

OFFERING MEMORANDUM

Turnkey Industrial Warehouse & Office

1.1 Acres | Fully Renovated | Secure Gated Compound

Executive Summary

This offering presents a rare opportunity to acquire a **fully renovated, turnkey industrial warehouse and office property** strategically located just off the highly trafficked SR-776 corridor in Englewood, Florida. Situated on **1.1 acres**, the property is designed for operational efficiency, security, and flexibility across a wide range of commercial and industrial uses.

The asset has undergone a **complete renovation in 2023**, including a **new roof**, upgraded mechanical systems, and high-end interior improvements, creating a **fully conditioned warehouse environment**—a unique feature in this submarket. With extensive covered storage, secure access, and flexible zoning, the property is ideally suited for automotive, contractor, manufacturing, storage, or private collection use.

Investment Highlights

- **Turnkey Industrial Facility** – Fully remodeled in 2023 with modern upgrades throughout
 - **New Roof** – Major capital improvement completed
 - **Climate-Controlled Warehouse** – 4 mini-split systems create fully conditioned space
 - **Flexible Industrial Layout** – 5 bays with multiple overhead doors
 - **Premium Flooring Systems** – Epoxy and upgraded rubber LockTile flooring
 - **Secure Compound** – Fully fenced with electric gates, cameras & security system
 - **Extensive Covered Storage** – Includes **8 carports + 40x80 commercial storage tent**
 - **Functional Office Buildout** – 2 offices, 2 restrooms, and breakroom
 - **Improved Site Infrastructure** – Recently sealed asphalt parking lot
 - **Zoning Advantage** – Commercial Industrial allows a wide range of uses
 - **Turnkey Opportunity** – Optional purchase of equipment and furnishings
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Property Overview

- **Property Type:** Industrial / Warehouse / Office
- **Site Size:** 1.1 Acres
- **Zoning:** Commercial Industrial
- **Year Renovated:** 2023
- **Condition:** Fully Updated / Move-In Ready

Building Features

- 5 total bays
- (4) 12' overhead garage doors
- (1) 10' overhead garage door
- Fully insulated with spray foam
- Climate-controlled warehouse environment

Interior Improvements

- Epoxy flooring + **rubber LockTile flooring system**
- 2 private offices (fully conditioned)
- 2 restrooms
- Dedicated breakroom

Site Improvements

- Fully fenced perimeter
 - Electric gated entry
 - Security cameras and system
 - Recently sealed asphalt lot
 - **8 carports (included)**
 - **40x80 commercial-grade storage tent (included)**
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Location Overview

Positioned just off **State Road 776**, the property benefits from strong visibility and immediate access to one of the region's primary commercial corridors connecting **Englewood, Port Charlotte, and North Port**. The location offers efficient connectivity to **US-41 and Interstate 75**, supporting regional distribution and business operations.

The surrounding area is experiencing continued growth driven by residential expansion, tourism, and small business development. Proximity to Gulf Coast beaches, marinas, and expanding communities enhances both workforce availability and long-term demand for commercial space.

Demographics & Traffic Drivers

- **Strong Traffic Corridor:** Approx. 21,000 – 40,000+ vehicles per day along SR-776
 - **Growing Population Base:** 70,000+ residents within a 5-mile radius
 - **Diverse Economic Base:** Mix of service, construction, marine, and tourism industries
 - **Continued Growth:** New residential and commercial development fueling demand
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Permitted Uses & Flexibility

Commercial Industrial zoning allows for a wide range of uses, including:

- Warehouse / Distribution
 - Automotive / Vehicle Storage
 - Contractor Yard / Service Business
 - Light Manufacturing
 - Office / Flex Space
 - Equipment & Material Storage
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Investment Opportunity

This property offers a compelling opportunity for both **owner-users and investors** seeking a **high-quality, low-maintenance industrial asset** in a supply-constrained coastal submarket.

The combination of:

- Recent capital improvements
- Secure infrastructure
- Covered storage expansion
- Flexible zoning


...positions the asset as a **rare turnkey solution** with immediate usability and long-term upside.

Offering Details

- **Sale Type:** Fee Simple
 - **Occupancy:** Currently utilized by owner (car collector use)
 - **FF&E:** Available for separate purchase
 - **Pricing:** Available upon request
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Contact Information

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