income | \$45,618 | \$59,028 | \$65,658 |

Property Description



Site Description

Generous Size and Versatile Layout: Spanning an impressive 17,900 square feet, this industrial building provides ample space to accommodate various operational needs. The open floor plan allows for flexible configuration and easy customization to suit specific requirements.

Prime Location and High Visibility: Strategically positioned along the bustling South Tamiami Trail, the property benefits from excellent visibility and exposure to a significant volume of daily traffic. This prime location ensures maximum brand exposure and easy accessibility for clients and customers.

Modern Amenities and Infrastructure: Designed with functionality in mind, this industrial building features modern amenities and infrastructure to support efficient operations. From high ceilings and large roll-up doors to advanced electrical systems and ample parking, every aspect has been carefully considered to meet the demands of today's businesses.

Strong Economic Growth: North Port and Sarasota County are experiencing robust economic growth, making this property an attractive investment opportunity. The region is known for its diverse and thriving business community, offering a supportive environment for entrepreneurial ventures and sustained success.

Strategic Transportation Access: The property's proximity to major transportation routes, including I-75 and US-41, facilitates convenient connectivity to regional and national markets. This strategic location enables efficient distribution and easy access to suppliers, customers, and key business hubs.

Lifestyle and Amenities: Beyond its business advantages, the North Port area offers a high quality of life with its vibrant community, stunning natural beauty, and a wide range of recreational activities. The nearby Gulf Coast beaches, parks, golf courses, and cultural attractions provide ample opportunities for relaxation and leisure.

Thriving Business Environment: North Port and Sarasota County have cultivated a thriving business environment, attracting a diverse range of industries, including manufacturing, technology, healthcare, and more. The region's business-friendly policies, skilled workforce, and supportive infrastructure create a fertile ground for sustainable growth and prosperity.

With its prime location, versatile layout, and exceptional growth prospects, this industrial building at 11155 South Tamiami Trail presents an unrivaled opportunity for astute investors and businesses seeking a strategic foothold in the thriving North Port and Sarasota County market. Don't miss out on the chance to secure a valuable asset in this dynamic and prosperous region. Contact us today for more information and to schedule a private viewing.

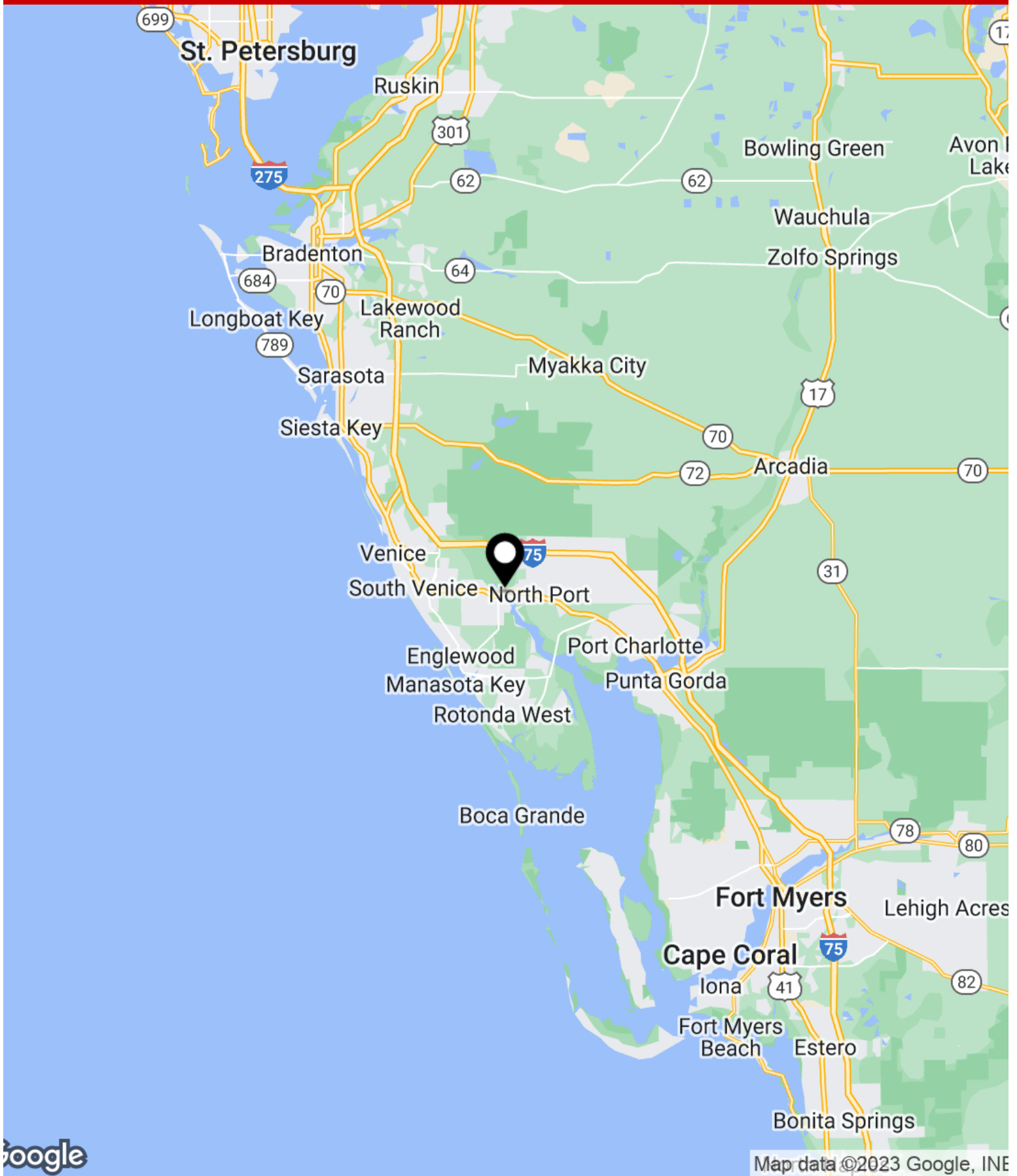
Section 2

Location Information

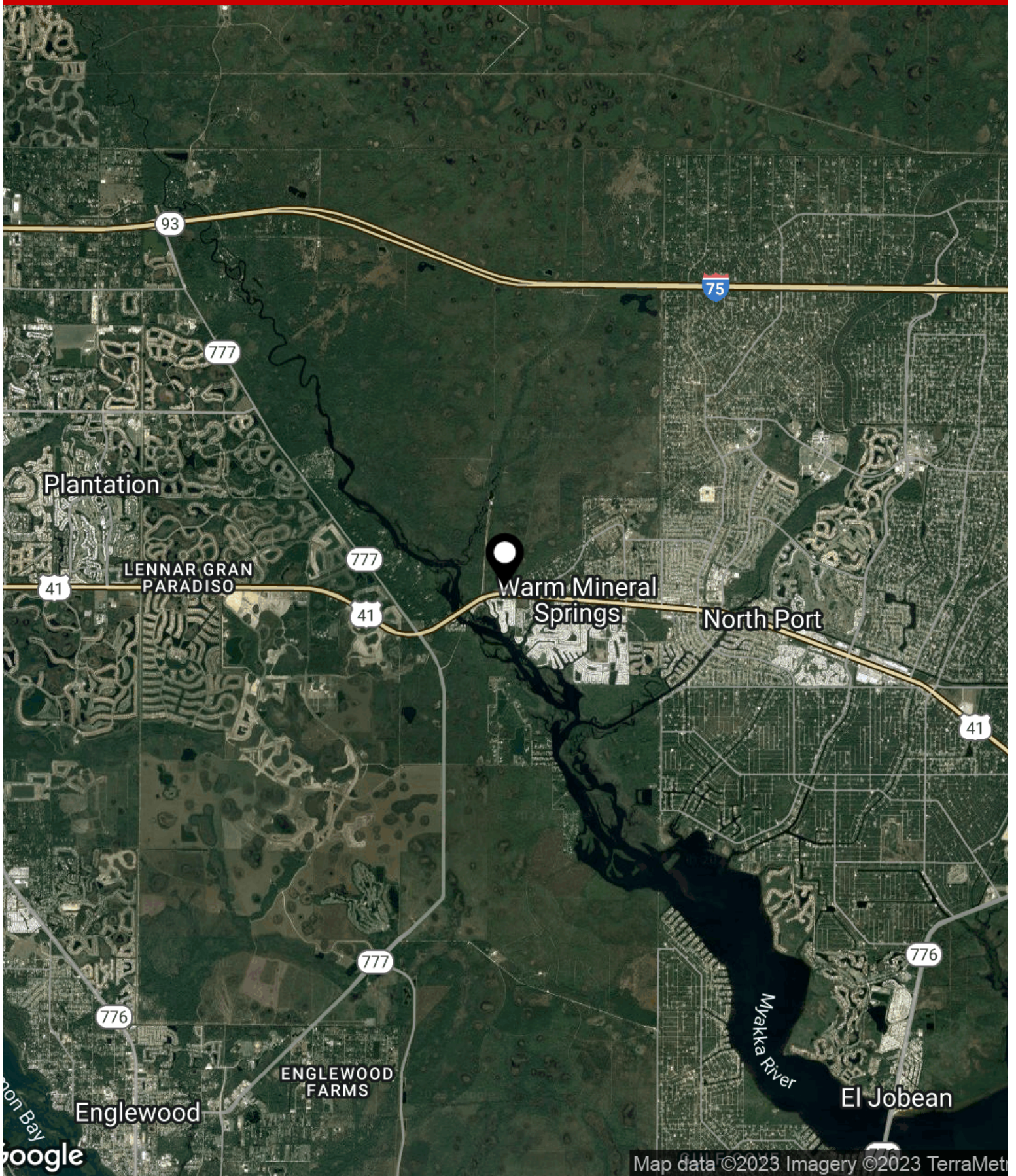
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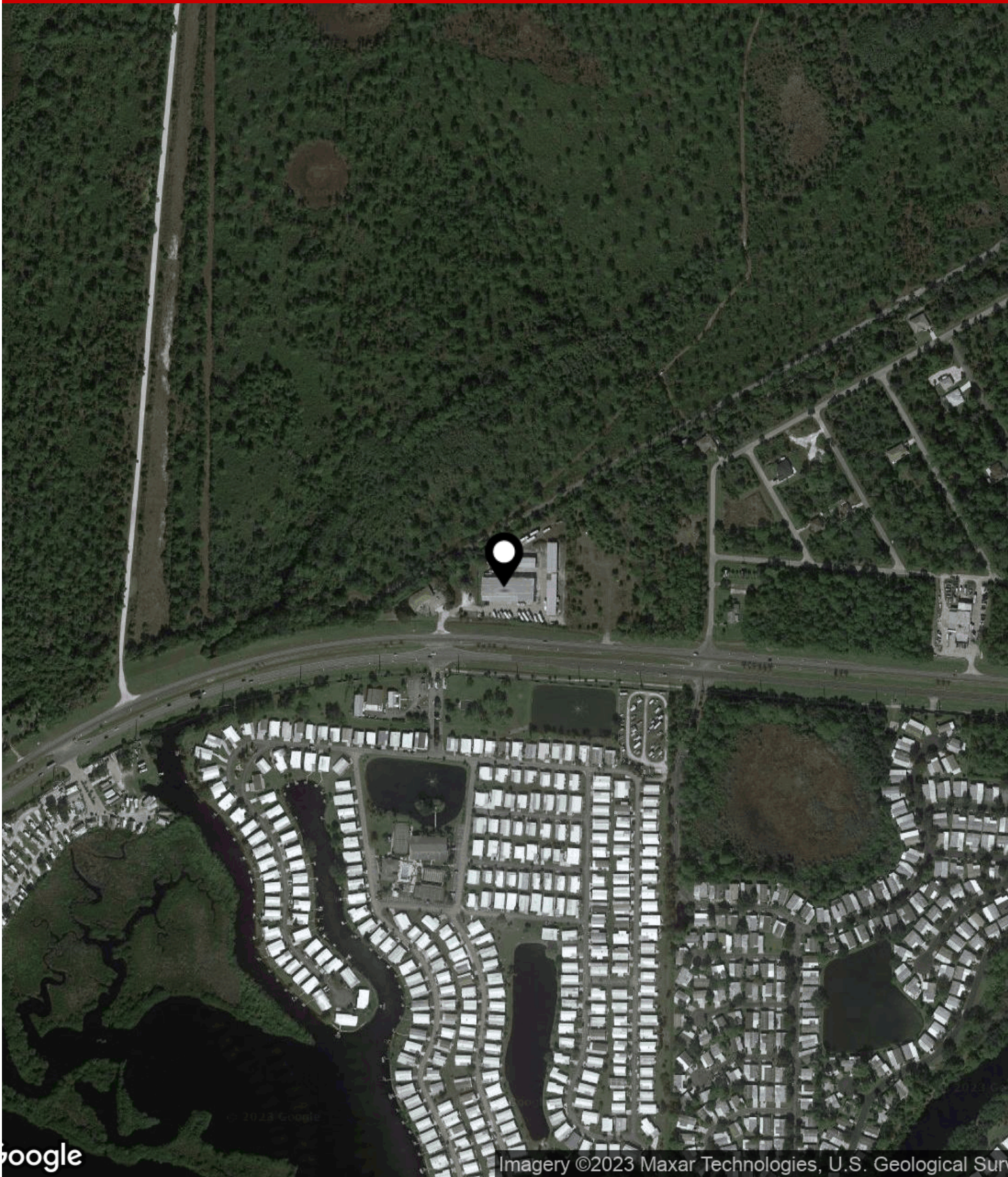
Regional Map



Local Map



Aerial Map



Google

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