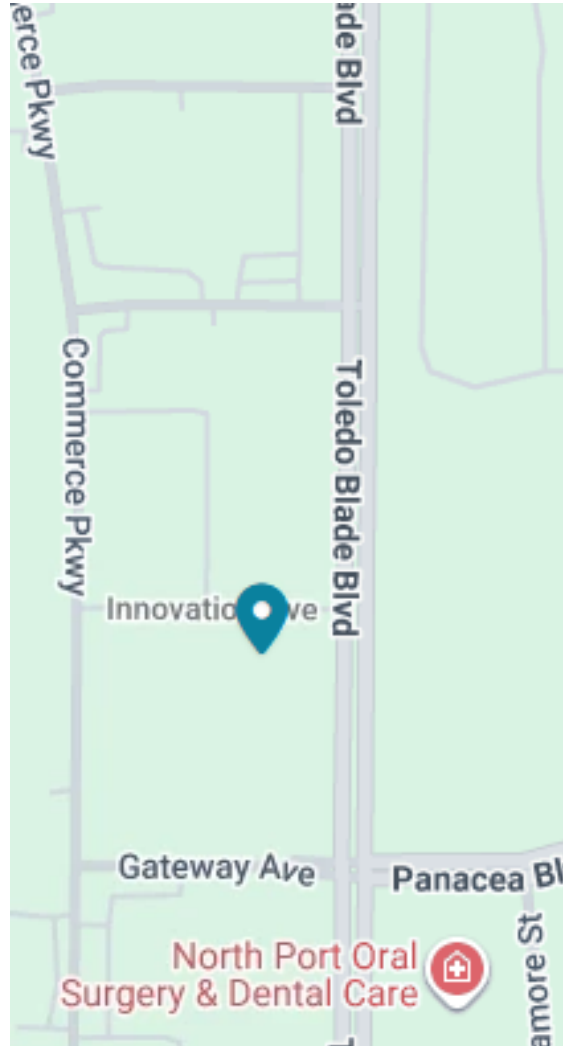


INNOVATION AVE WAREHOUSE DEVELOPMENT

1001 Innovation Ave. North Port, FL, 34289

developnorthportfl.gov

FOR LEASE INDUSTRIAL SPACE



PROPERTY HIGHLIGHTS

- Two new industrial buildings with an estimated delivery date of December 2026.
- Each building will feature 10 units, approximately 1,764 SF per unit.
- Positioned in a growing market with strong demand for modern warehouse space.
- Located just off I-75, providing excellent regional access to Sarasota, Venice, and Bradenton.
- Flexible design suitable for light industrial, storage, and service-based businesses.
- Convenient access to major highways and regional transportation networks.