

2529 COMMERCE PKWY
NORTH PORT, FL 34289



FOR SUBLEASE
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**

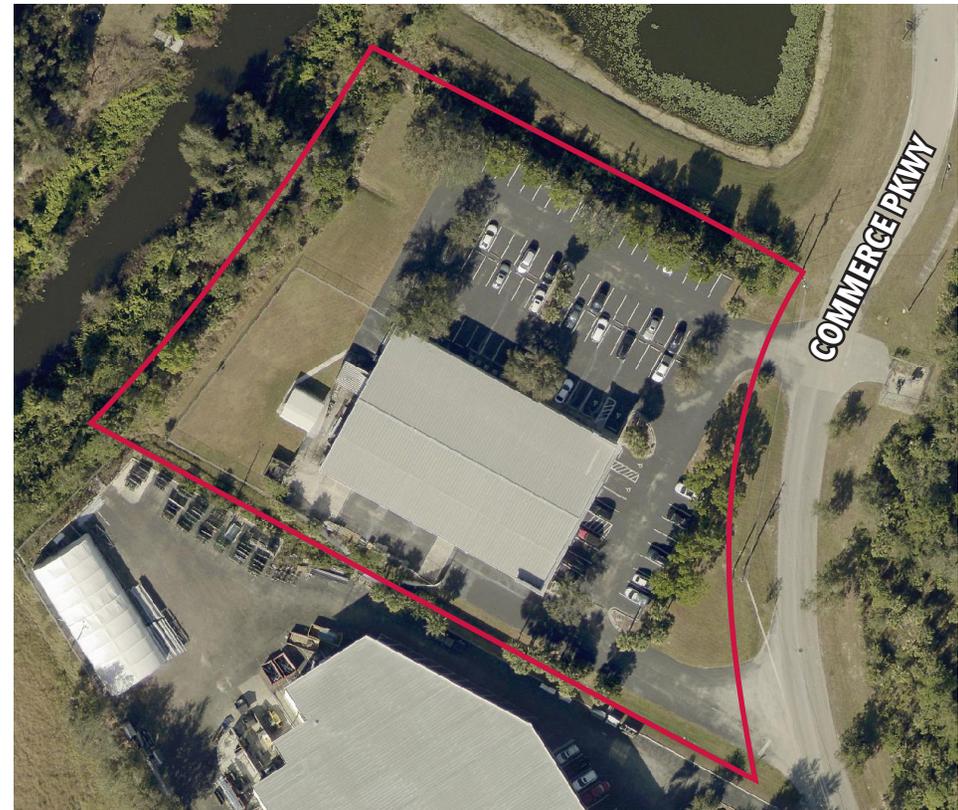
OVERHEAD DOORS: **Two (2) 14' x 14'**

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 sublease 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.

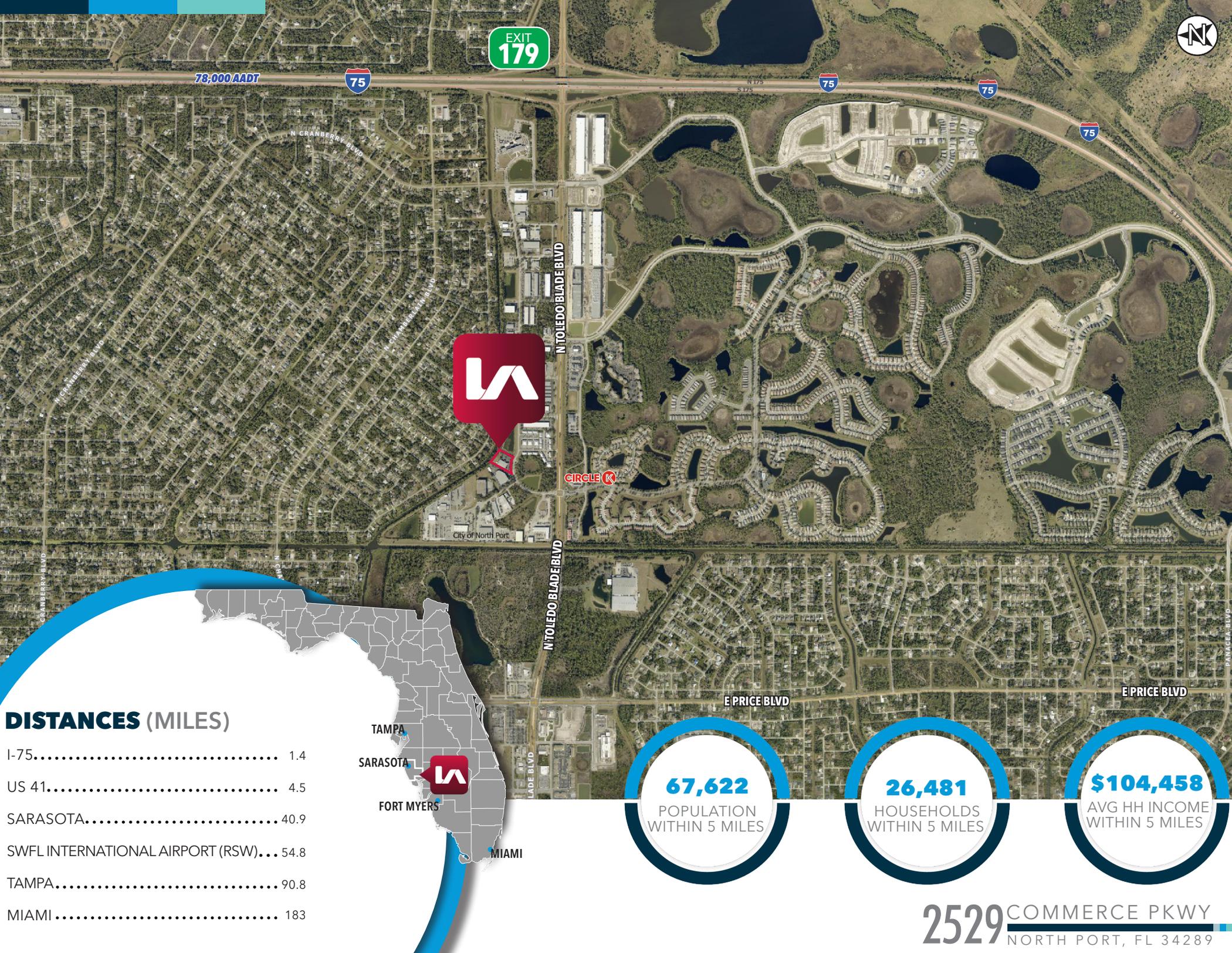


PHOTOS



PHOTOS





EXIT 179

78,000 AADT



CIRCLE K

City of North Port

N TOLEDO BLADE BLVD

N TOLEDO BLADE BLVD

E PRICE BLVD

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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