



2200 MURPHY CT

NORTH PORT, FLORIDA 34289

PROPERTY HIGHLIGHTS

- 13 Overhead Doors (12' x 14') for efficient loading and unloading
- Loading dock with 10' x 10' overhead door for streamlined shipping
- 25' clear ceiling height, accommodating diverse storage and operational needs
- 3-Phase Power, supporting high-energy demands
- 6,000 SF of dedicated office space, allowing for on-site administration
- Situated on 2.72 acres with Industrial, Light, and Warehousing (ILW) zoning



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	460	1,742
Total Population	175	1,137	4,535
Average HH Income	\$90,038	\$94,713	\$95,016

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

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NORTH PORT, FL 34289



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	34,062 SF
Available SF:	41,495 SF
Lot Size:	119,924 SF
Year Built:	2004
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2200 Murphy Court, Northport, FL

Property Type: Industrial Facility with Office Space

Property Size: 41,495 SF

This spacious sublease opportunity is ideal for businesses seeking a well-equipped industrial facility in Northport, FL - just a mile from I-75. With extensive office space, high ceilings, and ample loading options, this property is designed to support a variety of operational needs.

Highlights:

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Available for sublease in Late Fall/Early Summer 2025, this property is an excellent option for businesses needing substantial industrial space in the Northport area.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

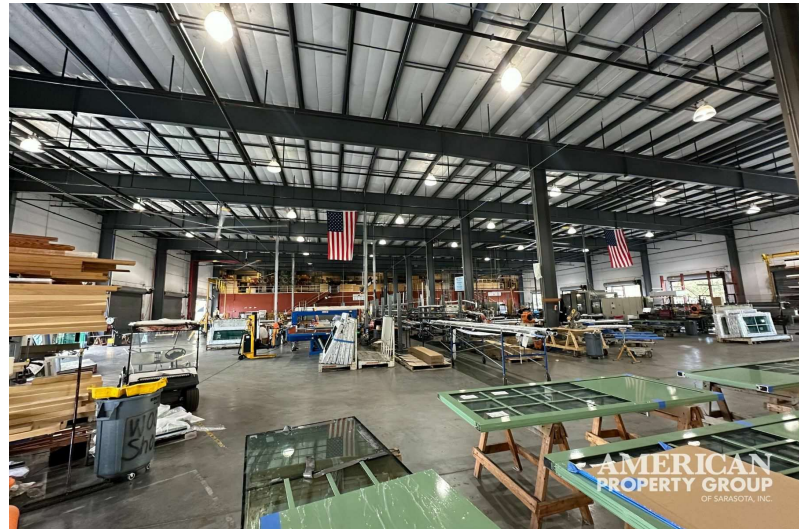
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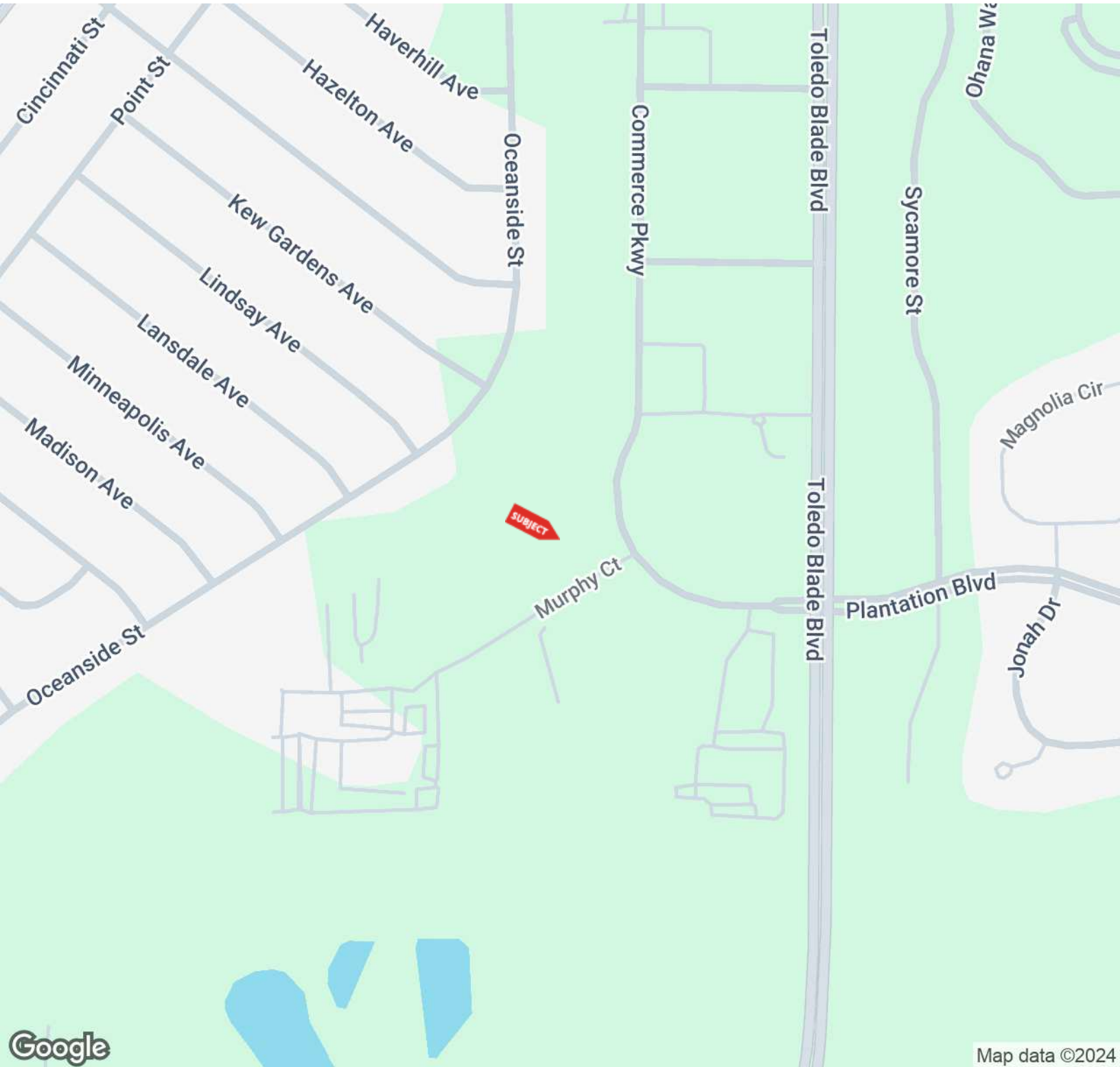
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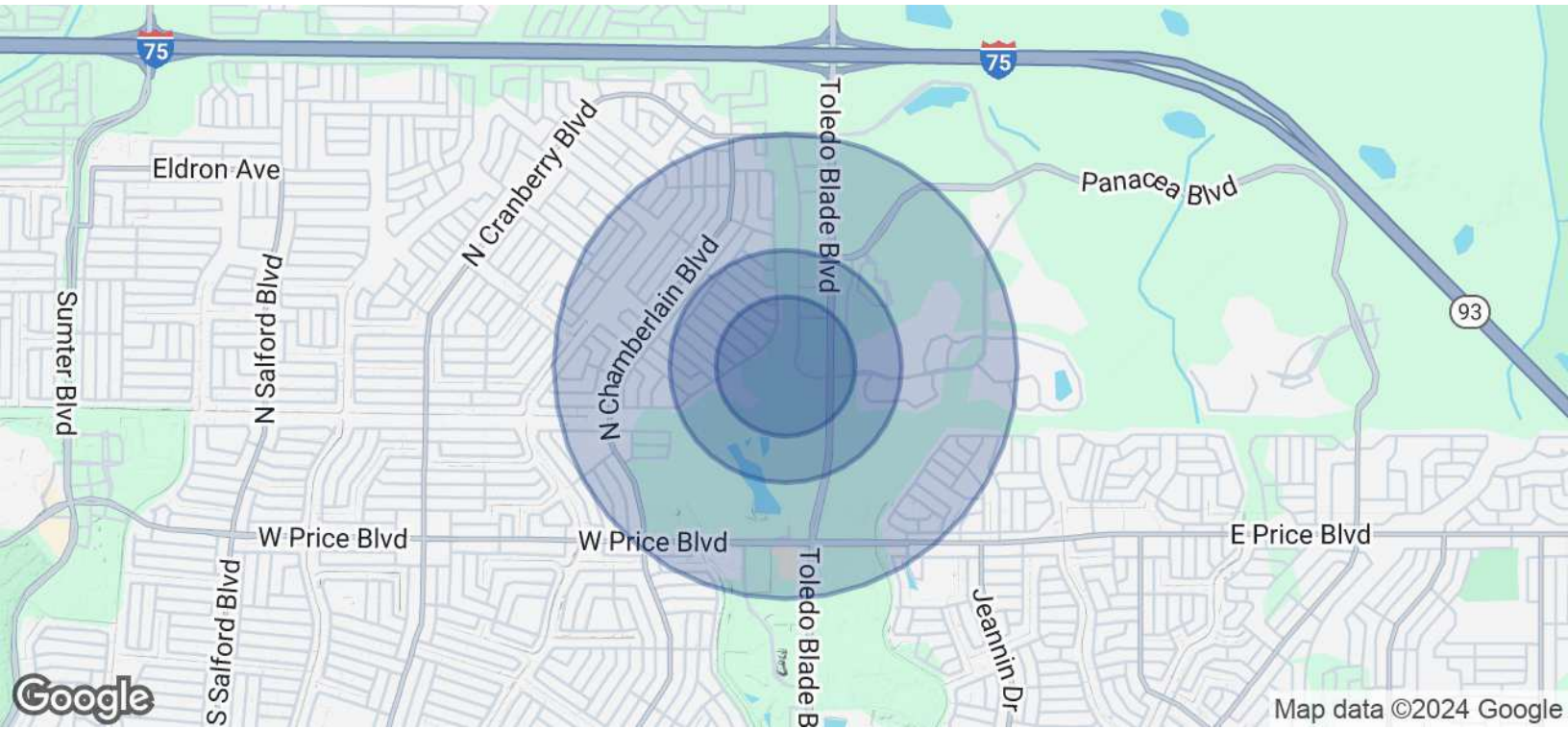
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	175	1,137	4,535
Average Age	43	45	44
Average Age (Male)	43	45	44
Average Age (Female)	43	46	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	460	1,742
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$90,038	\$94,713	\$95,016
Average House Value	\$312,647	\$230,224	\$296,566

Demographics data derived from AlphaMap

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