

THE DUFFIE NORTH PROJECT

TWO (2) 54,000 SF DOCK-HIGH WAREHOUSE BUILDINGS

8001 NORTHUP DRIVE, PUNTA GORDA, FLORIDA 33982

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

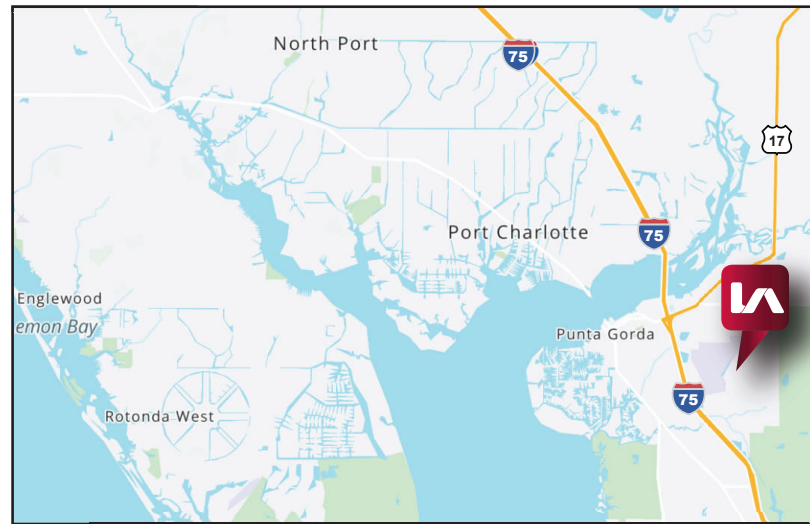


JUNE 2026 DELIVERY!

- **AVAILABLE:** 54,000 SF - Building 1
54,000 SF - Building 2
- **ASKING PRICE:** Call for Pricing
- **LEASE RATE:** \$11.50 - \$18.00 / SF NNN
- **ZONING:** ECAP
([click here for uses](#))

PROPERTY FEATURES

- Two (2) 54,000 SF Dock-High / Flex Warehouse Buildings Available For Sale
- Units Divisible to 6,750 SF Available For Lease
- 32' Clear Height
- Eight (8) Dock-High Doors Per Building
- ESFR Fire Protection
- 180' Truck Court
- Category 5 Hurricane Rated
- Zoned ECAP (*Enterprise Charlotte Airport Park*)



Buildings Can Be Purchased Together or Individually!

Colton Brausen
Vice President

📞 **239.210.7608**

✉️ cbrausen@lee-associates.com

Zack Tillery
Associate

📞 **239.580.8291**

✉️ ztillery@lee-associates.com

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YOUR LOCAL MARKET **EXPERT**

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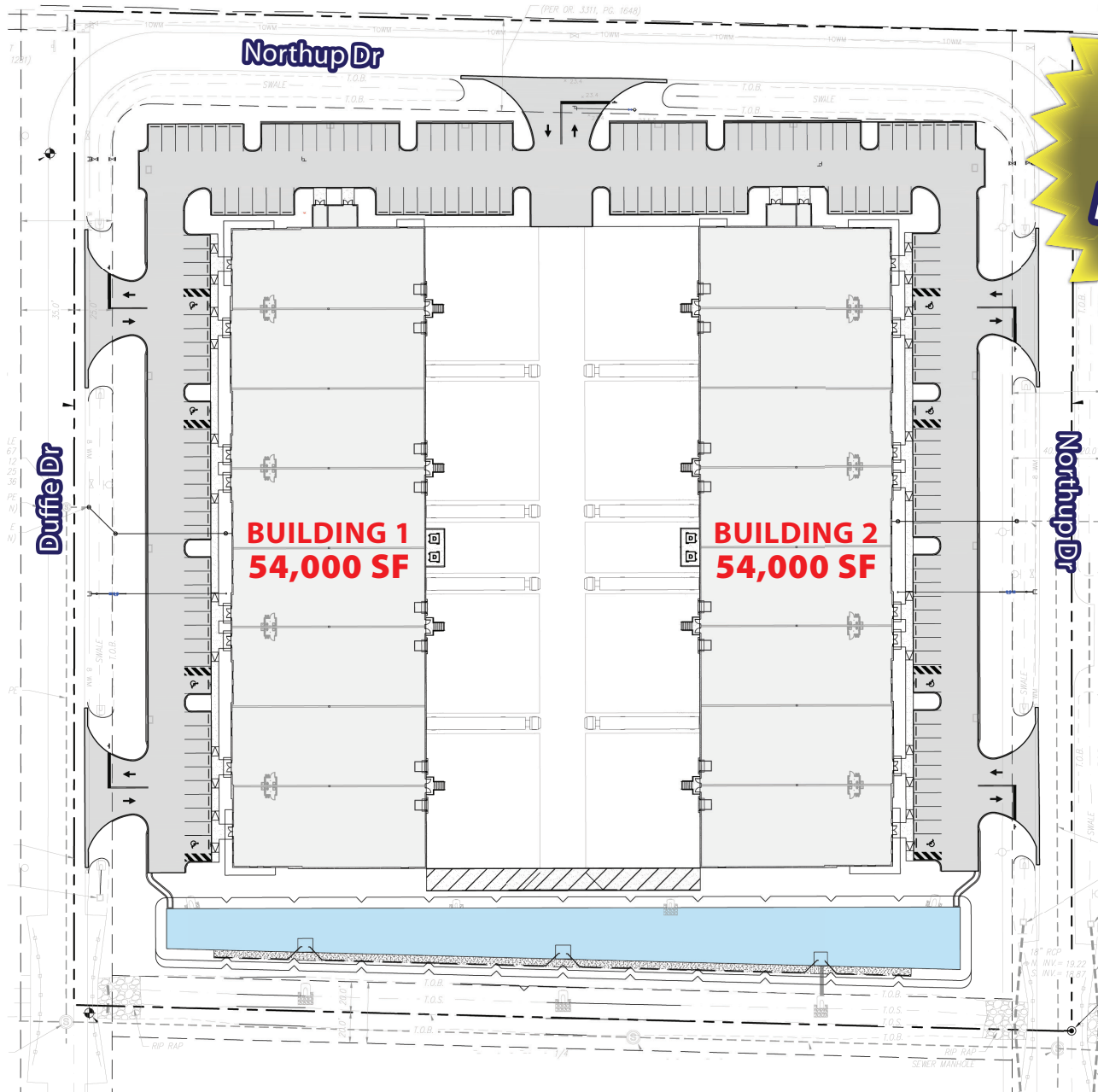


FOR SALE OR LEASE

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CHARLOTTE COUNTY ECONOMIC DEVELOPMENT *(click here to view interactive map)*



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