

# Horizon Commerce Park

8361 Northup Drive, Punta Gorda, FL 33982

FOR SALE



## Property Description

Horizon Commerce Park presents a rare opportunity to own a brand-new industrial flex unit in the heart of Punta Gorda's growing commercial corridor. This 50,000 SF development comprises **20 fully customizable units** at 2,500 SF each, purpose-built for production, assembly, distribution, and warehousing operations.

Zoned ECAP and built with heavy-duty construction, each unit features wide loading and unloading lanes, three-phase power capacity, **22-foot clear ceiling heights**, a climate-controlled private office, and reinforced concrete floors. Dedicated surface parking and generous truck maneuvering areas complete an industrial facility designed from the ground up for modern operational efficiency.

Every unit includes a **private, fenced 25' x 35' laydown yard (875 SF)** secured outdoor storage exclusive to your unit. Units are **fully customizable buildouts**, allowing each buyer to configure the interior to meet their exact operational requirements. **Accessible by tractor trailers.**

Delivering 2027.

## Property Highlights

- Flexible industrial space for production, assembly, distribution and warehousing operations
- Solid construction designed to support heavy equipment and storage apparatus
- Wide loading / unloading lane. Efficient for tractor trailers, box trucks and forklifts
- Ample power capacity to accommodate demanding industrial systems
- Convenient access to loading areas for seamless logistics
- Generous ceiling heights enhance storage and material handling efficiency
- Climate-controlled office area
- Durable concrete floors engineered for heavy-duty use
- Dedicated parking for staff and clients

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Sale Price	<b>\$275.00 / SF</b>
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## Location Information

Building Name	Horizon Commerce Park
Street Address	8361 Northup Drive
City, State, Zip	Punta Gorda, FL 33982
County	Charlotte

## Building Information

Building Size	50,000 SF
NOI	\$0.00
Cap Rate	0.0
Number of Drive in Bays	20
Ceiling Height	22 ft
Office Space	500 SF
Average Floor Size	2,500 SF
Year Built	2027
Gross Leasable Area	50,000 SF
Construction Status	Under construction
Warehouse %	80.0%
Number of Buildings	1

## Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	ECAP
Lot Size	5 Acres
Amenities	Water, Sewer, Fiber, 3 Phase, Fire Sprinklers, Private Fenced Outdoor Storage
Power	Yes

## Parking & Transportation

Parking Type	Surface
Parking Ratio	2.46
Number of Parking Spaces	123

## Utilities & Amenities

Central HVAC	Yes
Restrooms	1

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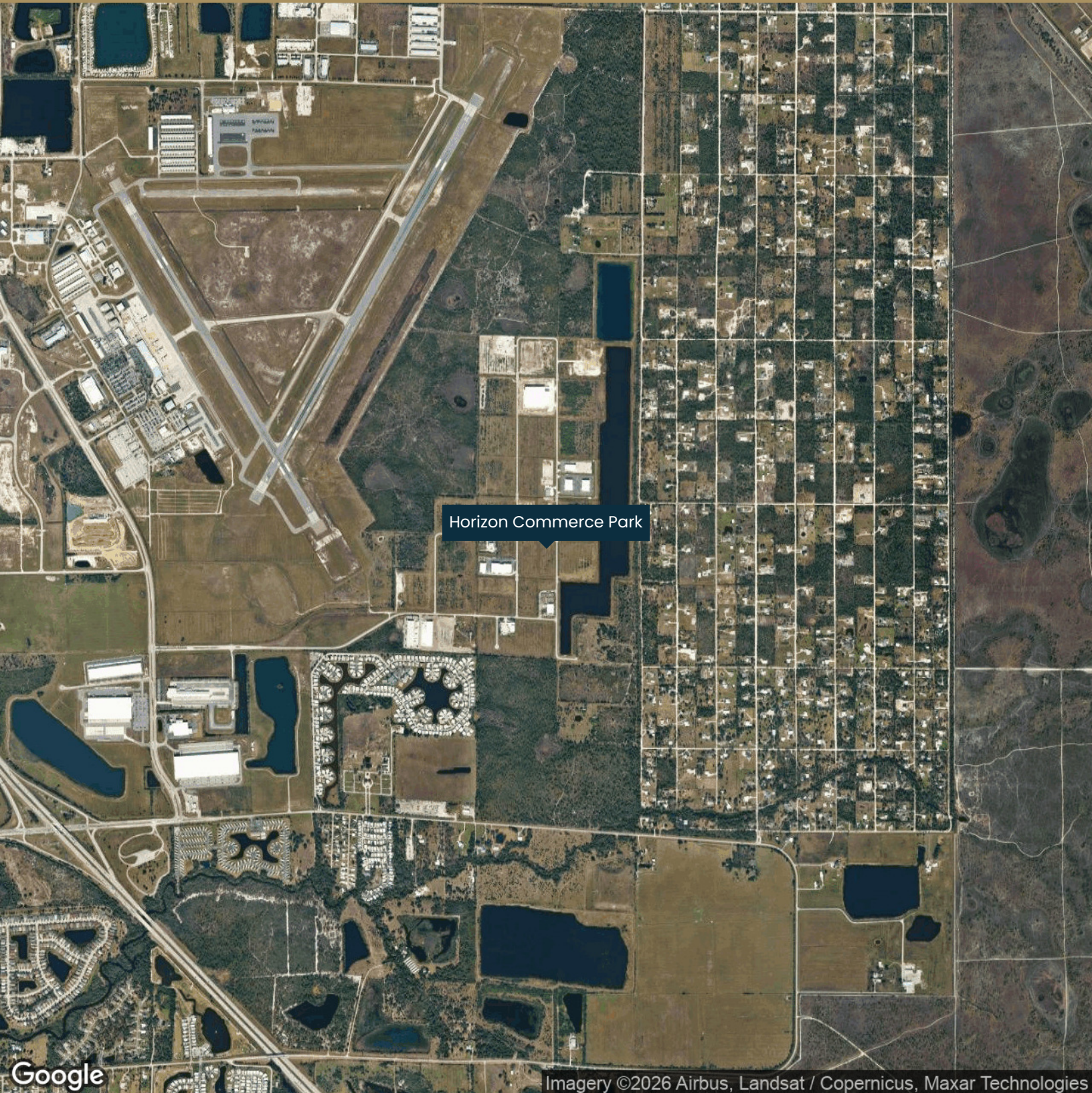
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Google

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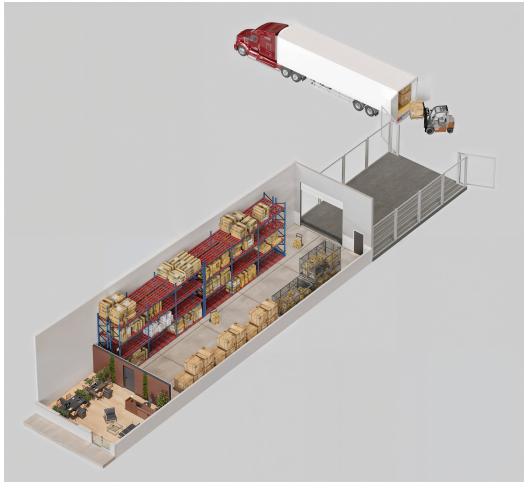
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