

# FOR LEASE - Charlotte Harbor Business Center

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**81,666 SF AVAILABLE**  
**(Divisible to 16,000 SF Units)**  
**9225 Piper Road, Punta Gorda, FL 33982**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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## Facility Highlights

- 139,200 SF Dock-High Warehouse
- Manufacturing / Distribution
- Endcap Spec Office 1,533 SF & To-Suit
- 28' Clear Height
- 160' Building Depth
- Power-To-Suit (4,000 AMPS Possible)
- (34) 9' x 10' Dock Doors
- (2) 12' x 14' Drive-In Doors (via Ramps)
- 50' x 50' Column Spacing
- 60' x 50' Speed Bays
- 155 Auto Stalls
- 120' Truck Court
- 60' Concrete Apron

## Superior Location Advantages to Serve Naples & Sarasota

- Direct access to Interstate 75 via Jones Loop Road (Exit 161) Allows for Quick Access to All Major Markets
- LOCATION PROXIMITY
 

|                 |          |         |           |           |          |             |          |
|-----------------|----------|---------|-----------|-----------|----------|-------------|----------|
| Port Charlotte: | 14-Miles | Venice: | 42-Miles  | Sarasota: | 54-Miles | Fort Myers: | 32-Miles |
| St. Petersburg: | 87-Miles | Tampa:  | 101-Miles | Naples:   | 66-Miles |             |          |
- LABOR FORCE  
Population of 214,000 within 15-Miles

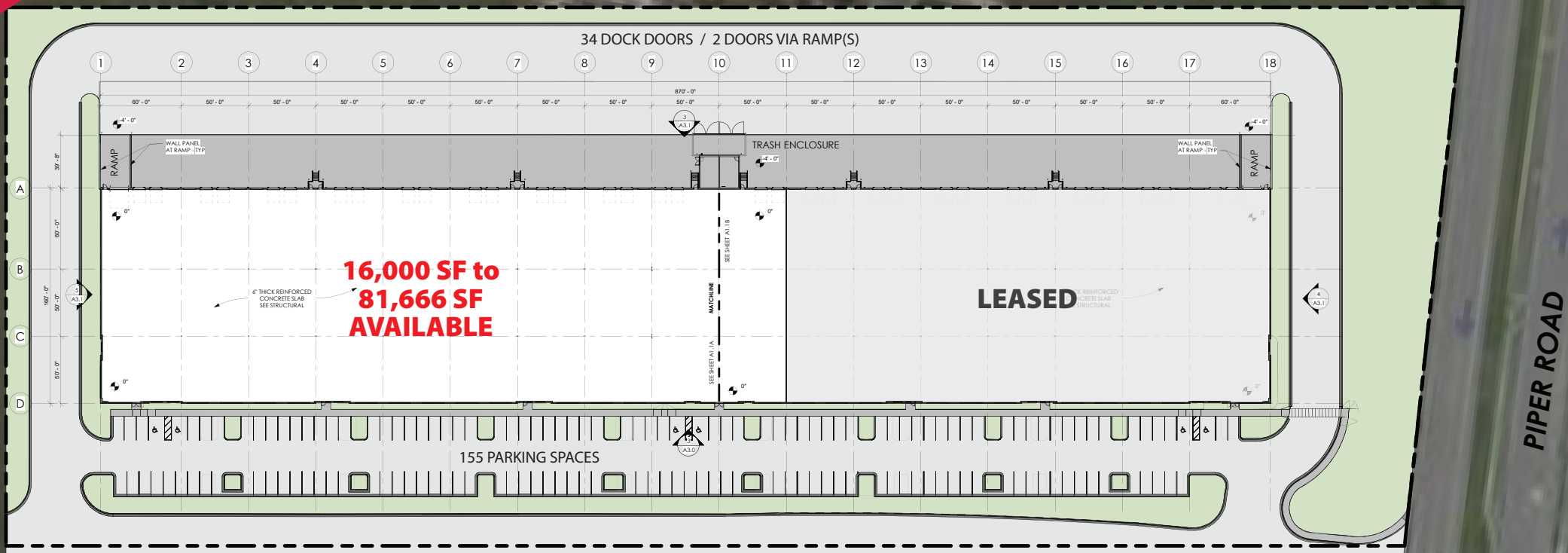
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## 139,200 SF INDUSTRIAL WAREHOUSE

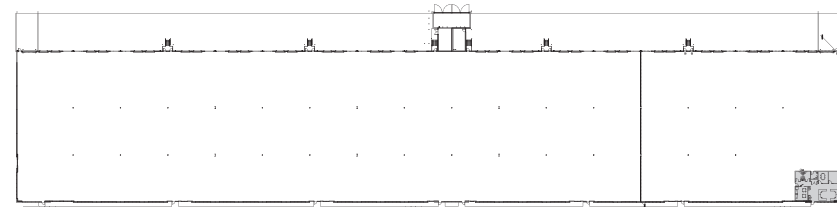
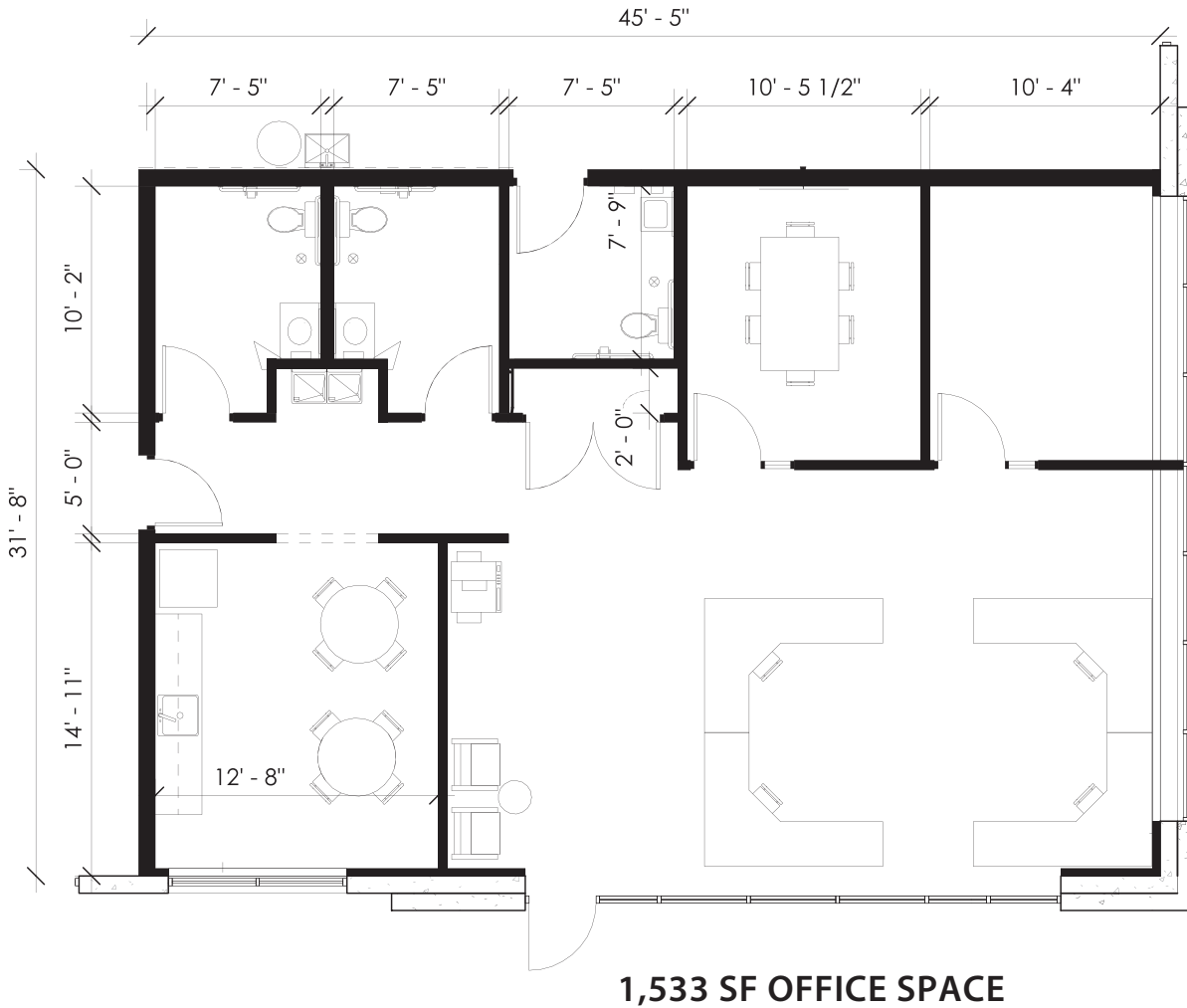
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