

FOR SALE OR LEASE

TWO (2) 54,000 SF DOCK-HIGH WAREHOUSE BUILDINGS

8001 NORTHUP DRIVE, PUNTA GORDA, FLORIDA 33982



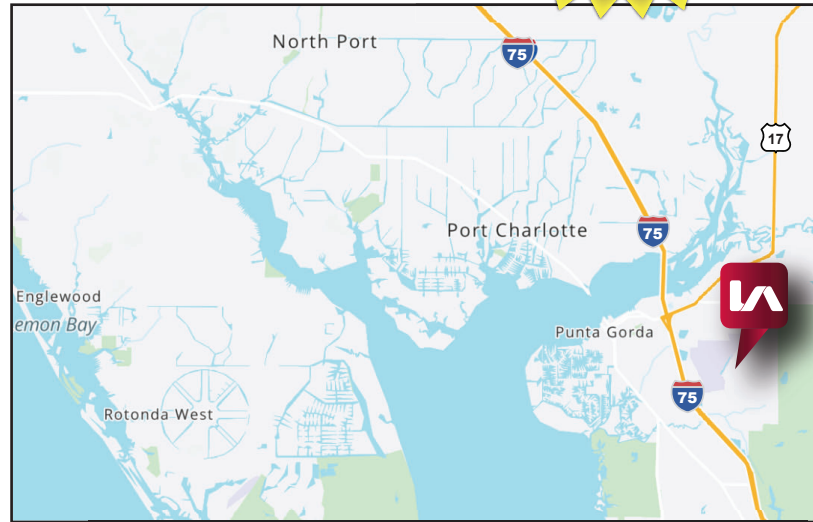
THE DUFFIE NORTH PROJECT

**June
2026
Delivery!**

- **AVAILABLE:** 54,000 SF - Building 1
54,000 SF - Building 2
- **ASKING PRICE:** Call for Pricing
- **LEASE RATE:** \$11.50 - \$18.00 / SF NNN
- **ZONING:** ECAP
([click here](#) for uses)

PROPERTY FEATURES

- Two (2) 54,000 SF Dock-High / Flex Warehouse Buildings Available For Sale
- Units Divisible to 6,750 SF Available For Lease
- 32' Clear Height
- Eight (8) Dock-High Doors Per Building
- ESFR Fire Protection
- 180' Truck Court
- Category 5 Hurricane Rated
- Zoned ECAP (*Enterprise Charlotte Airport Park*)



**Buildings Can Be Purchased
Together or Individually!**

Please Contact:

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Vice President

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Associate

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YOUR LOCAL MARKET **EXPERT**

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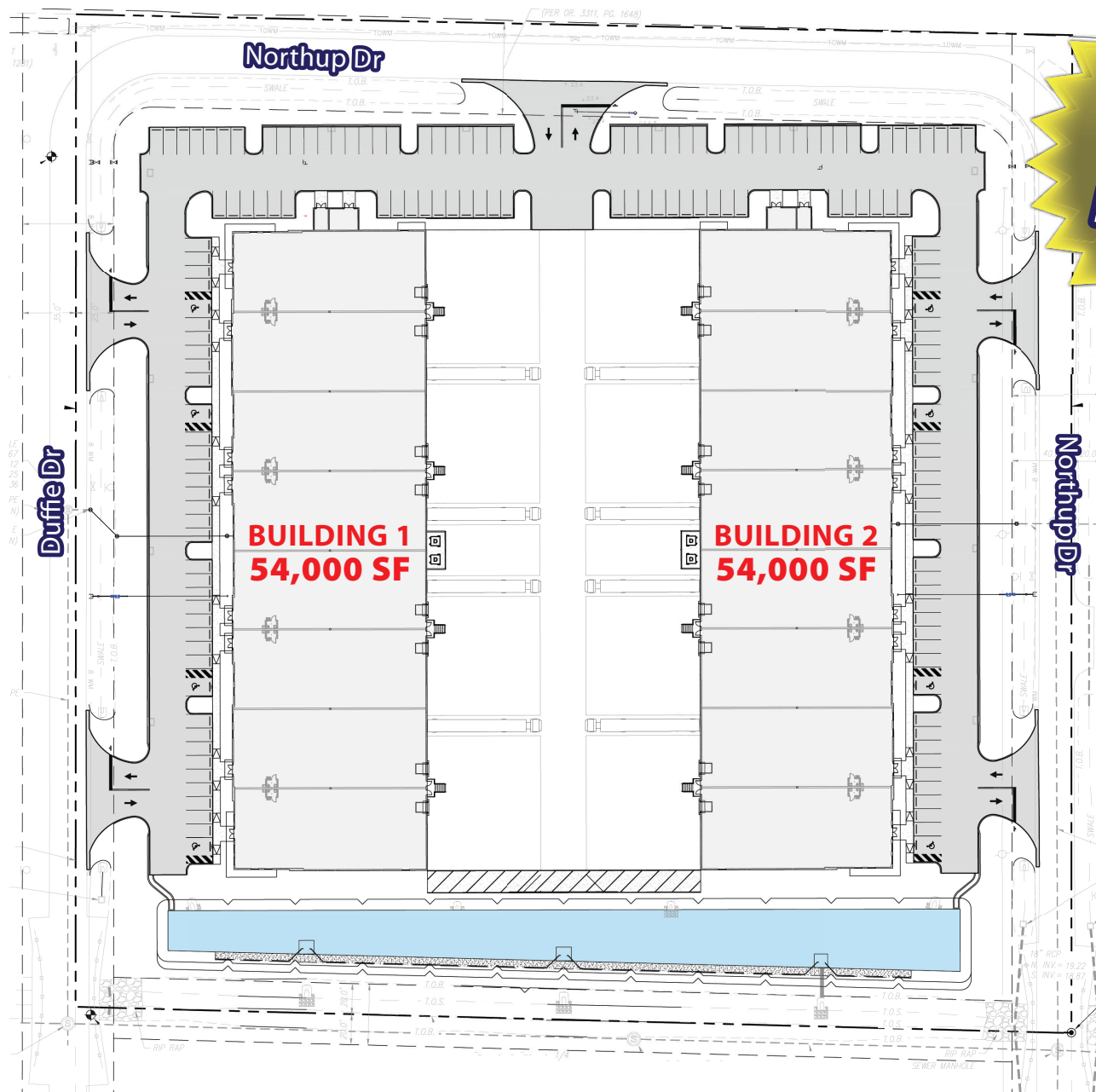
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CHARLOTTE COUNTY ECONOMIC DEVELOPMENT *(click here to view interactive map)*



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