



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE WAREHOUSE FACILITY

9400 PIPER ROAD  
PUNTA GORDA, FLORIDA 33982

**69,296 SF SITUATED ON 8.05± AC**



**Jerry Messonnier, SIOR**

*Principal*

239.210.7610

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

**Derek Bornhorst, SIOR, CCIM**

*Principal*

239.210.7607

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

**Bob Johnston, SIOR**

*Principal*

239.210.7601

[bjohnston@lee-associates.com](mailto:bjohnston@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.

# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY OVERVIEW

The former Suncoast Beverage property consists of one quadrilateral-shaped parcel of land totaling 8.05-acres. It is improved with one, two-story 69,296 square foot office / warehouse building containing refrigerated portions, with a 5,146 square foot covered canopy.

There is also one 3,074 square foot single-story truck wash building. The warehouse building is concrete masonry unit and steel frame construction with coarse faced CMU, painted concrete tilt-up panels, and painted standing seam metal siding exterior walls.

The roofing systems are a combination of flat and covered with modified bitumen membranes and pitched roofing systems covered with standing seam metal roofing membranes and were completely resealed in 2023.

The outside parking and truck loading is improved with asphalt paved parking areas and driveways, concrete loading / receiving areas, concrete sidewalks, and landscaping.



# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DETAILS

Building Area:	69,296 SF
Land Area:	8.05± AC
Zoning:	ECAP (Enterprise Charlotte Airport Park)
Tenancy:	Single
Year Built:	1991 (Expansion 2005/2006)
Clear Height:	25' (Clear Span Building)
Overhead Door(s):	Five (5) 10' x 12'
Dock-High Door(s):	Four (4)
Sprinkler System:	Yes
Construction:	CB / Metal
Car Parking Spaces:	112
Truck Parking:	32
Exterior:	Fenced & Gated Yard
Truck Wash:	3,074 SF

## BUILDING AREA BREAKDOWN

Gross Building Area:	69,296 SF	
Office Area:	13,471 SF	(19.4% of Total)
Warehouse Area:	55,825 SF	(80.6% of Total)
Total AC Area (Office & Warehouse):	46,814 SF	(67.6% of Total)
Total AC Area (Warehouse):	31,482 SF	(45.4% of Total)
Cold Storage Area:	4,000 SF	(5.8% of Total)

~ Any Buyer which is represented by a broker is responsible to compensate the broker. ~

# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

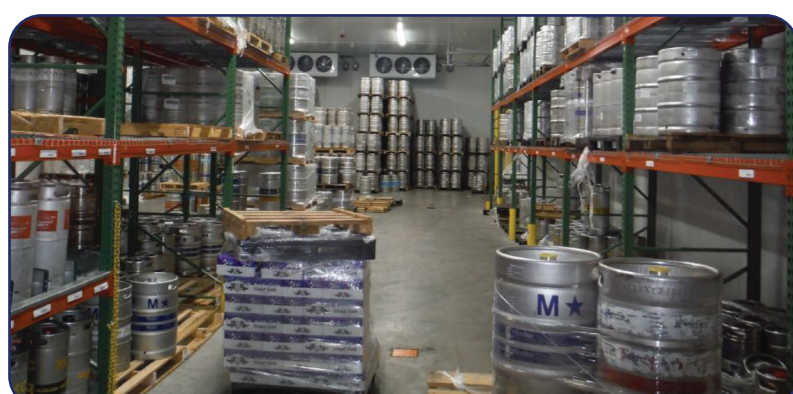
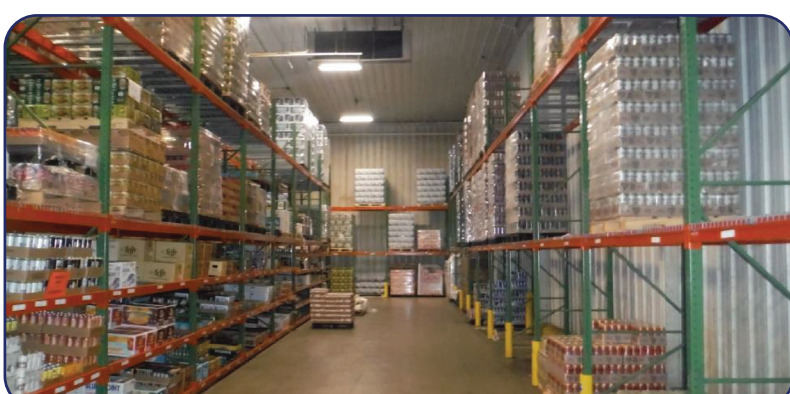
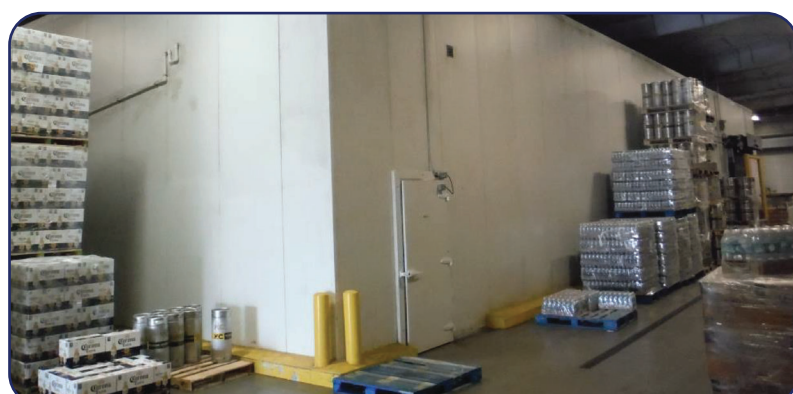


# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

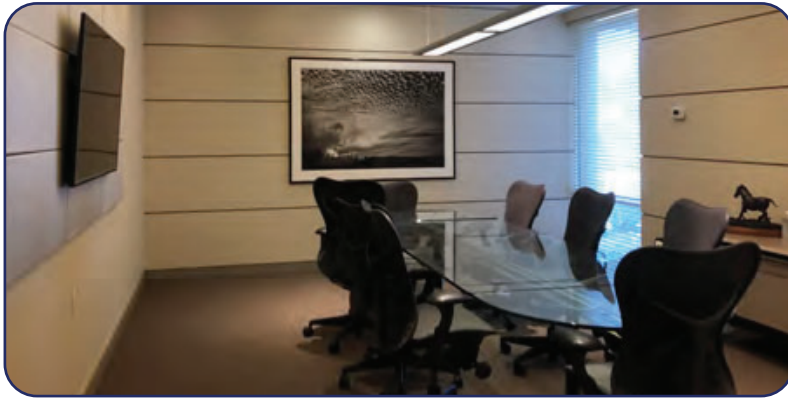


# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

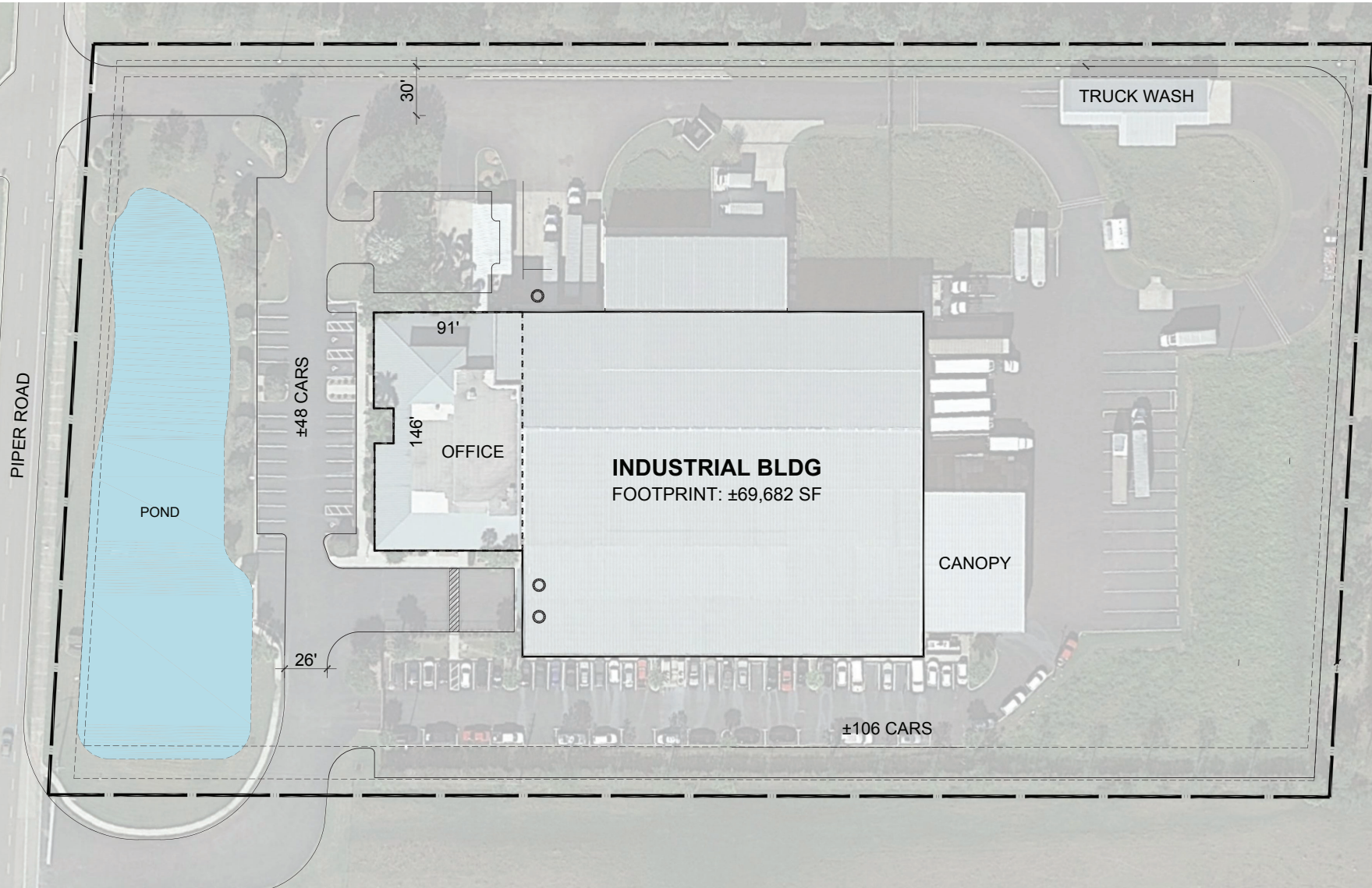


# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

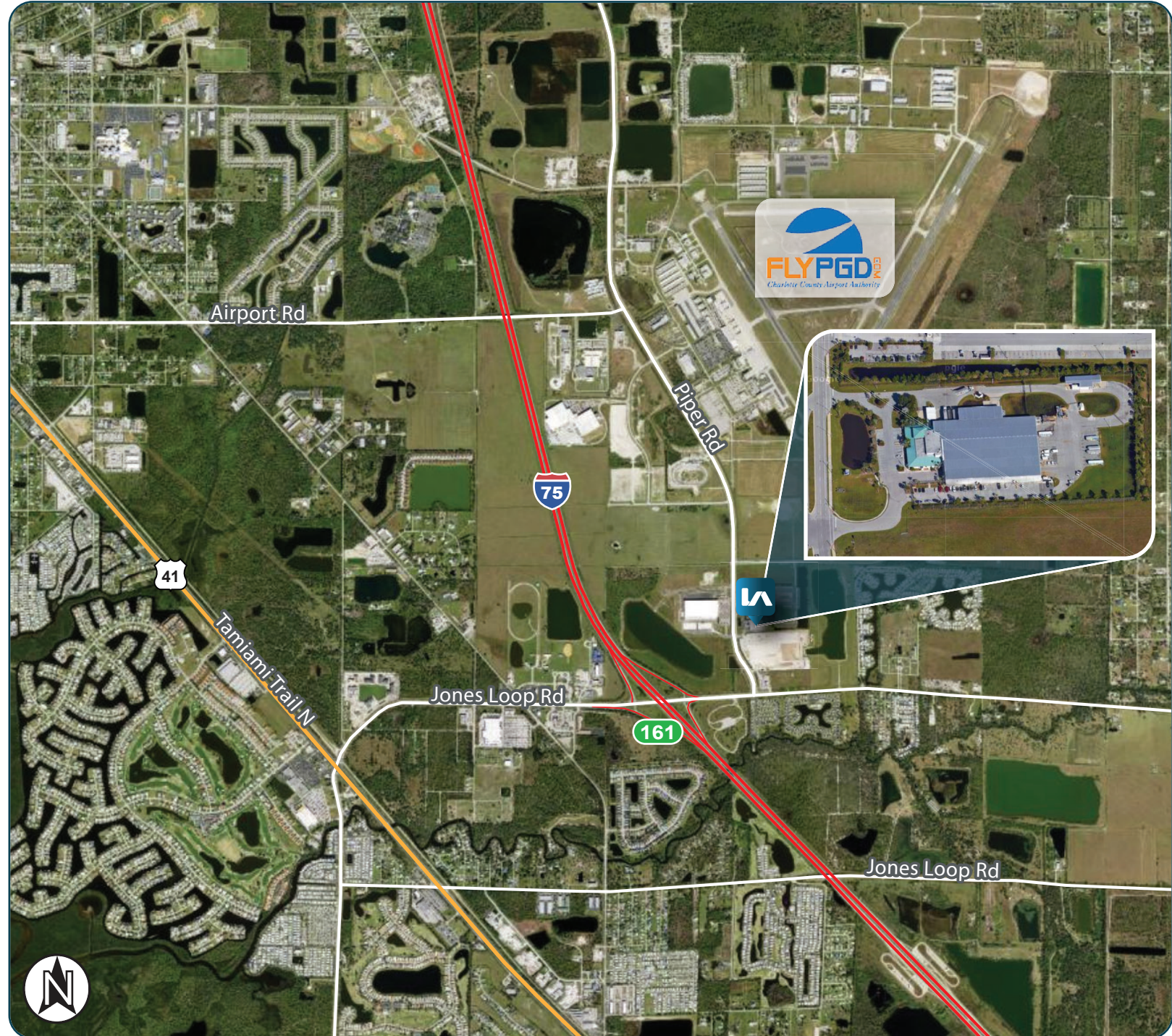


# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES





# FOR SALE INDUSTRIAL WAREHOUSE

9400 PIPER ROAD  
PUNTA GORDA, FL 33982



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## THIS OFFER PRESENTED BY:

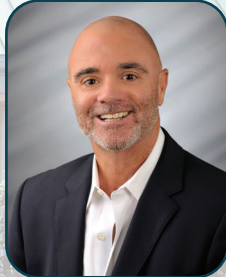


### **Jerry Messonnier, SIOR**

*Principal*

239.210.7610

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



### **Bob Johnston, SIOR**

*Principal*

239.210.7601

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



### **Derek Bornhorst, SIOR, CCIM**

*Principal*

239.210.7607

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

**Lee & Associates | Naples - Ft. Myers, LLC**

11215 Metro Parkway, Building 1, Suite 1

Fort Myers, Florida 33966

[www.Lee-FL.com](http://www.Lee-FL.com)

~ Any Buyer which is represented by a broker is responsible to compensate the broker. ~

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.