

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



1090 Technology Avenue, North Port, Florida 34289

30,000+ SF

For Sale: \$6,225,000

**For Lease: \$12.50/SF plus CAM @ \$2.00/SF
(plus applicable sales tax)**



Howard J. Corr CCIM
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COMMERCIAL ADVISORS[®]
REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY



This 30,000+ SF building is situated at the corner of Technology Avenue and Commerce Parkway in North Port. Easy access to Interstate 75 north and southbound via Toledo Blade Boulevard. The building offers 28,000/sf available now with a second story mezzanine. An additional adjoining 6,000/sf will be available mid 2025. The office portion of the property has 10 private offices, break room and reception area. Only the office area has central AC. There is a large truck well and three large overhead doors for shipping and receiving. Loading dock area is 2,900 SF. The property offers plenty of parking with two driveway entrances and multiple entrances to the building.



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EXECUTIVE SUMMARY

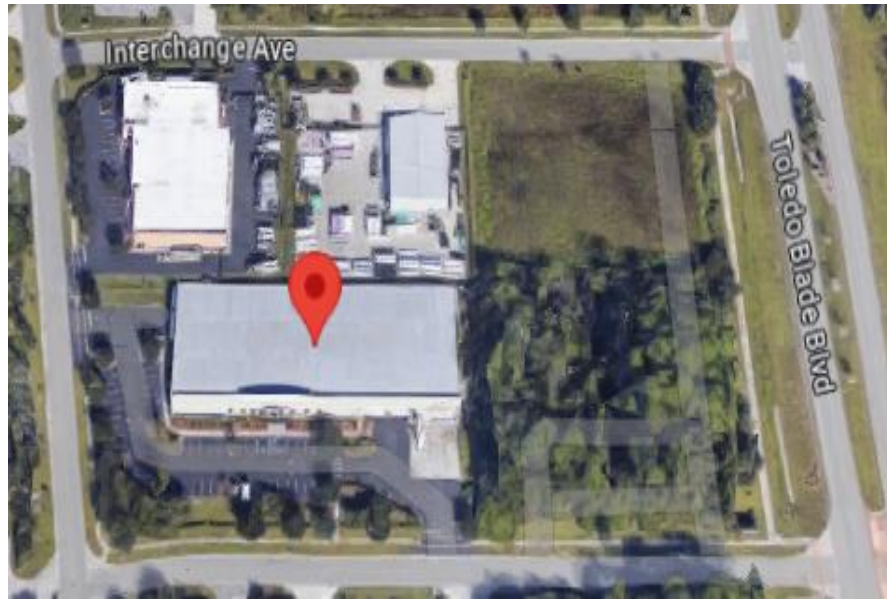
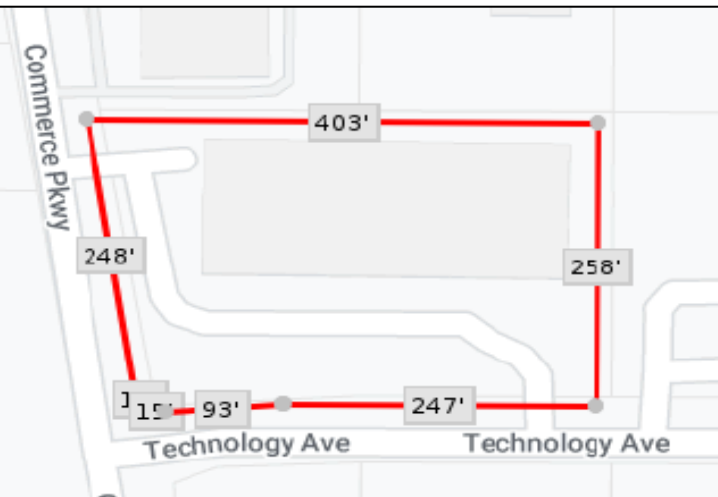


PROPERTY DETAILS

Address:	1090 Technology Ave., North Port FL 34289
Building Size:	33,600 SF
Sale Price:	\$6,225,000
Lease Price:	\$12.50/SF NNN (@ \$2.00/SF)
Zoning:	PCD – Planned Community Development
Year Built:	2006
Land Area:	2.321 Acres

SITE SUMMARY

This 30,000+ SF building is situated at the corner of Technology Avenue and Commerce Parkway in North Port. The building offers 28,000/sf available now with a second story mezzanine. An additional adjoining 6,000/sf will be available mid 2025. The office portion of the property has 10 private offices, break room and reception area. Only the office area has central AC. The loading dock area is 2,900 SF.



DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,596	27,738	62,334
Median Age:	42.5	44.3	45.2
Households:	1,428	10,544	23,692
Median Home Income:	\$79,732	\$87,291	\$81,125
Per Capita Income:	\$36,289	\$39,608	\$39,422

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Distance
Toledo Blade	I-75 N	73,000	2024	1.25 mile
Toledo Blade	I-75 S	57,500	2024	1.25 miles
Toledo Blade	W Price Blvd	20,000	2024	1.5 miles
Yorkshire St.	Near I-75	57,500	2024	5 miles



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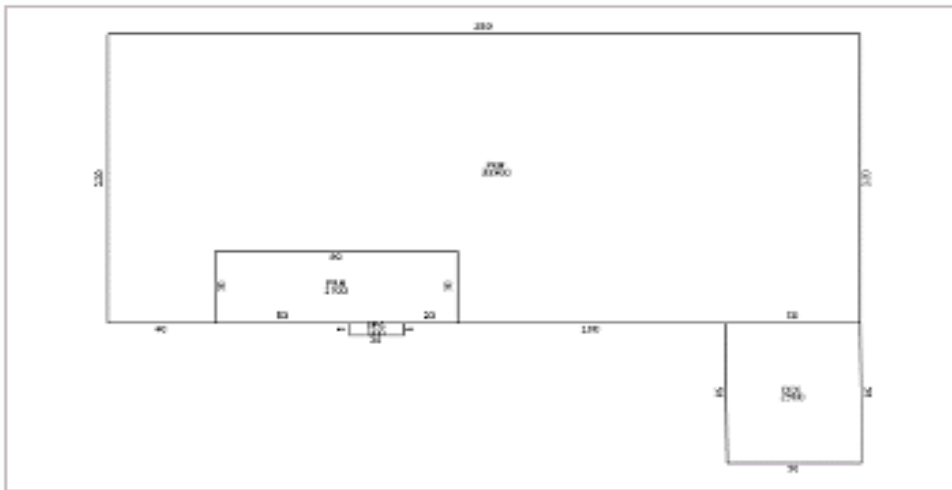
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Building Sketch

- ▶ Building Type: Distribution Warehouse
- ▶ Property Address: 1090 TECHNOLOGY AVE NORTH PORT, FL, 34289
- ▶ Finished Area S.F: 33,600
- ▶ Total Building Area S.F: 36600
- ▶ Year Built: 2006
- ▶ Exterior Walls: Stucco
- ▶ Frame: Fireproof structural steel columns and beams
- ▶ Heat-Air: Heat & Air Cond, ducted
- ▶ Roof Material: Metal, galvanized
- ▶ Roof Structure: Low pitch shed roof
- ▶ Number of Stories: 1



Sketch 1 of 1

SubAreas

line #	Description	Gross Area
1	Loading Dock	2,900
2	Main Area Commercial	30,900
3	Main Area Commercial	2,700
4	Open Porch, Average	100

Courtesy Sarasota County Property Appraiser



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ADDITIONAL PHOTOS



**1090 Technology Avenue
North Port, FL 34289**

\$6,225,000 Sale Price
\$12.50/SF Lease Price
(plus \$2/SF CAM)

33,600 SF Building
2.32 Acres Land Area

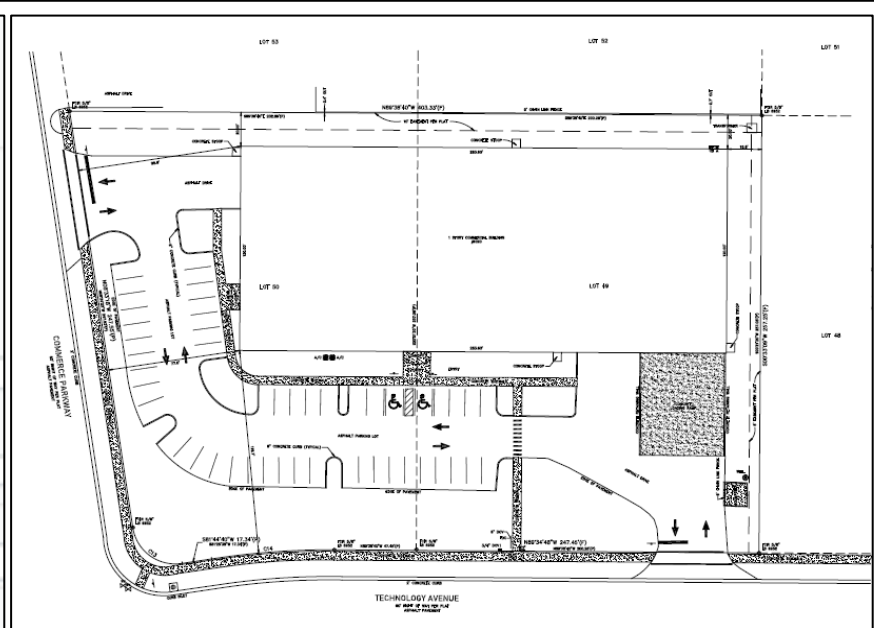
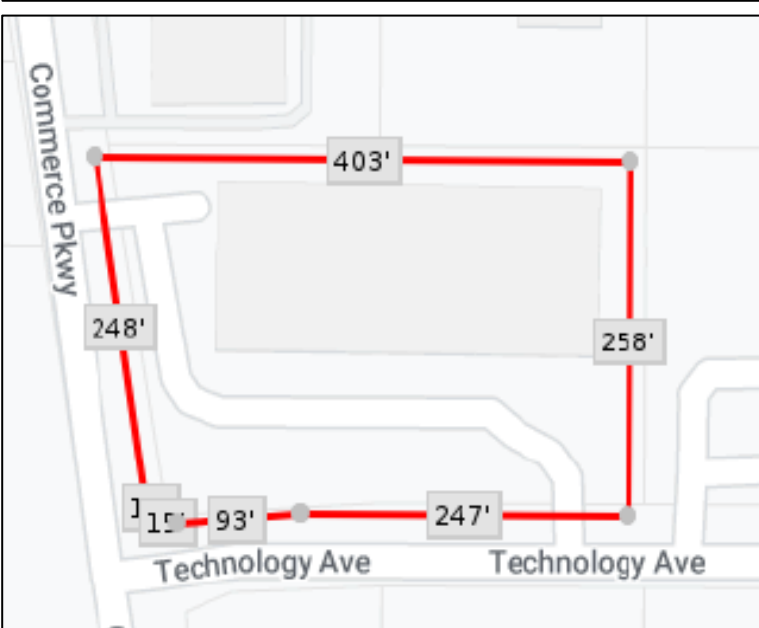
28,000 SF available now
(second story mezzanine)

6,000 SF available mid 2025

10 private offices (AC)
Break room
Reception area



2,900 Loading Dock Area



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Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.



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