

TAYLOR BUSINESS CENTER FLEX CONDO

6660 TAYLOR RD UNIT F-103, PUNTA GORDA, FL 33950



FOR SALE \$225,000



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PROPERTY SUMMARY



METRICS

ASKING PRICE:	\$225,000
AVAILABLE SF:	1,200 SF
TYPE:	FLEX - OFFICE & WAREHOUSE
YEAR BUILT:	2008
ZONING:	CG
CONDO FEES:	\$265/ MO
2025 PROPERTY TAXES:	\$2,443.32

PROPERTY HIGHLIGHTS

- Total Size: 1,200 SF
- Warehouse: 800 SF
- Office: 400 SF with restroom
- 12' x 14' Roll-Up Door
- Rear Man Door Access
- Fully Air-Conditioned (5-Ton Unit)
- Functional Flex Layout
- Ideal for Owner/User or Investment
- Excellent Accessibility on Taylor Rd
- Commercial General (CG) zoning
- Minutes to Punta Gorda Airport and surrounding commercial growth
- Nearby Punta Gorda Station / Jones Loop Crossing development bringing national brands including Panera Bread, Chipotle Mexican Grill, Starbucks, and Chick-fil-A

PROPERTY DESCRIPTION

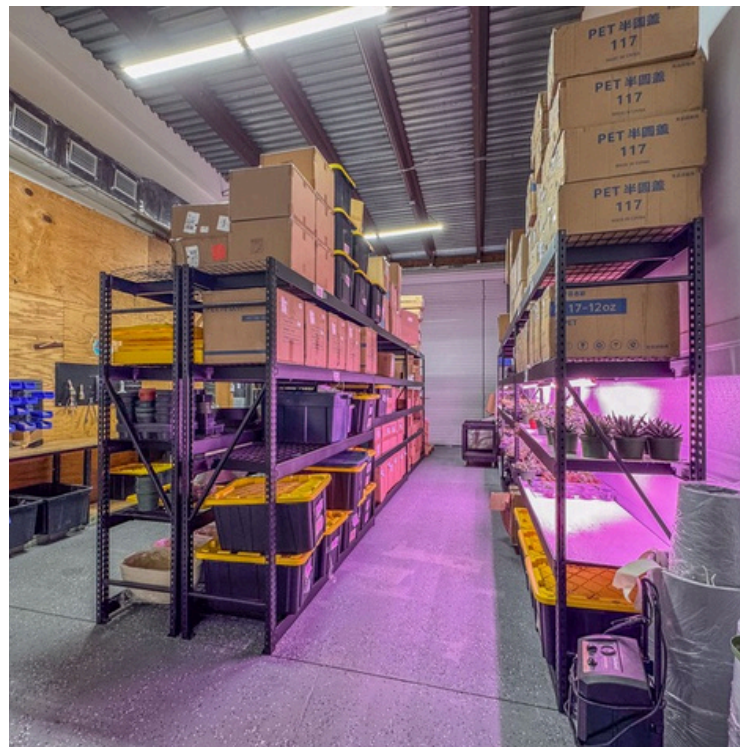
Position your business for success with this versatile 1,200 SF flex warehouse located at 6660 Taylor Rd, Unit F-103. This well-designed unit features 800 SF of warehouse space and 400 SF of fully built-out office, offering an ideal blend of functionality and professional presentation.

The warehouse is equipped with a 12' x 14' roll-up door for easy loading and access, along with a rear man door for added convenience. A 5-ton A/C system services both the warehouse and office areas, providing a comfortable, climate-controlled environment year-round.

Perfect for owner-users or investors, this property supports a wide range of commercial uses.

AVAILABILITY

CURRENT TENANT IS ON A MTM BASIS.
Call for Showings.



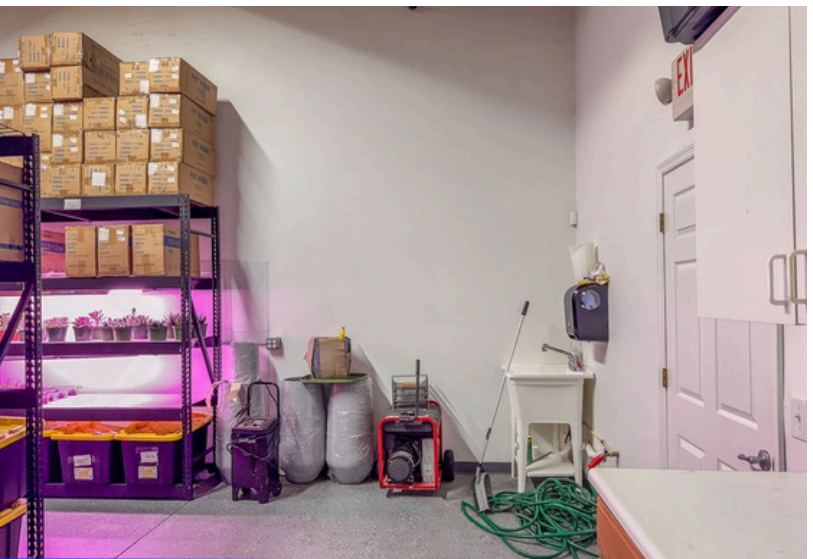
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INTERIOR PHOTOS



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AERIAL PHOTOS



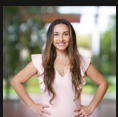
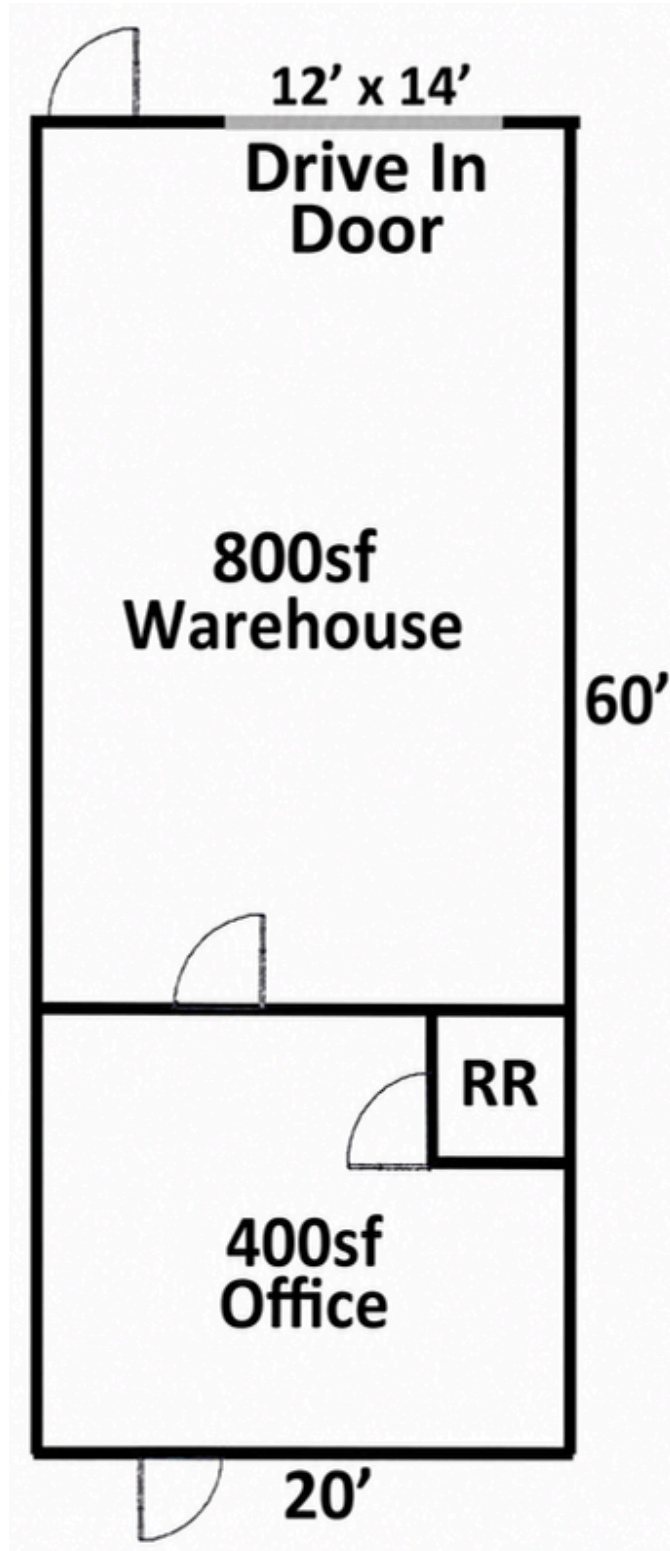
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FLOORPLAN



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AREA OVERVIEW

LOCATION DESCRIPTION

Situated at 6660 Taylor Rd in Punta Gorda, this property benefits from a strategic position within one of Southwest Florida's fastest-growing commercial corridors. Taylor Road is a well-traveled industrial and service-oriented thoroughfare, providing strong accessibility for both employees and clients.

The property offers convenient connectivity to Interstate 75 via nearby Jones Loop Road, allowing for efficient north-south travel throughout the state. Its proximity to Punta Gorda Airport further enhances regional accessibility, making it ideal for businesses requiring travel or logistics capabilities.

Surrounded by a mix of light industrial, flex, and service-based users, this location supports a wide range of commercial operations. Additionally, the property is just minutes from downtown Punta Gorda, offering access to restaurants, retail, and waterfront amenities, while still maintaining a professional business environment.

This central location within Charlotte County provides an excellent balance of accessibility, visibility, and proximity to key infrastructure, making it a strong choice for businesses looking to establish or expand in the Southwest Florida market.

12,362 TOTAL
RESIDENTIAL UNITS

Approved • Permitted • Under Construction

- ✓ Master planned communities
- ✓ National builders active
- ✓ Long term residential pipeline
- ✓ Significant population growth underway

MAJOR COMMUNITIES BREAKDOWN

- ↑ Turnleaf • 1,474 units
- ↑ Starling at Esplanade • 1,440 units
- ↑ Heritage Landing • 2,476 units
- ↑ Lennar Willow • 1,689 units
- ↑ Coral Creek • 999 units
- ↑ Firelight • 1,000 units
- ↑ Mark Linder • 894 units
- + Additional projects bringing total to to **12,362**

* Data compiled from local development approvals and builder announcements

COMING SOON TO PUNTA GORDA STATION

TIPSY
nails & spa

MAVIS
TIRE & BRAKES

CHIPOTLE
MEXICAN GRILL

MATTRESS
Warehouse

Chick-fil-A
AspenDental

Valvoline

AMERICA'S BEST
CONTACTS & EYEGLASSES

MARCO'S

Starbucks

Panera
BREAD®

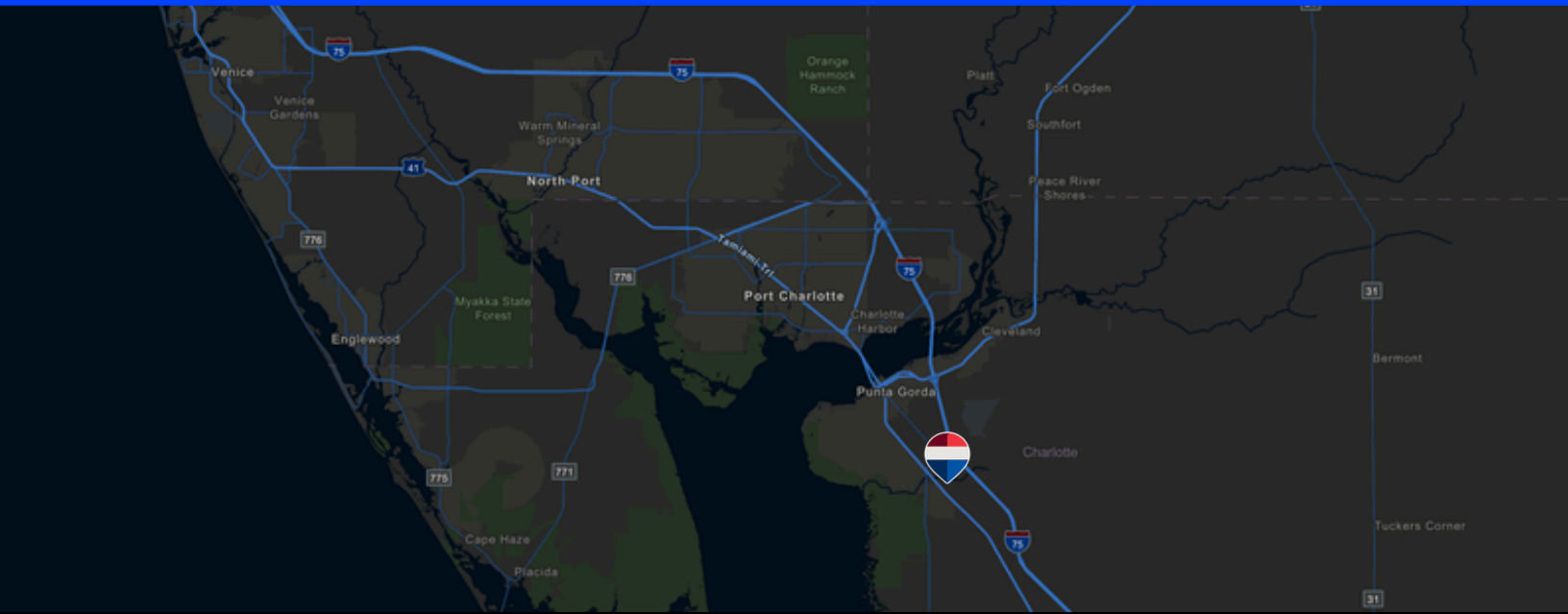


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LOCATION MAP



RETAILER MAP



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