

FOR LEASE - Charlotte Harbor Business Center



139,200 SF AVAILABLE
(Divisible to 16,000 SF Units)
9225 Piper Road, Punta Gorda, FL 33982



FOR MORE INFORMATION, PLEASE CONTACT:

Bob Johnston, SIOR
Principal
239.210.7601
bjohnston@lee-associates.com

Adam Bornhorst
Senior Vice President
239.210.7616
abornhorst@lee-associates.com



Facility Highlights

- 139,200 SF Dock-High Warehouse
- Manufacturing / Distribution
- Endcap Spec Office 1,533 SF & To-Suit
- 28' Clear Height
- 160' Building Depth
- Power-To-Suit (4,000 AMPS Possible)
- (34) 9' x 10' Dock Doors
- (2) 12' x 14' Drive-In Doors (via Ramps)
- 50' x 50' Column Spacing
- 60' x 50' Speed Bays
- 155 Auto Stalls
- 120' Truck Court
- 60' Concrete Apron

Superior Location Advantages to Serve Naples & Sarasota

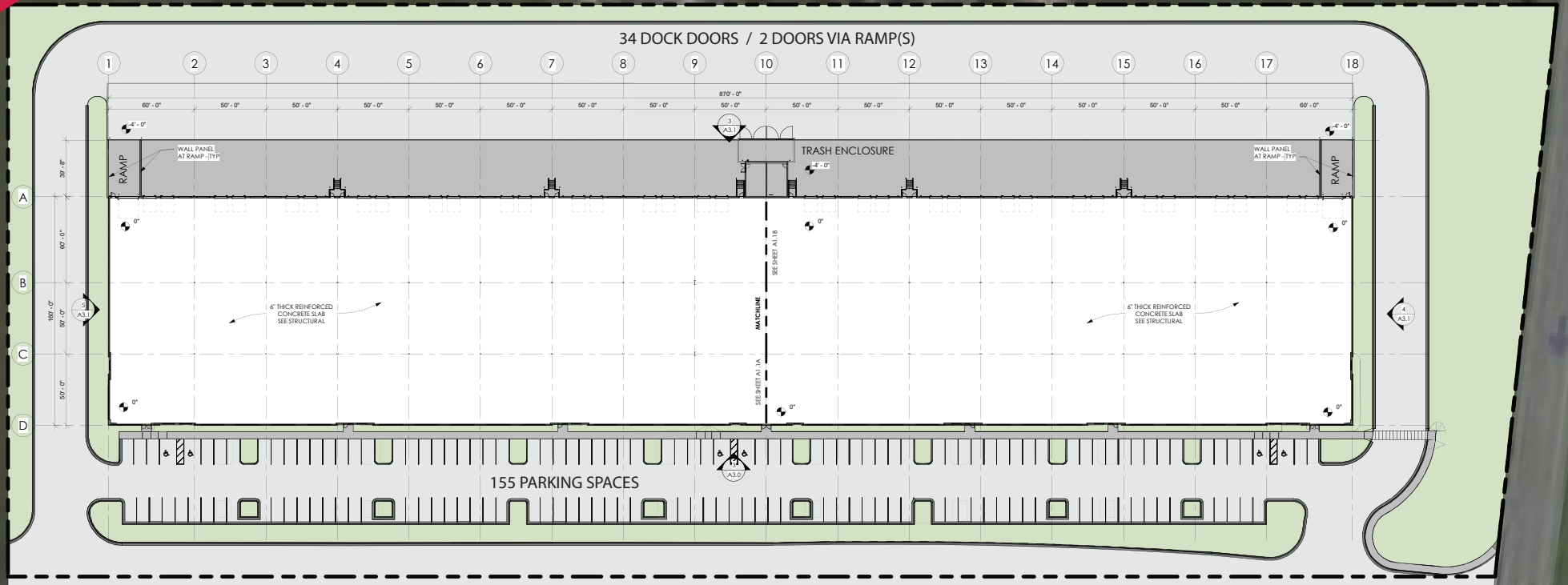
- Direct access to Interstate 75 via Jones Loop Road (Exit 161) Allows for Quick Access to All Major Markets
- LOCATION PROXIMITY

Port Charlotte:	14-Miles	Venice:	42-Miles	Sarasota:	54-Miles	Fort Myers:	32-Miles
St. Petersburg:	87-Miles	Tampa:	101-Miles	Naples:	66-Miles		
- LABOR FORCE

Population of 214,000 within 15-Miles

The information contained herein was obtained from sources believed reliable, however, Lee & Associates makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

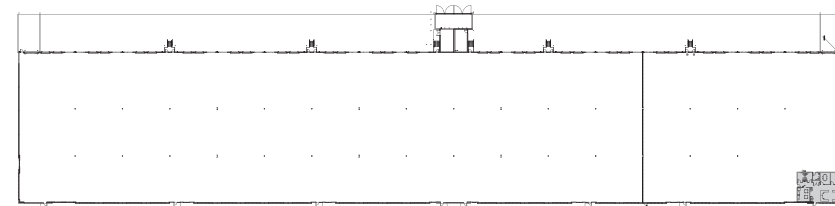
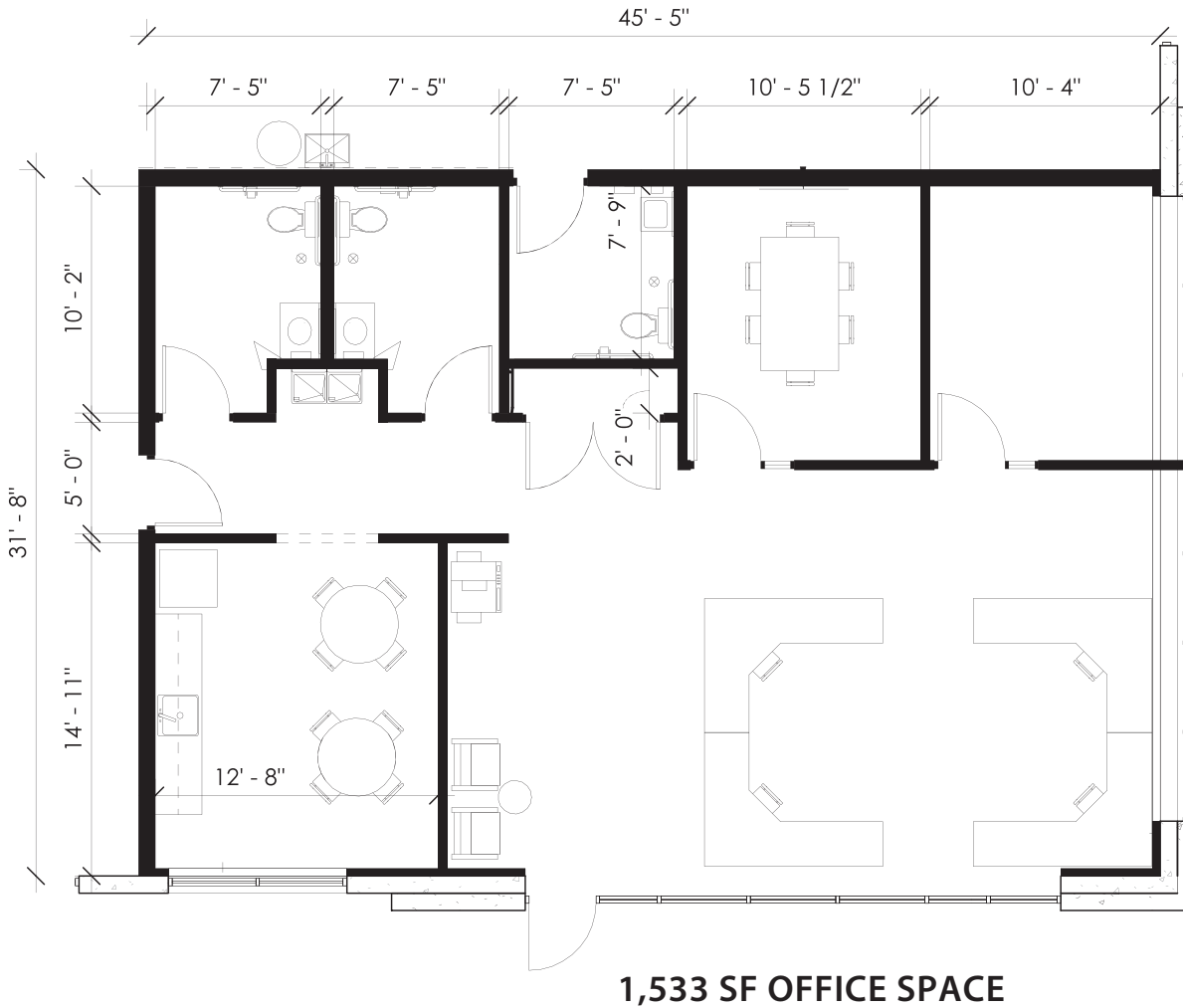




FOR LEASE

139,200 SF INDUSTRIAL WAREHOUSE SPACE

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CONSTRUCTION STATUS

as of JANUARY 13, 2025





SITE

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