



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE OR LEASE WAREHOUSE FACILITY

9400 PIPER ROAD
PUNTA GORDA, FLORIDA 33982

69,296 SF SITUATED ON 8.05± AC



Bob Johnston, SIOR

Principal

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PROPERTY OVERVIEW

The former Suncoast Beverage property consists of one quadrilateral-shaped parcel of land totaling 8.05-acres. It is improved with one, two-story 69,296 square foot office / warehouse building containing temperature controlled portions, with a 5,146 square foot covered canopy.

The warehouse building is steel frame construction with coarse faced CMU office, and painted standing seam metal siding exterior walls.

The roofing systems are a combination of flat and covered with modified bitumen membranes and pitched roofing systems covered with standing seam metal roofing membranes and were completely resealed in 2023.

The outside parking and truck loading is improved with asphalt paved parking areas and driveways, concrete loading / receiving areas, concrete sidewalks, and landscaping.



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PROPERTY DETAILS

Building Area:	69,296 SF
Office Area:	13,471 SF
Warehouse Area:	55,825 SF
Covered Canopy Area:	5,146 SF
Land Area:	8.05± AC
Zoning:	ECAP (Enterprise Charlotte Airport Park)
Tenancy:	Single
Year Built:	1991 (Expansion 2005/2006)
Clear Height:	20' to 25' (Clear Span Building)
Total Overhead Door(s):	Five (5): 2 (14' x 16'), 2 (14' x 14'), & 1 (10' x 10')
Dock-High Door(s):	Four (4)
Sprinkler System:	Yes
Construction:	CB / Metal
Car Parking Spaces:	112
Truck Parking:	32
Exterior:	Fenced & Gated Yard
Truck Wash:	3,074 SF

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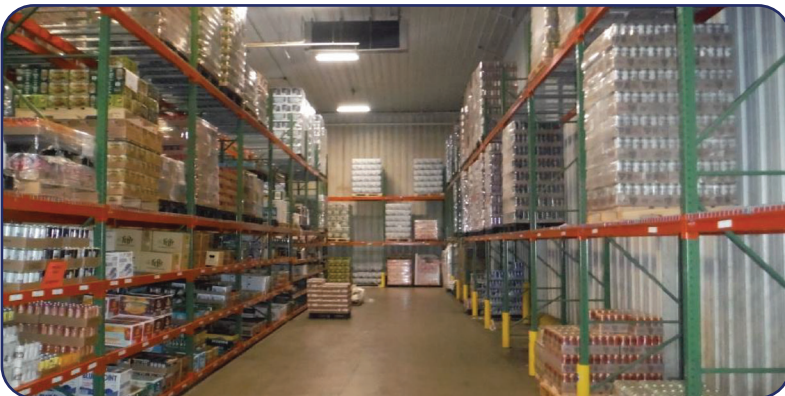


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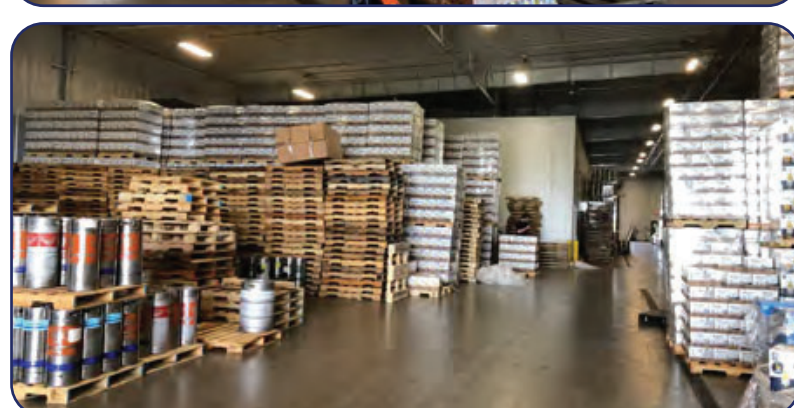
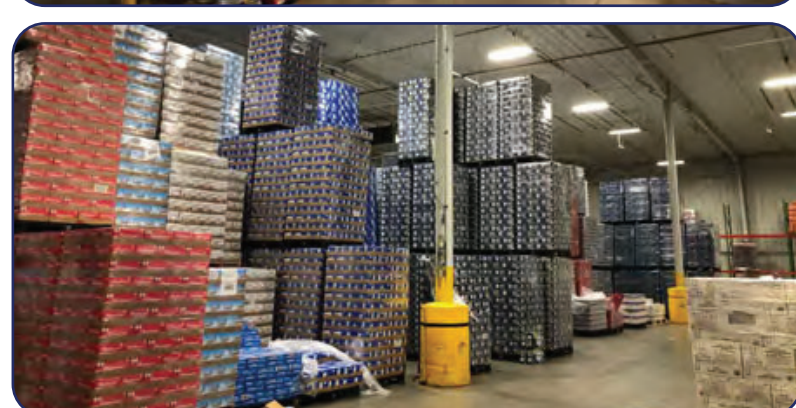
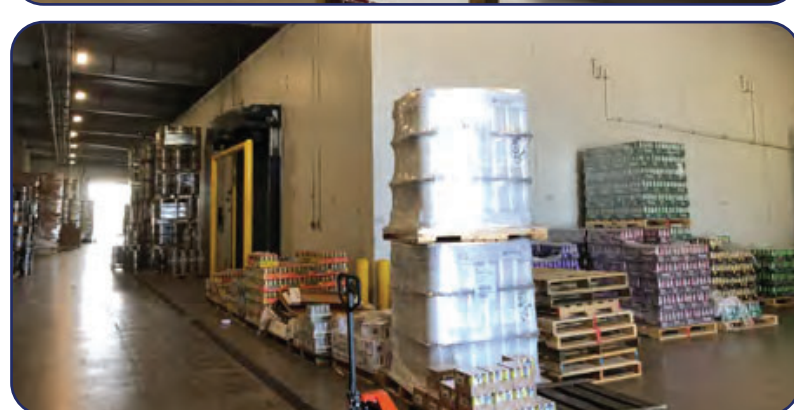
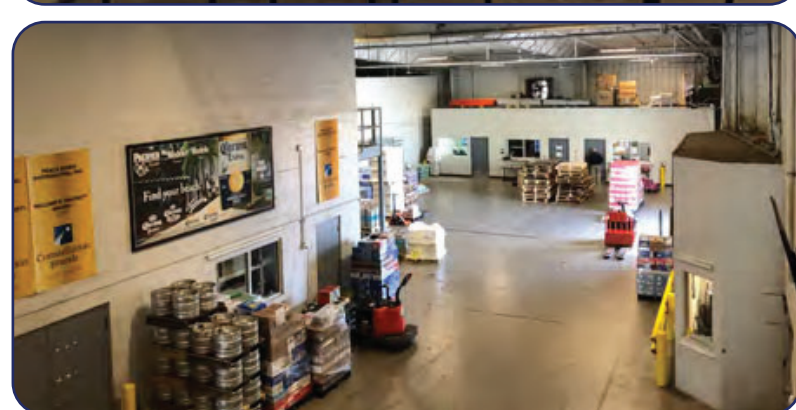
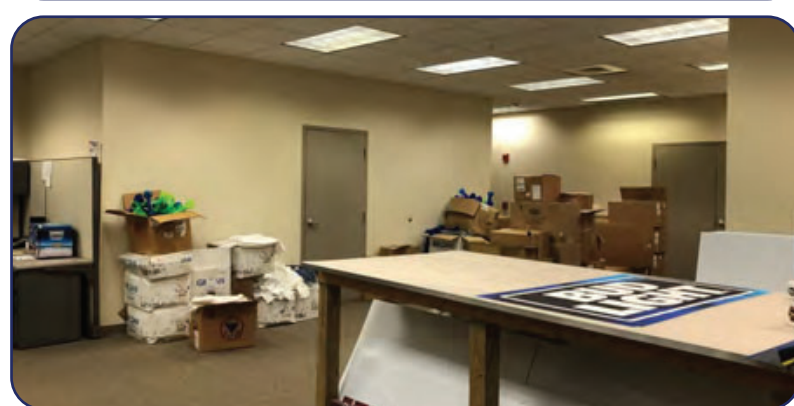
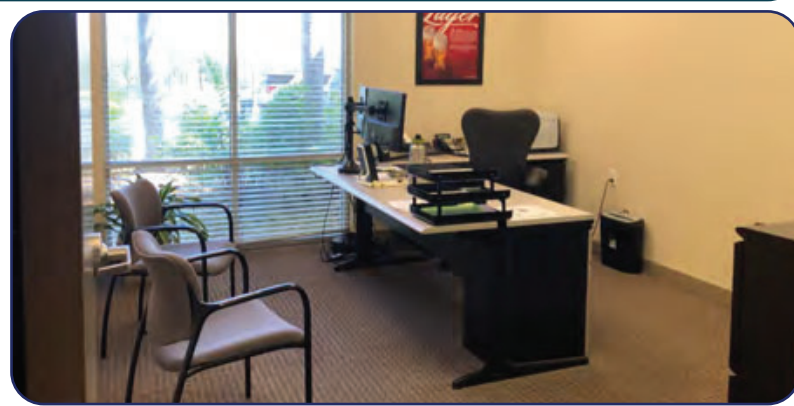


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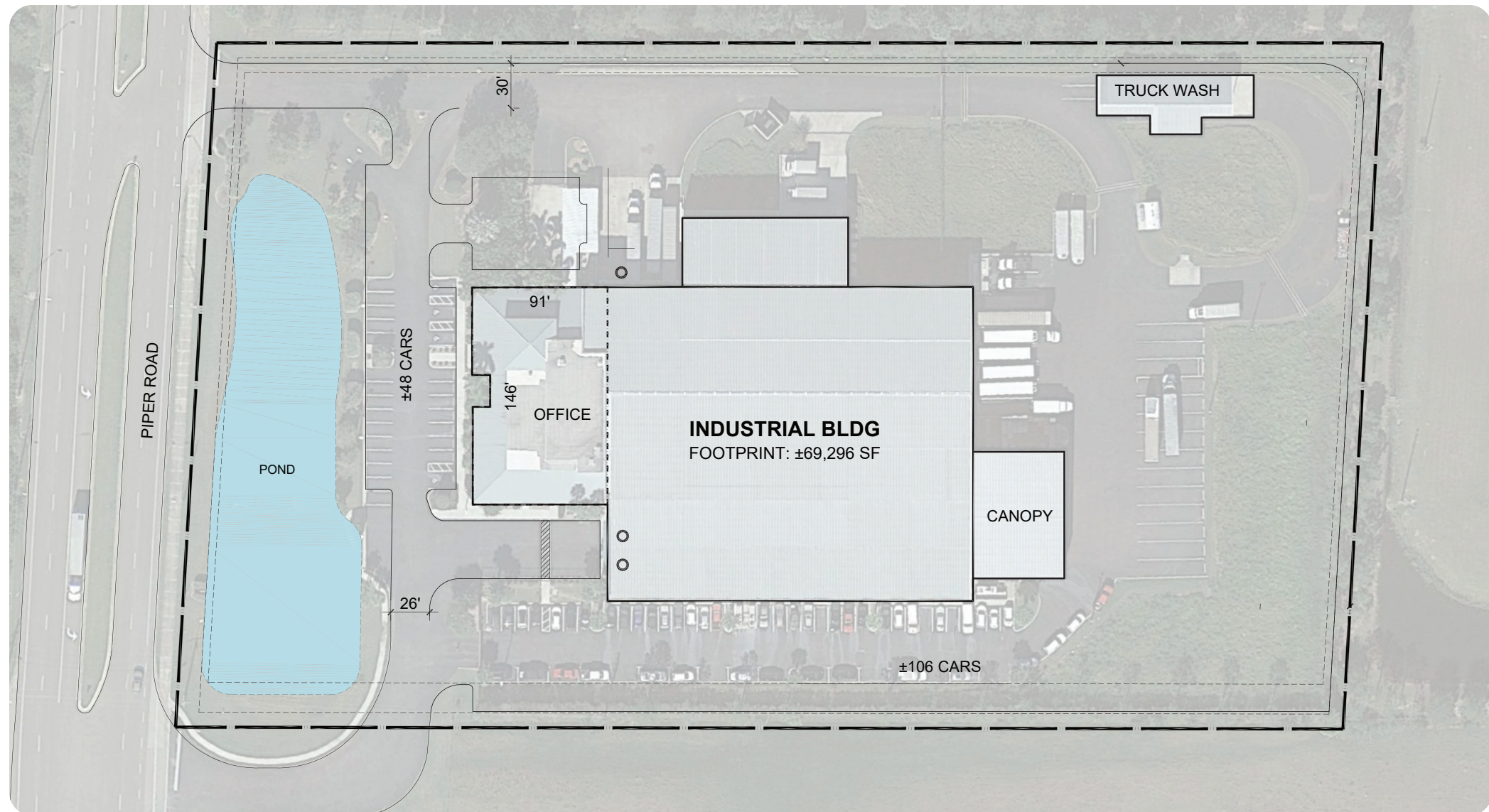


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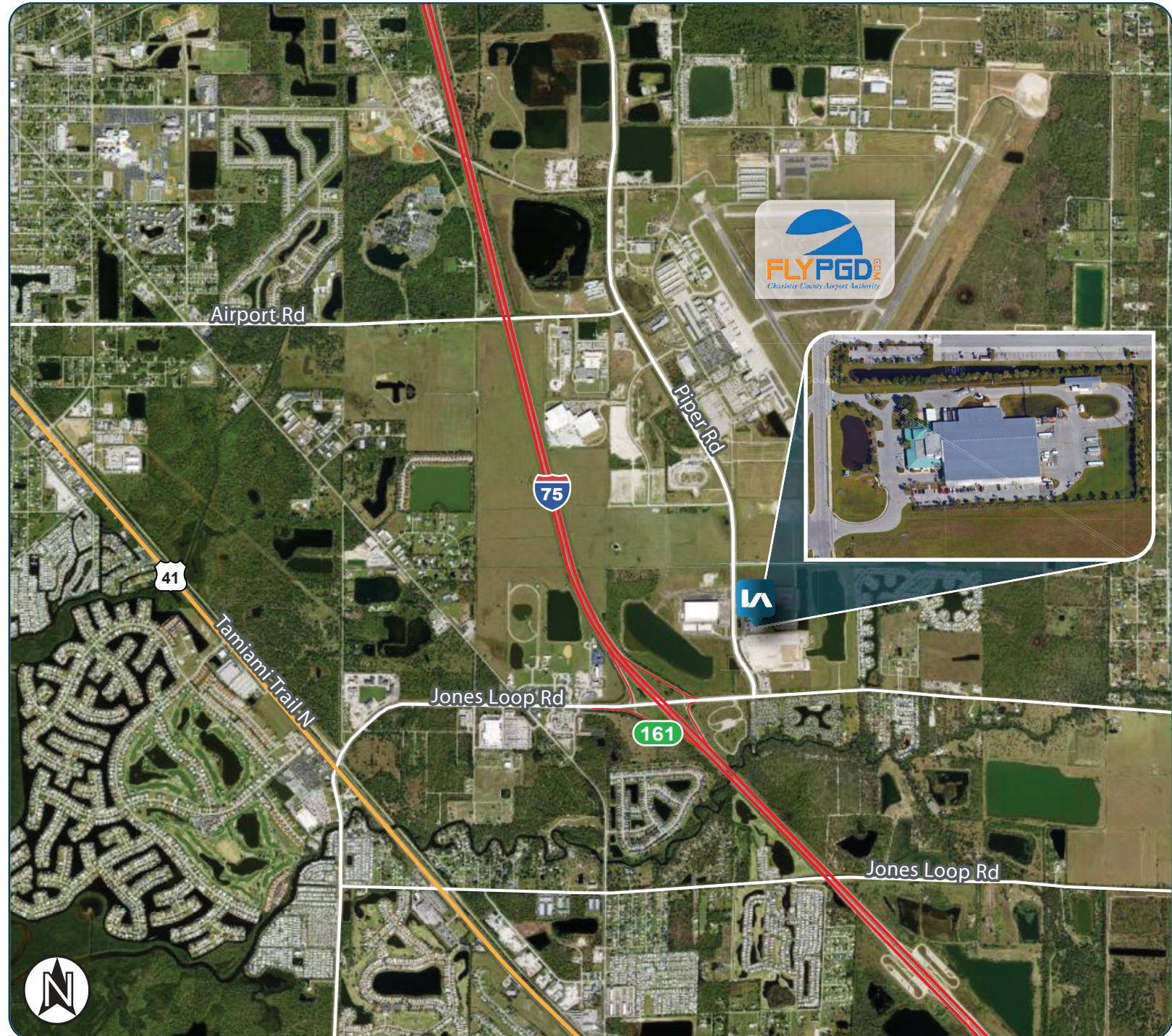


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THIS OFFER PRESENTED BY:



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~ Any Buyer which is represented by a broker is responsible to compensate the broker. ~