

PUNTA GORDA WAREHOUSE, OFFICE & OPEN YARD SPACE

1731 MANZANA AVE, PUNTA GORDA, FL 33950
& 250 BOCA GRANDE BLVD PUNTA GORDA, FL 33950



FOR LEASE
\$16.88/SF/YR NNN



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REMAX
COMMERCIAL
REMAX HARBOR REALTY

PROPERTY SUMMARY



METRICS

ASKING PRICE:	\$16.88/SF/YR NNN
TOTAL PLOT SIZE:	0.69 ACRES
WAREHOUSE/OFFICE SF:	6,252 SF
OPEN YARD SPACE:	0.32 ACRE
TYPE:	WAREHOUSE, OFFICE, & OPEN YARD
ZONING:	SP - SPECIAL PURPOSE
FLU:	FLEX COMMERCIAL COORIDOR
PID:	412307405004

PROPERTY HIGHLIGHTS

- 14'x14' Mezzanine with stairs
- (3) Overhead doors - 12' clear height
- (3) bathrooms & (1) shower
- 7 surface parking spots & 0.32 adjacent lot for parking and open yard space
- Within City of Punta Gorda
- Minutes to Downtown Punta Gorda, PGD, I-75, and surrounding commercial growth.

PROPERTY DESCRIPTION

Rare opportunity to acquire a versatile industrial property consisting of two adjacent parcels totaling approximately 0.69± acres within the City of Punta Gorda. The offering includes a 6,252± sqft warehouse located at 1731 Manzana Ave and an adjacent 0.32± acre open yard at 250 Boca Grande Blvd, providing valuable flexibility for outdoor storage, equipment parking, fleet operations, or future expansion.

The warehouse features approximately 2,000± sqft of air-conditioned office space, three restrooms, and approximately 4,252± sqft of warehouse space, including approximately 1,600± sqft that is insulated and climate controlled. The warehouse is serviced by three overhead roll-up doors with 12' clear height, allowing efficient loading and unloading for distribution, manufacturing, service, or contractor operations.

Additional improvements include a 14' x 14' mezzanine with stair access, approximately 7' of clearance, and direct access to a second-floor office area, providing additional storage and functional workspace. The property also offers seven front surface parking spaces and is zoned Special Purpose (SP), allowing for a variety of commercial and industrial uses (subject to City regulations).

Positioned just minutes from near US-41 and minutes from I-75, the property provides convenient access throughout Punta Gorda, Port Charlotte, and Southwest Florida while benefiting from the flexibility of a dedicated outdoor storage parcel—a feature increasingly difficult to find within city limits.



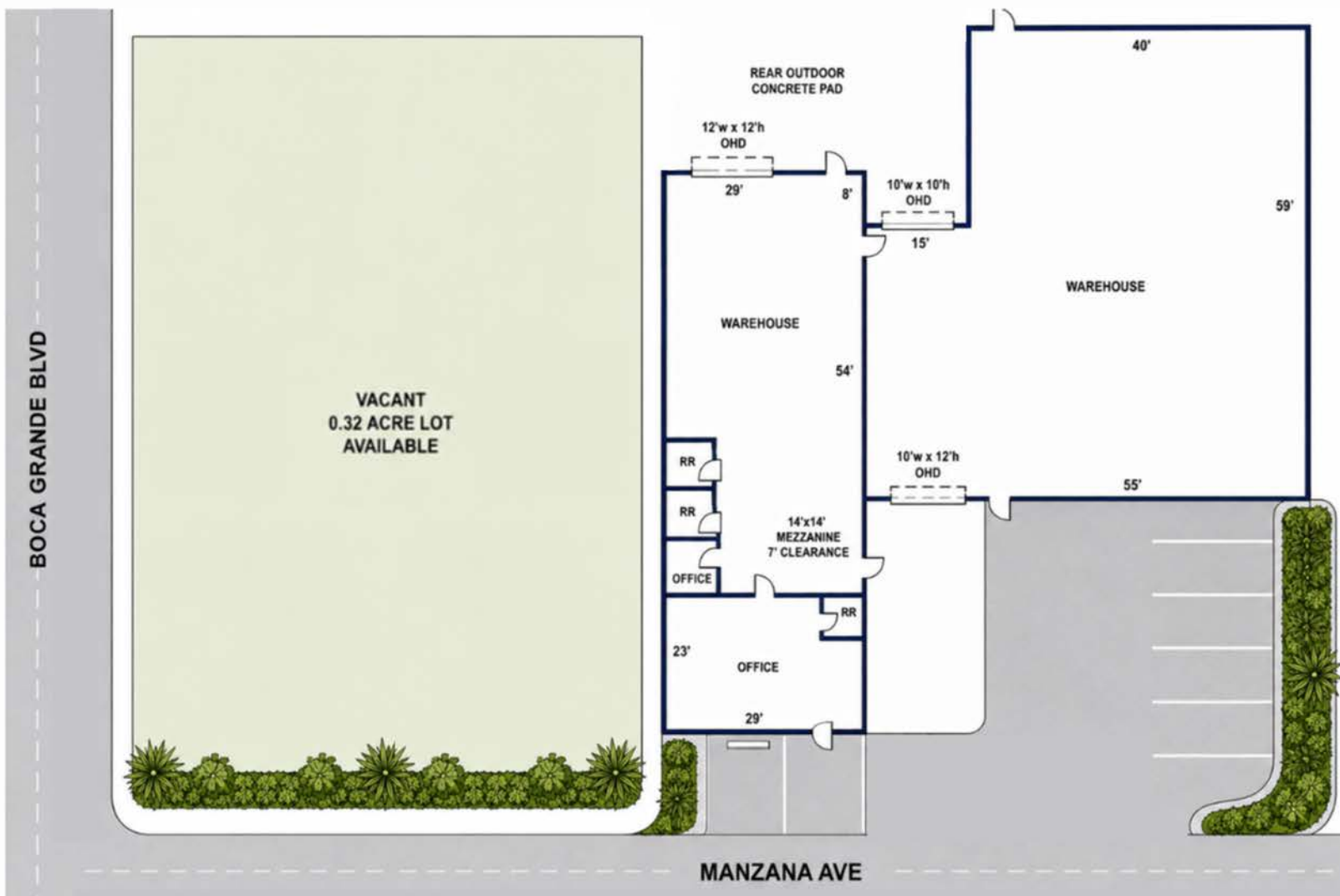
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FLOOR PLAN & SITE PLAN

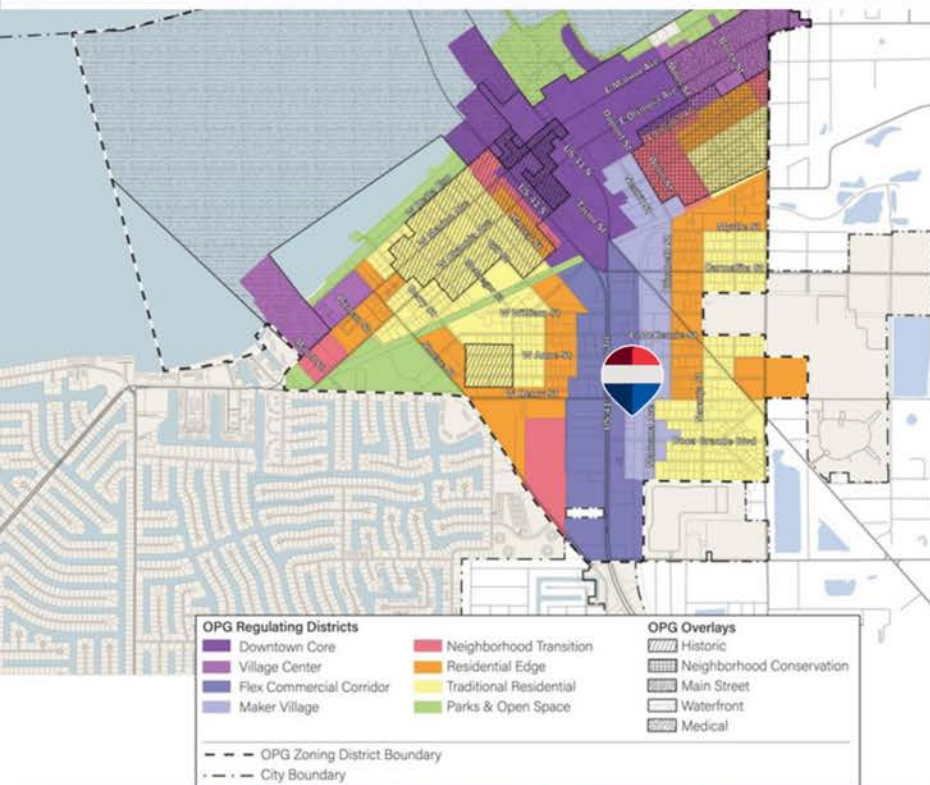


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ZONING



DEVELOPMENT STANDARDS (SECTION 3.11)

	MINIMUM LOT AREA	10,000 SF
	MINIMUM LOT WIDTH	100 FT
	MINIMUM FRONT SETBACK	25 FT
	MINIMUM REAR SETBACK	25 FT
	MINIMUM SIDE SETBACK	5 FT
	MINIMUM OPEN SPACE	20% OF LOT AREA
	MAXIMUM BUILDING HEIGHT	35 FT
	MINIMUM DISTRICT AREA	5 ACRES



PURPOSE OF SP DISTRICT

The Special Purpose (SP) District is established to accommodate uses that may have greater-than-average impacts on the environment or on nearby properties, including noise, smoke, fumes, odors, glare, or commercial vehicle traffic. It is intended for highly-specialized or unique uses that are not well suited to standard commercial districts.



PERMITTED PRINCIPAL USES



Agricultural



Commercial



Office



Restaurant



Indoor Amusement Facilities



Outdoor Theatres



Laboratories



Contractor Offices & Accessory Storage Yards



Automobile Repair, Paint & Body Shops

All uses are subject to compliance with the City of Punta Gorda Land Development Regulations.



NOTE

Certain uses may be allowed as Special Exceptions and require approval by the City Council in accordance with Section 26-44 of the City of Punta Gorda Land Development Regulations.



IMPORTANT

All development is subject to review and approval by the City of Punta Gorda. Buyers should independently verify all zoning requirements, permitted uses, and development potential with the City Planning Department.



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PROPERTY PHOTOS



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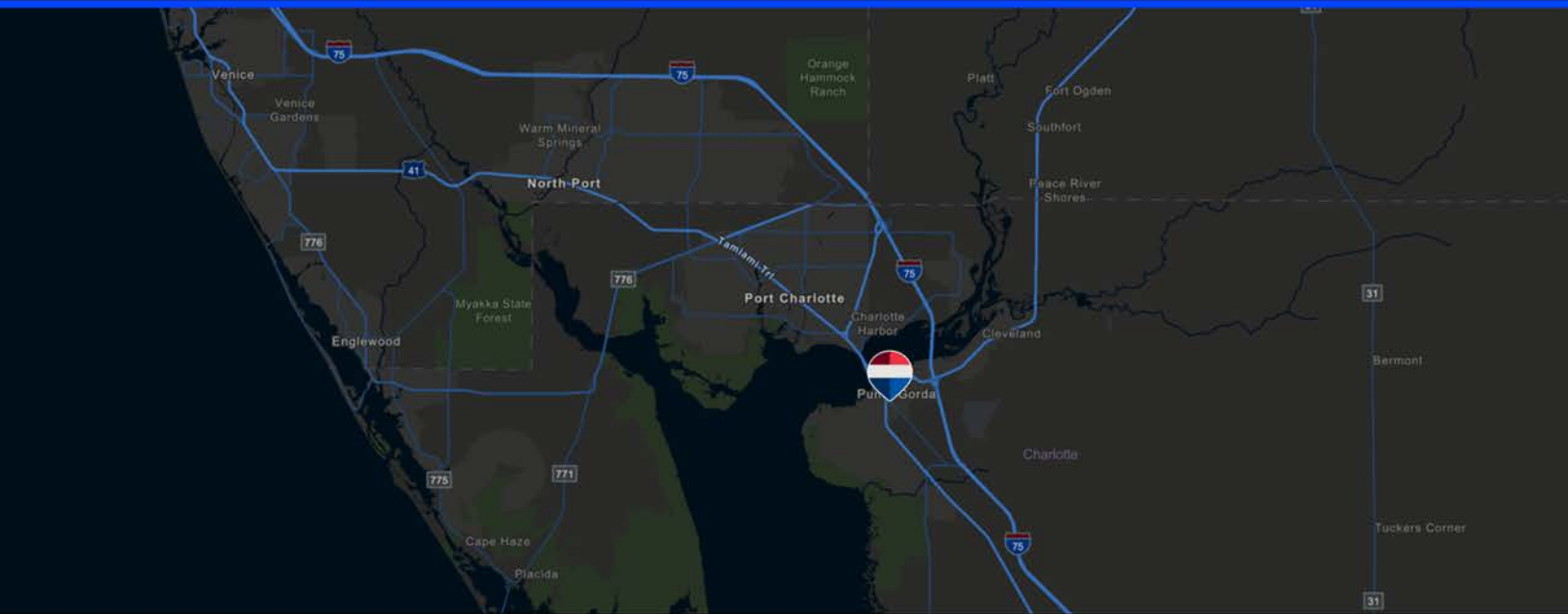
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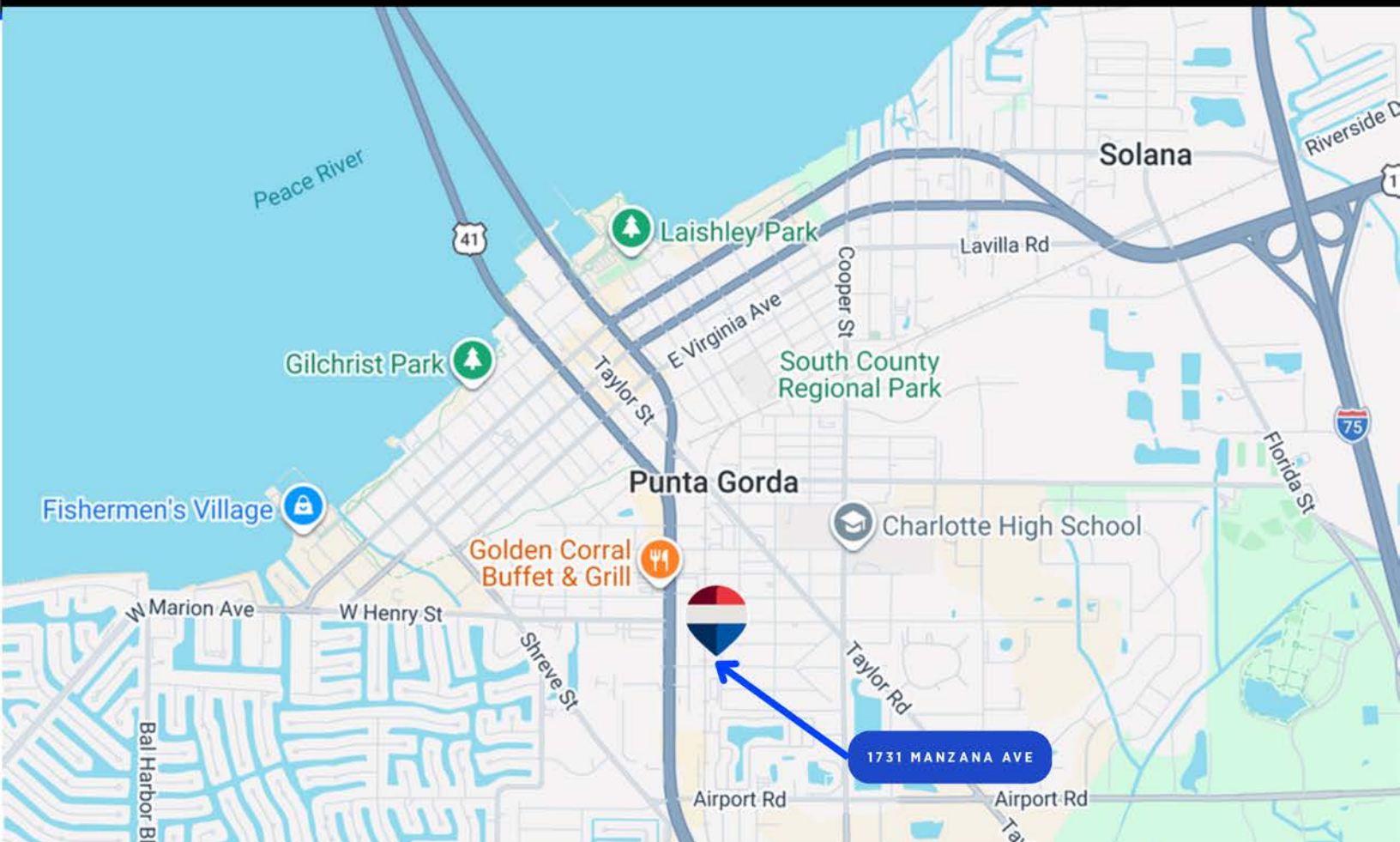
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LOCATION MAP



RETAILER MAP



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