



For Lease | Charlotte County

Florida Gulf Coast 75 Logistics Center

9450 Piper Road | Punta Gorda, FL

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*50,000 SF to 306,000 SF
Available Immediately
Building has delivered with CO*



Florida Gulf Coast 75
Logistics Center

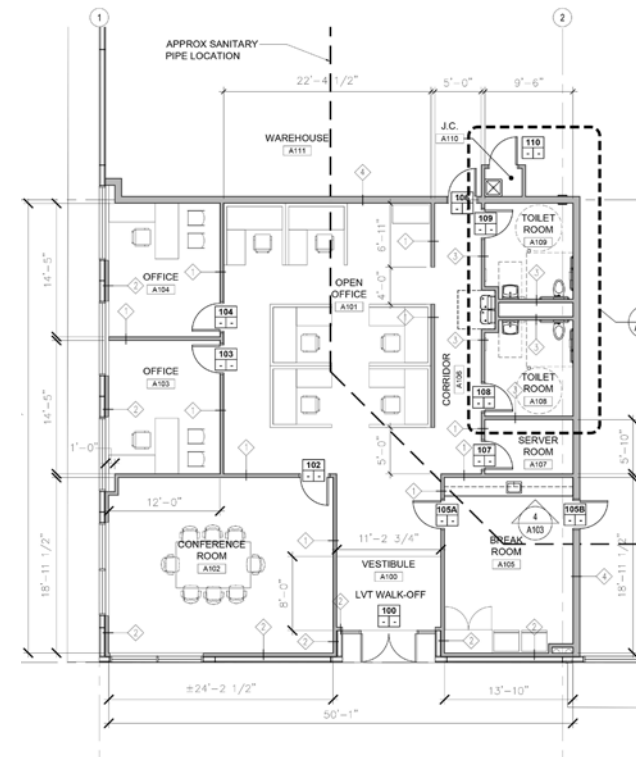
Specifications

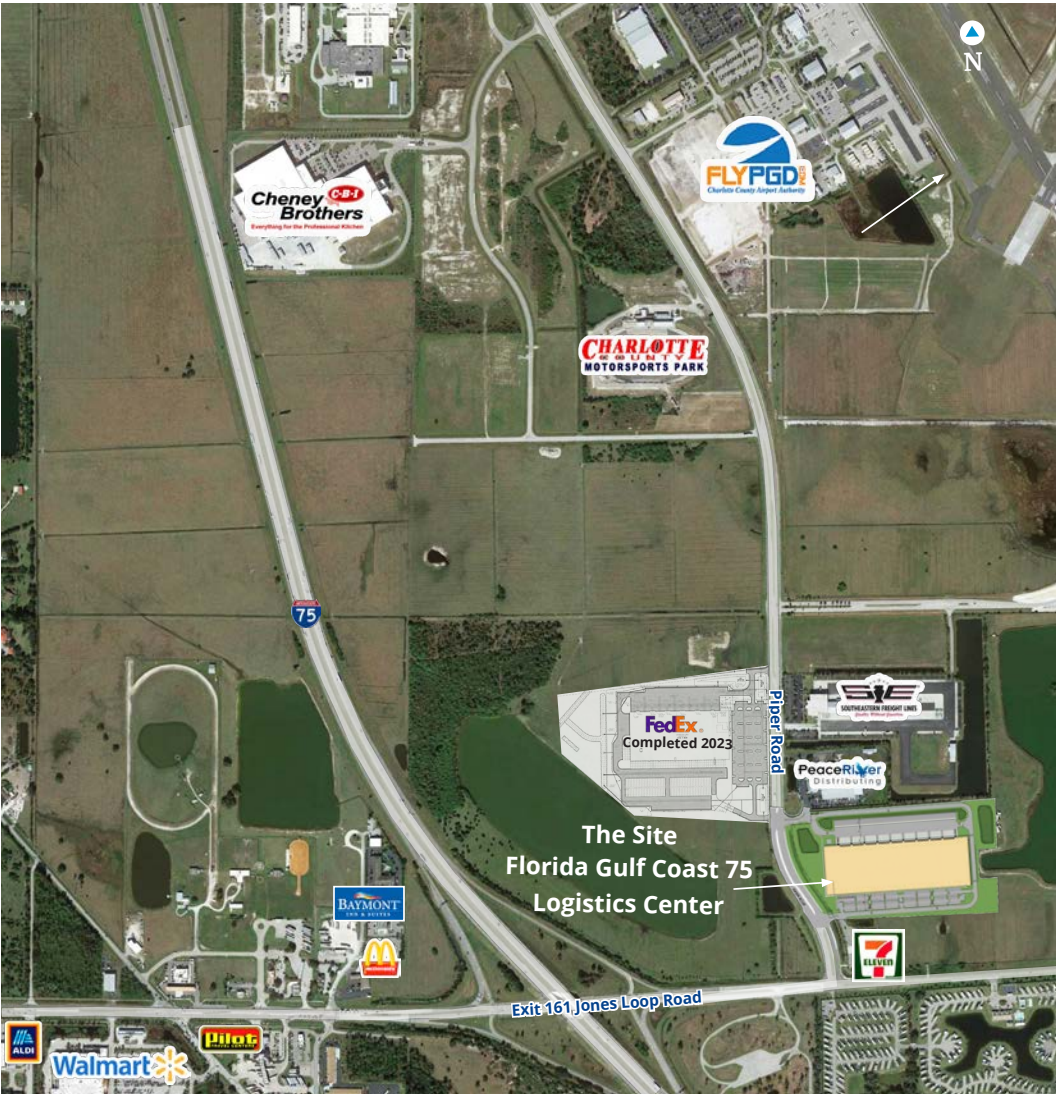
- Building dimensions: 360' x 1050'
- 7" concrete floors with overall FF50, FL35 and Ashford finish
- Precast insulated, sandwich wall panels
- Roof is 60-mil single ply, TPO with R-20 insulation
- 38 vertical lift, 9' x 10' dock doors, each equipped with 7' x 8' 35,000 lb. mechanical leveler, rubber bumpers, dock seals, LED swing arm light with fan and a duplex outlet.
- 322 parking spaces, 74 trailer parking spaces
- 180' truck court
- 32' clear height
- Full LED, high bay lighting with motion sensors, 25 FC
- ESFR, 16.8 k factor heads
- 24' diameter HVLS fan per every 15,545 SF (24 fans)

378,000 SF Distribution Facility ECAP Enterprise Charlotte Airport Park

Spec Office

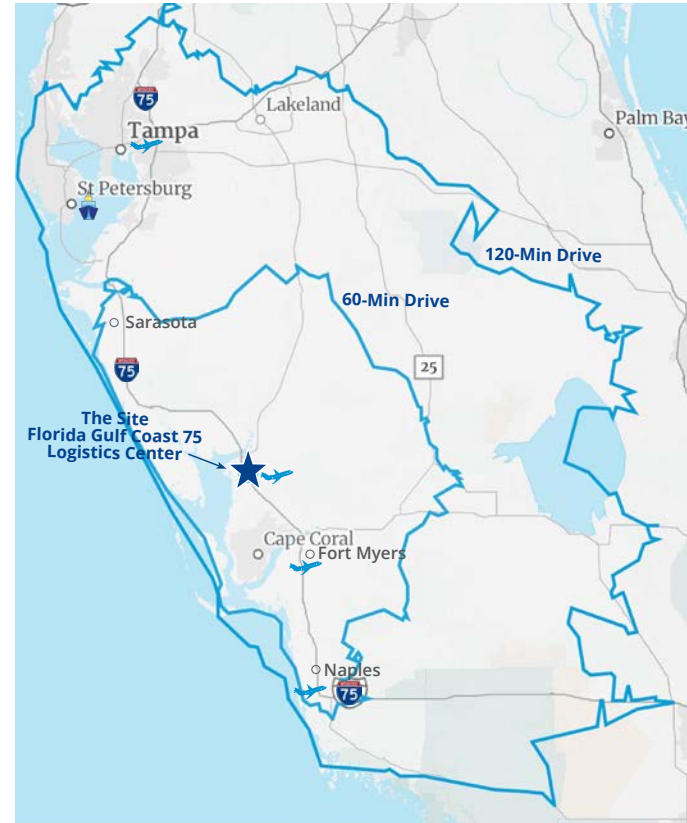
- To be completed **October 2024**
- Includes: 2,430 SF and features (2) private offices with exterior windows, a large conference room, break room, (2) restrooms and an open office/cubicle area
- Tall windows in this corner of the building offer great presence and a professional feel





Location

Located at Exit 161 (Jones Loop Road) of I-75 in Punta Gorda
 1-mile from Punta Gorda Airport with immediate I-75 interchange
 access and visibility



Demographics



Total Population 2023
 60-Min: 1,612,694
 120-Min: 5,478,545
 180-Min : 16,089,931



**Population Change
 2023-2028**
 60-Min: 0.78%
 120-Min 0.59%
 180-Min : 0.65%



Median Age
 60-Min: 52.9
 120-Min 45.4
 180-Min : 43.3

Key Driving Distances

Interstate 75.....>1 mi
 Sarasota.....71.2 mi
 Port Manatee.....74.1 mi
 Tampa.....109.0 mi
 Lakeland.....85.9 mi
 Fort Myers.....22.1 mi
 Naples.....61.5 mi



For more information, please contact:

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