

## AVAILABLE



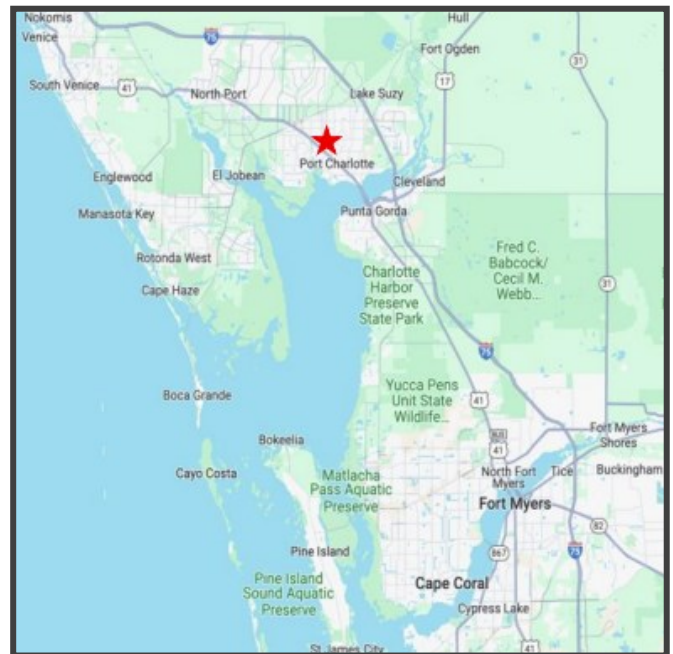
### 19500 Peachland Boulevard, Port Charlotte, FL 3348

#### Property Details:

- ◆ **Land Size:** Approx 5 AC — divisible down to 1/2 AC
- ◆ **Buildings:**
  - ◆ 2,611 SF office/warehouse
  - ◆ 1,282 SF potential office/shed
- ◆ **Zoning:** II (Industrial Intensive)  
*Click [here](#) for permitted uses*

#### Property Features:

- ◆ Stabilized, fenced and secured yard with multiple points of entry
- ◆ Conveniently located in Port Charlotte off of Veterans Boulevard Between US 41 & Interstate 75
- ◆ **Lease Rate: \$29,400/mo. NNN**
- ◆ **Call for purchase price**



#### **CORY KROEGER**

Mobile: 407.402.8581  
cory@kroegercommercial.com

#### **WILSON MCDOWELL**

Mobile: 407-592-4487  
wilson@park-industrial.com

#### **KROEGER & CO.**

750 Jackson Ave #104 Winter Park, FL 32789  
Phone: 407.696.3088



# SURROUNDING USERS & AMENITIES



**CORY KROEGER**  
 Mobile: 407.402.8581  
 cory@kroegercommercial.com

**WILSON MCDOWELL**  
 Mobile: 407-592-4487  
 wilson@park-industrial.com

**KROEGER & Co.**  
 750 Jackson Ave #104 Winter Park, FL 32789  
 Phone: 407.696.3088 ·