

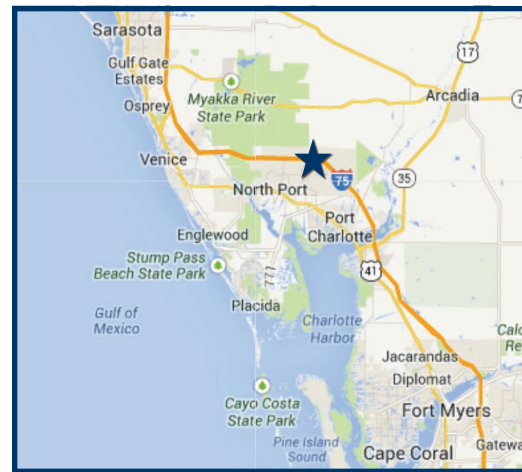
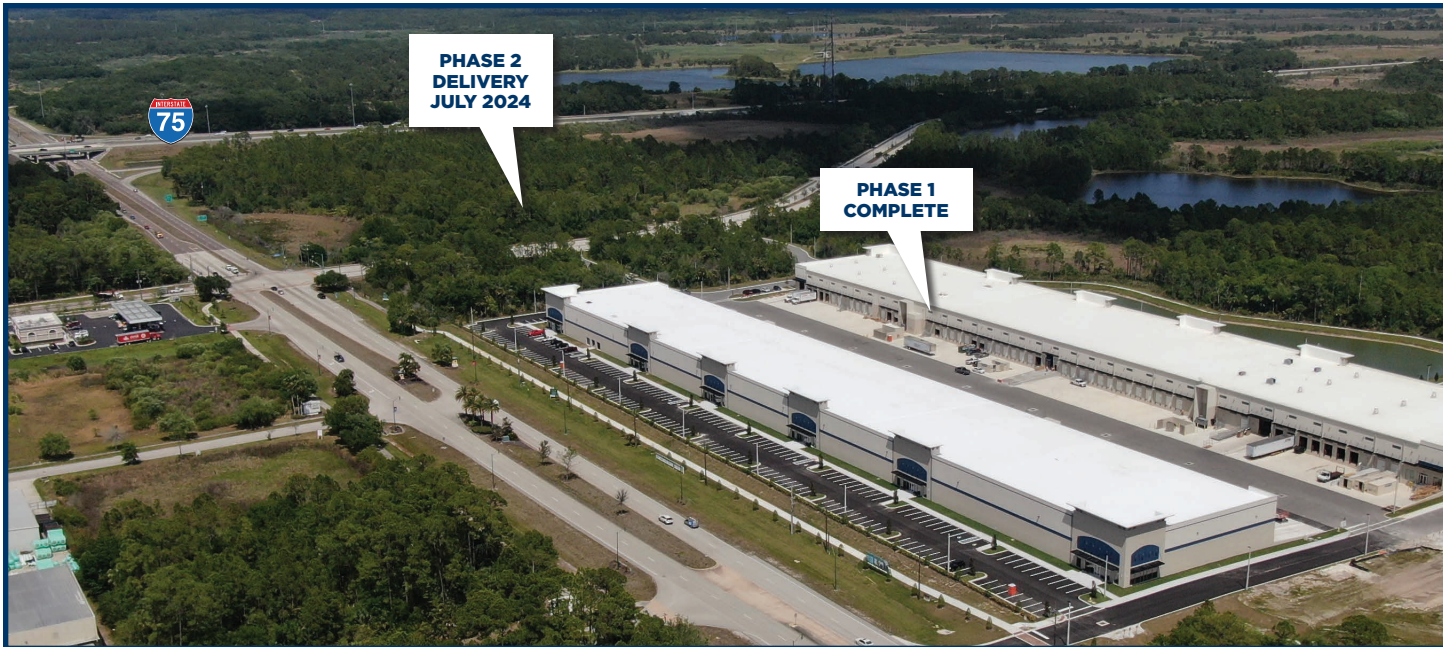
NORTH PORT BUSINESS PARK

I-75 AND TOLEDO BLADE BOULEVARD :: NORTH PORT, FL 34286

BENDERSON DEVELOPMENT

AVAILABLE FOR LEASE

LATITUDE: 27.090119 LONGITUDE: -82.154174



:: LOCATION FEATURES

- Prime Location on Toledo Blade Boulevard ½ Mile from Interstate 75
- 1 Mile of Frontage on Toledo Blade Boulevard for Maximum Visibility
- Only Class A Industrial Location in Southern Sarasota County

:: LOCATION PROXIMITY

- Port Charlotte - 11 Miles
- Venice - 21 Miles
- Sarasota - 38 Miles
- Ft Myers - 40 Miles
- St Petersburg - 72 Miles
- Tampa - 87 Miles
- Naples - 80 Miles

:: LABOR FORCE

- Population of 214,000 within 15 Miles

:: SITE FEATURES

- Campus Like Setting with Attractive Landscaping
- Generous Car Parking and Truck Staging Areas
- 200' Truck Courts

:: BUILDING FEATURES

- Modern Concrete Tilt Wall Construction
- 30' Clear Ceiling Heights
- 52'-8" x 50' Column Spacing
- Dock High Loading
- Ramps for Grade Level Loading
- ESFR Sprinkler System
- Energy Efficient LED Lighting
- Three Phase 480v Power
- Availability up to 279,652 SF
- Phase 1 Complete; Phase 2 Delivery July 2023

:: FOR INFORMATION

Larry Fineberg or Mark Curran

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benderson.com

4151-07.22

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BENDERSON