

# FOR SALE OR LEASE

## INDUSTRIAL WAREHOUSE / FLEX BUILDING

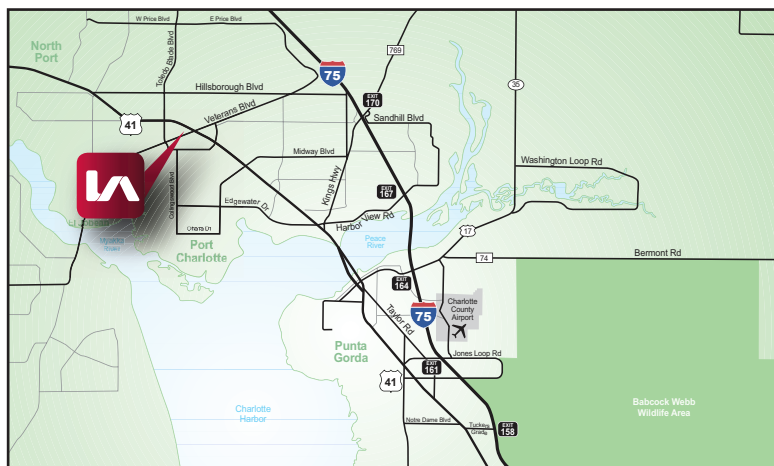
1242 MARKET CIRCLE, PORT CHARLOTTE, FLORIDA 33953

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**100% Air  
Conditioned  
Building!**



- BUILDING SIZE:** 14,128 SF (Total)
- AVAILABLE:** 3,500 - 14,126 SF
- LAND SIZE:** 1.24 AC
- ASKING PRICE:** Call for Pricing
- LEASE RATE:** \$15.00 - \$17.00 / SF NNN
- CAM:** \$3.00 / SF NNN
- ZONING:** IG (Industrial General)  
*click [here](#) for permitted uses*



## PROPERTY FEATURES

- Industrial Flex Space Available
- 14' Clear Height
- Ten (10) Grade-Level Doors
- Twenty-Nine (29) Parking Spaces
- Built in 1987
- Conveniently Located in Port Charlotte Off of Veterans Boulevard Just West of US 41

## INVESTMENT HIGHLIGHTS

Investment opportunity! The building was formerly a ten (10) unit building with ten (10) separate meters, plumbing, and overhead doors. It could be converted back, and the new owner could achieve \$20.00 rents!

**Please Contact: Colton Brausen**  
Vice President

**239.210.7608**

 [cbrausen@lee-associates.com](mailto:cbrausen@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**YOUR LOCAL MARKET EXPERT**

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





# FOR SALE OR LEASE

## INDUSTRIAL WAREHOUSE / FLEX BUILDING

1242 MARKET CIRCLE, PORT CHARLOTTE, FLORIDA 33953

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

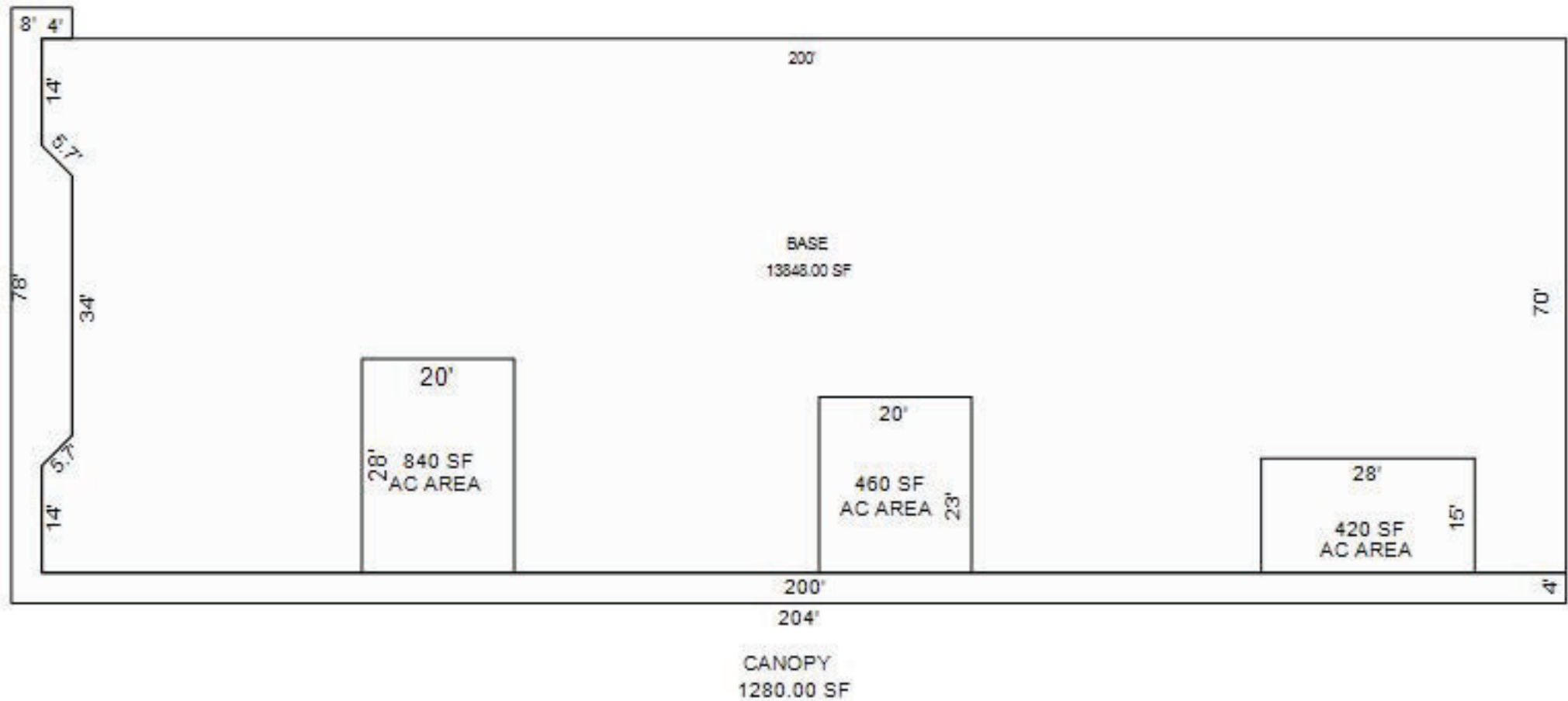
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



# FOR SALE OR LEASE

## INDUSTRIAL WAREHOUSE / FLEX BUILDING

1242 MARKET CIRCLE, PORT CHARLOTTE, FLORIDA 33953



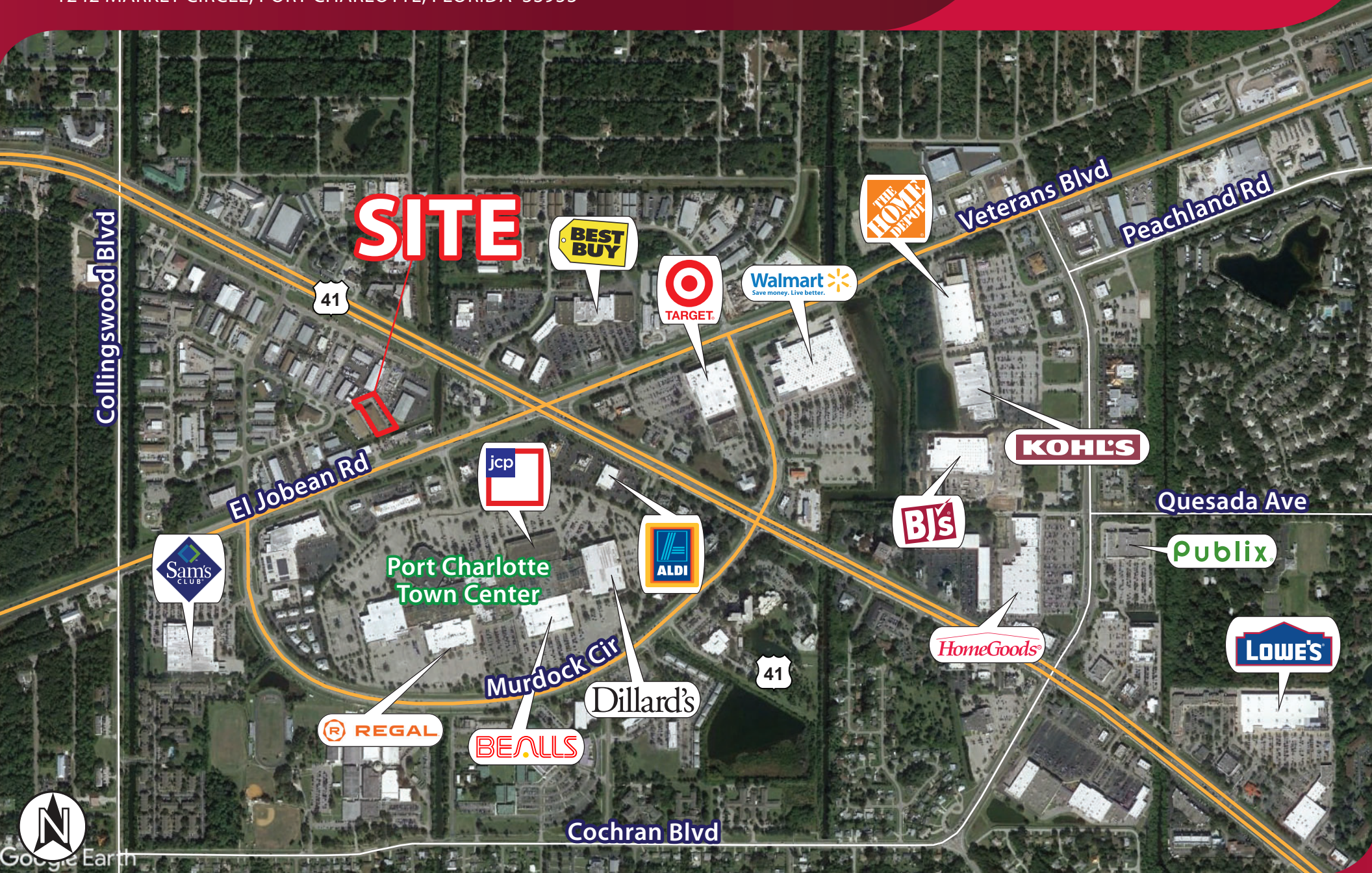


# FOR SALE OR LEASE

## INDUSTRIAL WAREHOUSE / FLEX BUILDING

1242 MARKET CIRCLE, PORT CHARLOTTE, FLORIDA 33953

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

X @ in f