

# FOR SALE OR LEASE

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

8001 NORTHP DRIVE, PUNTA GORDA, FLORIDA 33982



COMMERCIAL REAL ESTATE SERVICES

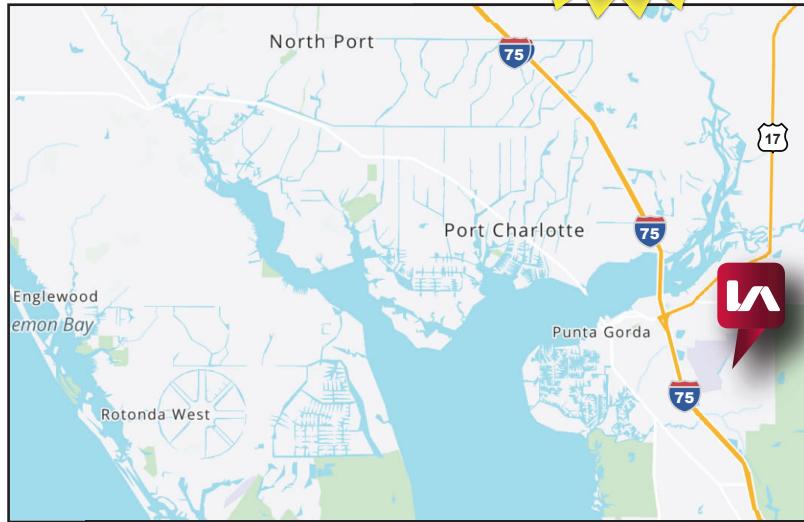
## THE DUFFIE NORTH PROJECT

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:*

**Colton Brausen**  
Vice President

**239.210.7608**  
[cbrausen@lee-associates.com](mailto:cbrausen@lee-associates.com)

**Zack Tillery**  
Associate

**239.580.8291**  
[ztillery@lee-associates.com](mailto:ztillery@lee-associates.com)

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YOUR LOCAL MARKET EXPERT

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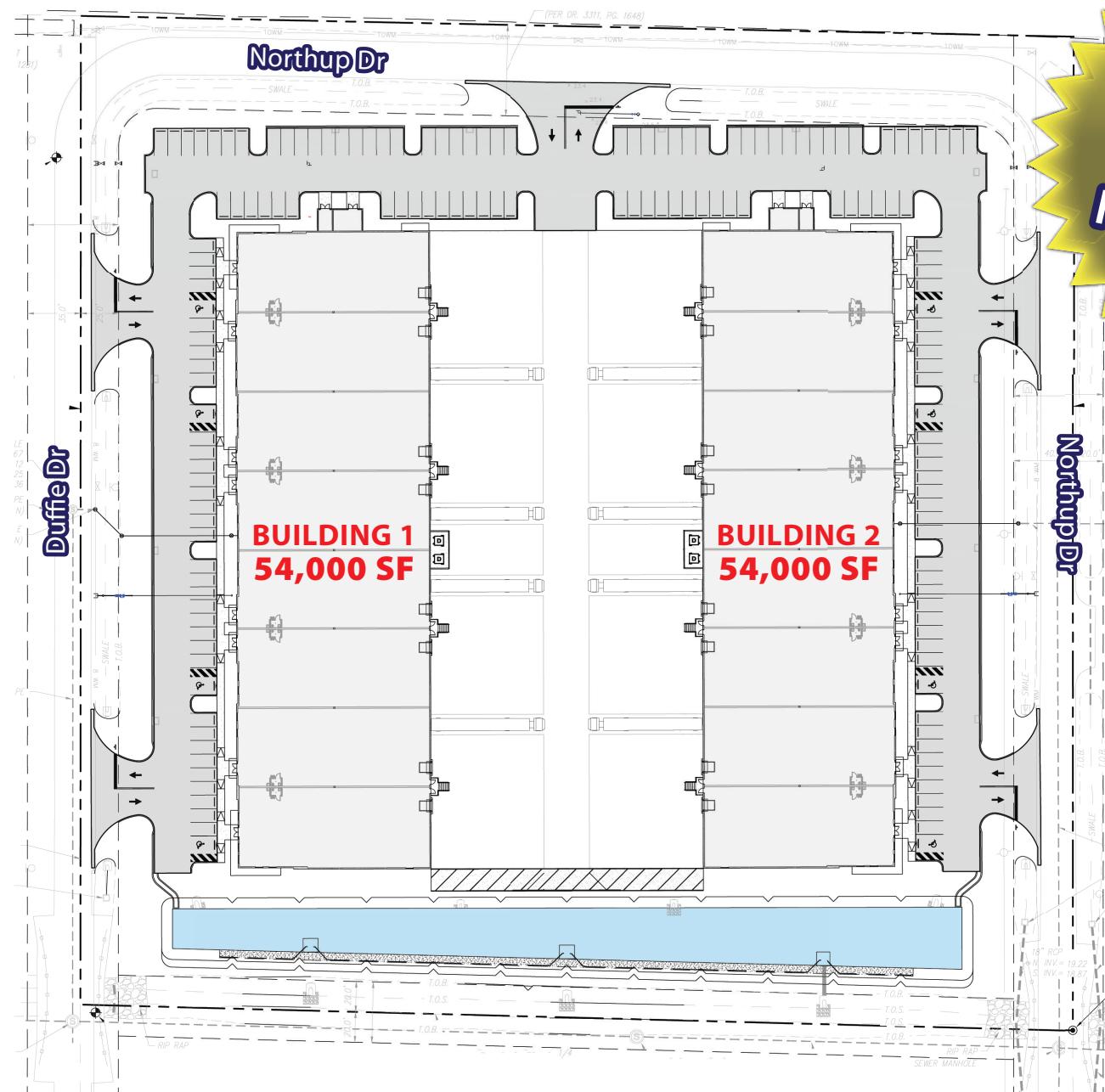
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## CHARLOTTE COUNTY ECONOMIC DEVELOPMENT *(click here to view interactive map)*



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