

Industrial Units For sale

SOUTHWEST FLORIDA STORAGE UNITS FOR SALE

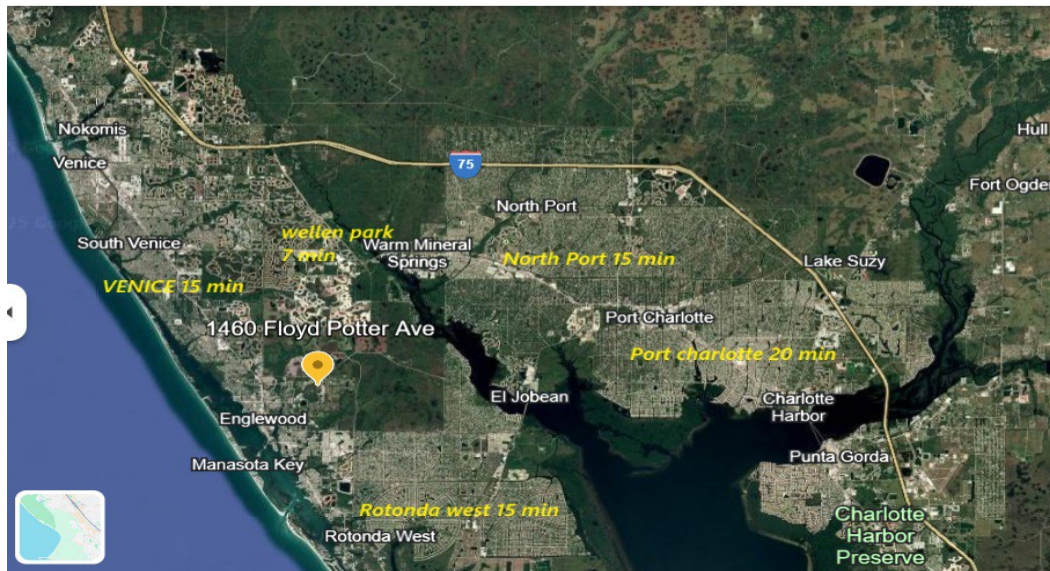
Project Description

Welcome to the proposed commercial development located in the southern part of Sarasota County, between Venice and North Port. The project is titled “**Venice–North Port Storage Units.**”

It is a **Contractors Space Park**, a brand-new industrial development designed for local construction businesses and light-industry users.

The project offers modern industrial units built for flexible commercial use. Offices can be added as an option.

Each **1,200 sq ft unit** (25' x 50', approx. 16' high) is new construction, **hurricane-rated**, insurance-compliant, and located on a **1.03-acre lot (44,866 sq ft)**

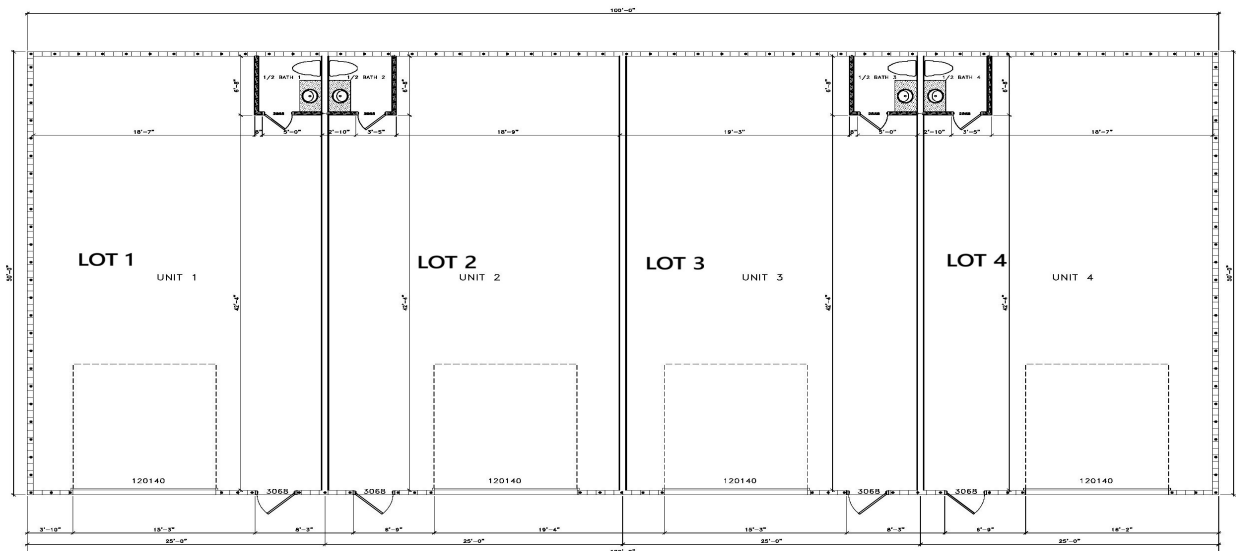


FEMA flood maps indicate that the property is in **ZONE X**, a “non-flood” zone with a 0.2% / 500-year risk. Zoning is **PID (Planned Industrial Development)**, allowing a wide variety of activities.

The design features premium construction quality, efficient on-site circulation, and attractive architectural elements within Morris Industrial Park.

Buildings use a modern steel structure with concrete demising walls for maximum durability, and come equipped with a fire-suppression system.

Each unit will have its own electric and water meter. All units will be part of a **Condo Association**, which will manage shared expenses (to be finalized).



Specifications & Technical Details

Feature	Details
Building Type	Certified metal buildings
Total Area	10,000 sq ft (Two buildings of 5,000 sq ft each)
Total Units	4 units per building (8 total)
Unit Size	Approx. 1,200 sq ft each
Build-out Options	Flexible interior build-outs
Loading	14' × 14' roll-up doors 16' height
Parking	Standard and ADA-compliant parking
Utilities	Water, sewer, electricity, stormwater retention, fire sprinklers

Additional Features:

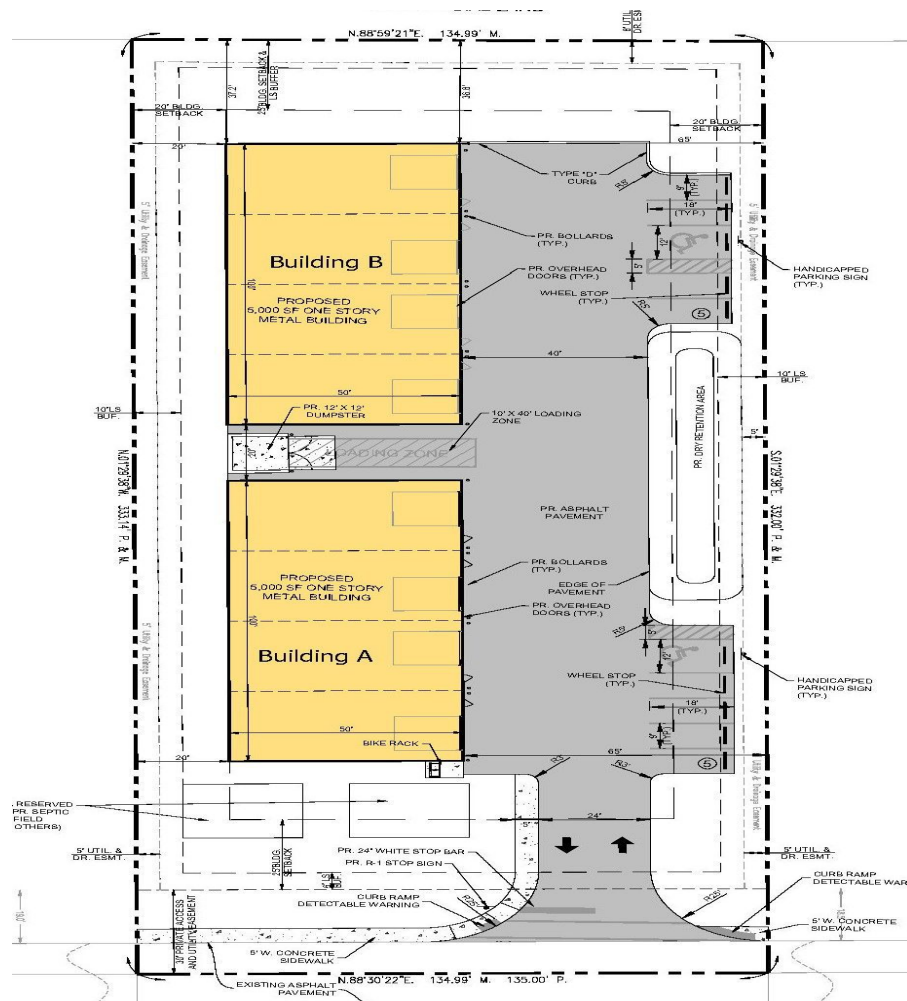
- Two 5,000 sq ft buildings on approx. 1.04 acre of land
- 14' x 14' doors suitable for trucks, RVs, construction equipment
- Pedestrian access door for each unit

Accessibility & Location

The project is ideally located for local contractors.

Address: Floyd Potter Ave, Englewood, FL 34223

Located within the region's industrial zone and only minutes from the **Wellen Park expansion area** (55,000 new residents expected).



Reservations & Delivery Timeline

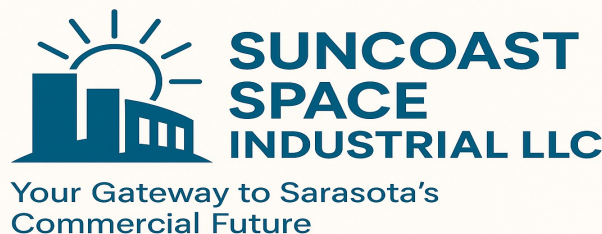
- Land preparation has begun
- Site permit approved
- **Pre-reservations available starting January 2026**
- **Final reservation in April 2026**
- **Delivery approxi End of September 2026**

How to Reserve?

The real estate agency and attorneys will handle reservations through a **Reservation Agreement**. A **\$2,000 deposit** is sufficient to place a reservation and is **refundable until building delivery**. Funds will be held in **escrow** by the real estate agency.

Pricing

- **\$243,000** per unit (agency fees included)
- **Rental value:** \$1,000–\$1,300/month
- **Approx. 6% annual return**



Contact Information

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