

# FOR SALE OR LEASE

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

8001 NORTHUP DRIVE, PUNTA GORDA, FLORIDA 33982



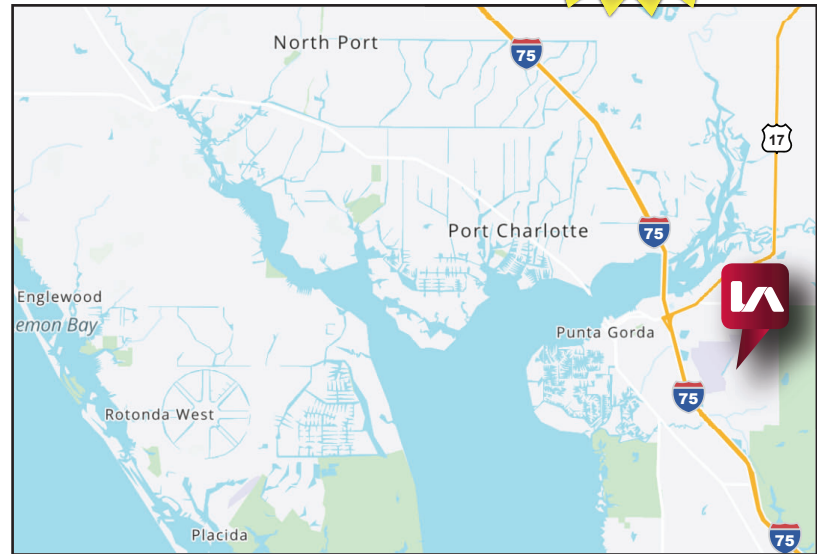
### THE DUFFIE NORTH PROJECT

**April  
2026  
Delivery!**

- **AVAILABLE:** 54,000 SF - Building 1  
54,000 SF - Building 2
- **ASKING PRICE:** Call for Pricing
- **LEASE RATE:** Call for Rates
- **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*)



*Please Contact:*

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Vice President

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YOUR LOCAL MARKET **EXPERT**

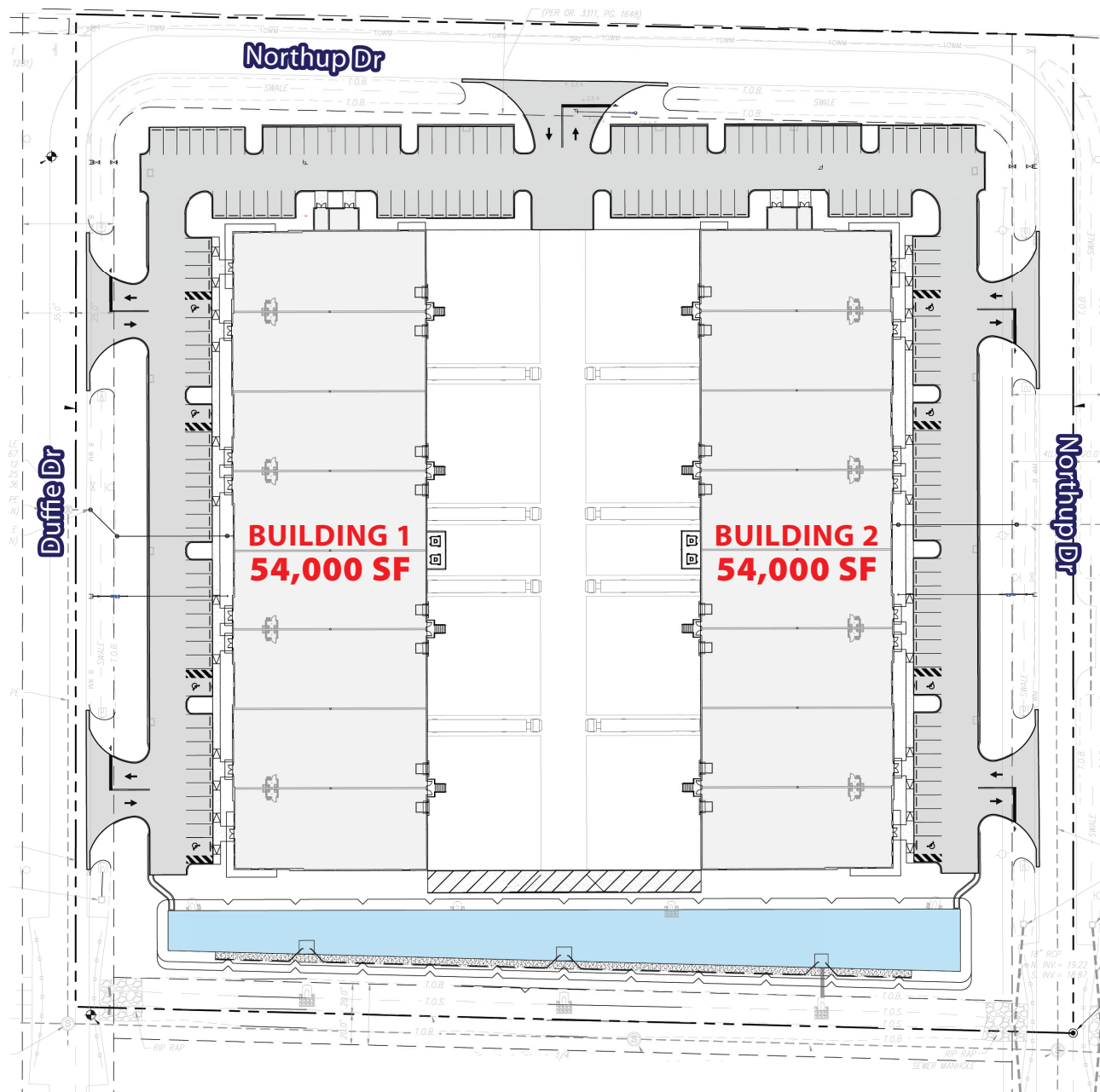
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | [Lee-FL.com](http://Lee-FL.com)



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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



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