

# NORTH PORT BUSINESS PARK

4833-4961 Plantation Boulevard | North Port, FL

[developnorthportfl.gov](http://developnorthportfl.gov)

AVAILABLE FOR LEASE

400,000 SF CLASS-A  
INDUSTRIAL SPACE



## PROPERTY HIGHLIGHTS

- Only Class-A industrial campus in Southern Sarasota County, Phase 2 & 3 available now
- Prime location on Toledo Blade Boulevard, just ½-mile from I-75
- Strongest workforce in Sarasota region, with a population of 286,000 within 15 miles
- 1-mile of frontage on Toledo Blade Boulevard for maximum visibility
- 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
- Three phase 480v power
- Energy efficient LED lighting
- Generous car parking and truck staging areas

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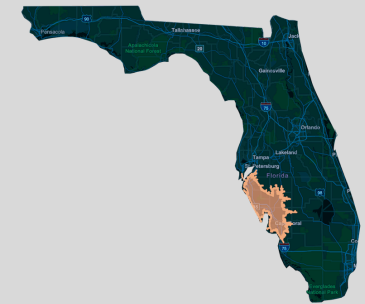
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## REGIONAL WORKFORCE & MARKET ACCESS



- 4.4M Regional Population within a one-hour drive
- 2.1M-Person Workforce supporting diverse industry sectors
- 83% Prime-Age Participation Rate
- Sustained Population Growth driving long-term market demand
- \$325B Regional Economy across Southwest Florida markets
- Strategic Access via I-75 Corridor connecting major population centers