

# MANUFACTURING & DISTRIBUTION FACILITY

8261 BURNT STORE RD, PUNTA GORDA, FL 33950



FOR SALE \$1,400,000



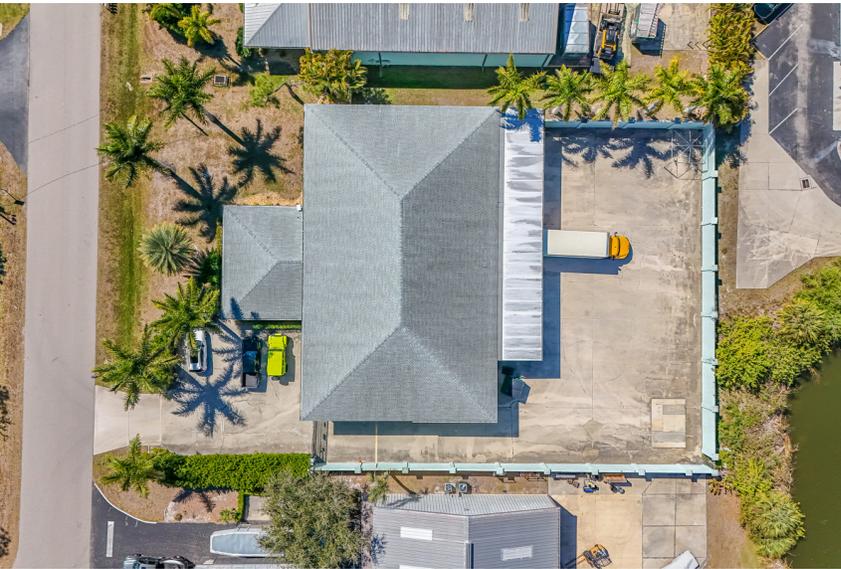
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**REMAX**  
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REMAX HARBOR REALTY

## PROPERTY SUMMARY



## METRICS

<b>ASKING PRICE:</b>	\$1,400,000
<b>PLOT SIZE</b>	0.60 ACRE
<b>AVAILABLE SF:</b>	7,736 SF
<b>TYPE:</b>	WAREHOUSE & OFFICE

## PROPERTY HIGHLIGHTS

- CG zoning with approved Special Exception for light manufacturing (July 2025)
- 0.60-acre site
- 6,952 SF fully air-conditioned warehouse
- 784 SF finished office suite with shower
- Epoxy broadcast flake flooring system throughout warehouse
- Mezzanine for added storage or office
- (1) rear 12' x 12' automatic roll-up door
- (2) interior 12' x 10' automatic roll-up doors
- Gated access with rear concrete block security wall
- Premium cabinetry and fixtures
- 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

Located in Punta Gorda, just minutes from Punta Gorda Airport, 8261 Burnt Store Road offers a rare opportunity to acquire a secured, state-of-the-art flex/light manufacturing facility on 0.60 acres. The property is zoned CG with a Special Exception approved in July 2025 allowing enclosed light manufacturing and assembly. The site features gated access and a concrete block wall enclosing the rear perimeter for added security. The building includes 7,736 SF featuring a 784 SF office suite with a reception area, conference room, three private offices, and a bathroom with shower, providing a polished front-of-house environment.

The fully air-conditioned 6,952 SF warehouse is built to a high standard with military-grade cabinetry and fixtures, a premium epoxy broadcast flake flooring system, a mezzanine for additional storage or potential office expansion, one rear automatic 12' x 12' roll-up door, and two interior 12' x 10' roll-up doors. Designed for clean operations and efficient workflow, this turnkey facility is ideally suited for light manufacturing, assembly, specialty contractors, or owner-user operations seeking proximity to airport-driven growth along the Burnt Store Road corridor.



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# AREA OVERVIEW

## LOCATION DESCRIPTION

8261 Burnt Store Road is strategically positioned in Punta Gorda along one of Charlotte County's fastest-growing commercial corridors, offering convenient access to Punta Gorda Airport and the expanding Burnt Store Road trade area. Just a short drive east, Jones Loop Road is rapidly transforming into Punta Gorda's newest retail and service hub, with major mixed-use developments bringing national brands such as **Panera Bread, Chipotle Mexican Grill, Starbucks, and Chick-fil-A** to the immediate area. This wave of retail, dining, and medical development is being driven by strong residential growth throughout the Burnt Store corridor and surrounding communities, increasing daytime population and demand for commercial services. Combined with ongoing airport expansion and infrastructure improvements, the location provides a compelling backdrop for light manufacturing, contractor, and flex users seeking visibility, accessibility, and long-term growth upside in a rapidly maturing Southwest Florida market.

## RESIDENTIAL DEVELOPMENT HIGHLIGHTS

- Coral Lakes - A significant new master-planned community by D.R. Horton planned to feature more than 800 single-family homes once complete, located conveniently off Burnt Store Road.
- TurnLeaf - A new Burnt Store Road community offering modern single-family homes with lifestyle amenities and natural surroundings.
- Esplanade at Starling - A newly developing gated community with resort-style amenities and a range of home designs selling now.
- Burnt Store Village - New construction single-family homes available, supporting additional residential supply within the corridor.
- Tiny Home Proposal (Approx. 230 units) - A development proposal south of Scham Road for approximately 230 tiny home units near the Burnt Store Road corridor.

## BROADER GROWTH INDICATORS

- Burnt Store Corridor Expansion - Local commentary and planning efforts project several thousand new homes approved or planned along the Burnt Store Road and surrounding area, signaling sustained housing growth pressure.
- Burnt Store Area Plan - Charlotte County's planning initiatives are guiding long-term residential and commercial land use for the corridor to support increasing population and demand.



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# PROPERTY PHOTOS



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# MANUFACTURING AND DISTRIBUTION FACILITY BY PUNTA GORDA AIRPORT

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## CONTACT

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