

# INDUSTRIAL UNITS | FOR LEASE

7253 GASPARILLA RD | PORT CHARLOTTE, FL 33981

\*INDIVIDUAL INDUSTRIAL UNITS FOR LEASE\*

## EXCLUSIVELY LISTED BY:

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### **HAYDEN BRUNO**

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### **BROKER OF RECORD**

Kyle Matthews

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# LEASE SPECIFICATIONS



**\$1,800/MO**

PRICE / UNIT



**±1,056 SF**

INDUSTRIAL SF / UNIT



**\$15/SF**

MODIFIED GROSS LEASE

## BUILDING SPECS

Year Built	2009
Lease Type	Modified Gross
Clear Height	16'
Construction	Metal
Roll Ups	12' x 14' Rollups
Owner Occupied	No
Amenities	On-Suite Bathroom
Metering	Individually Metered



± 32,000 VPD

776



LA AINGER MIDDLE SCHOOL  
706 STUDENTS

SUBJECT PROPERTY



VINELAND ELEMENTARY  
603 STUDENTS



PINEMOOR WEST GOLF CLUB

BROADMOOR PARK

ROTANDA LAKES COMMUNITY PARK



ROTANDA COMMUNITY PARK AND PRESERVE



GASPARILLA RD



LONG MARSH GOLF CLUB



THE HILLS GOLF COURSE



# AREA OVERVIEW

## PORT CHARLOTTE, FL

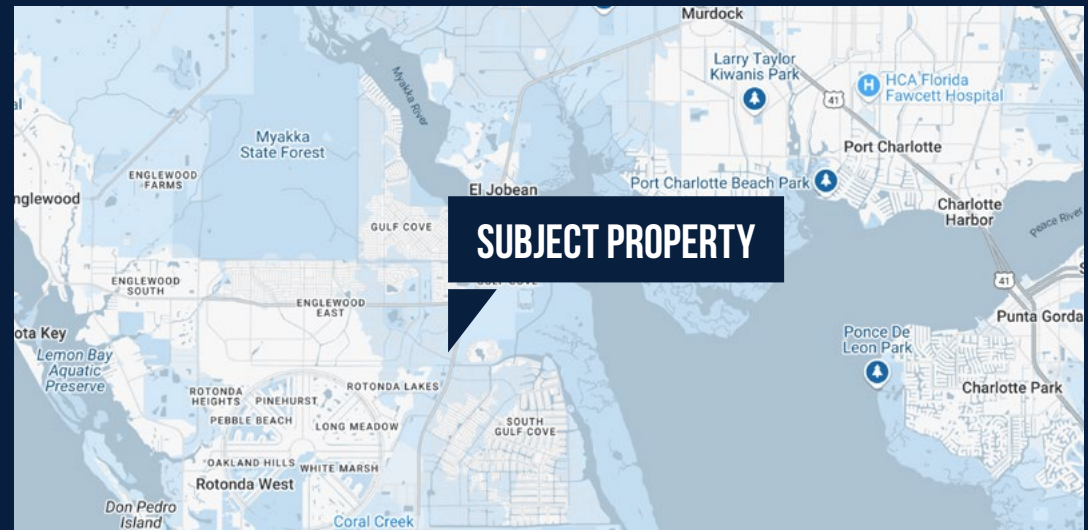
Port Charlotte, Florida, is a growing community located in Charlotte County, nestled between Sarasota and Fort Myers along Florida’s Gulf Coast. Known for its strategic location, Port Charlotte offers easy access to major highways such as I-75, US-41, and FL-776, providing direct routes to key markets throughout the state. This connectivity makes it an attractive destination for industrial operations seeking efficient transportation and distribution channels.

The industrial market in Port Charlotte is experiencing a surge in demand, driven by the region’s rapid population growth and expanding commercial base. With a diverse economy encompassing sectors like manufacturing, logistics, and construction, Port Charlotte is well-positioned to attract businesses looking for strategic locations with access to both regional and national markets. The presence of a skilled workforce and relatively low operating costs further enhances its appeal for industrial users.

Port Charlotte's proximity to Southwest Florida International Airport, Punta Gorda Airport, and several deepwater ports, including Port Manatee and Port Tampa Bay, strengthens its position as a hub for trade and logistics. The local government’s pro-business stance, coupled with incentives for industrial development, has also spurred recent growth in warehouse, distribution, and light manufacturing facilities. As the community continues to expand, the demand for industrial space is expected to grow, making Port Charlotte a prime location for investment in industrial real estate. The area's combination of strategic location, infrastructure, and economic momentum presents a compelling case for businesses looking to establish or expand their presence in Southwest Florida.

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	16,907	35,697	149,967
2024 Population	21,374	43,737	167,927
2029 Population Projection	26,083	53,181	199,901
Annual Growth 2020-2024	6.6%	5.6%	3.0%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	7,742	16,820	69,985
2024 Households	9,709	20,469	78,434
2029 Household Projection	11,865	24,926	93,590
Annual Growth 2020-2024	5.3%	4.1%	2.1%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$76,160	\$76,238	\$75,625



# CONFIDENTIALITY AND AGREEMENT STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7253 Gasparilla Rd, Port Charlotte, FL 33981** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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