

LAND FOR SALE

Punta Gorda  
Airport

allegiant

Cheney  
Brothers

INTERSTATE  
75

Subject  
Property



FedEx

SIE  
SOUTHEASTERN FREIGHT LINES

BAYMONT  
BY WYNDHAM



Waffle  
House

Holiday Inn

Exit 161

Jones Loop Rd

Wawa



# Entitled SWFL I-75 Industrial Land

Jones Loop Rd. at Exit 161, Punta Gorda, FL



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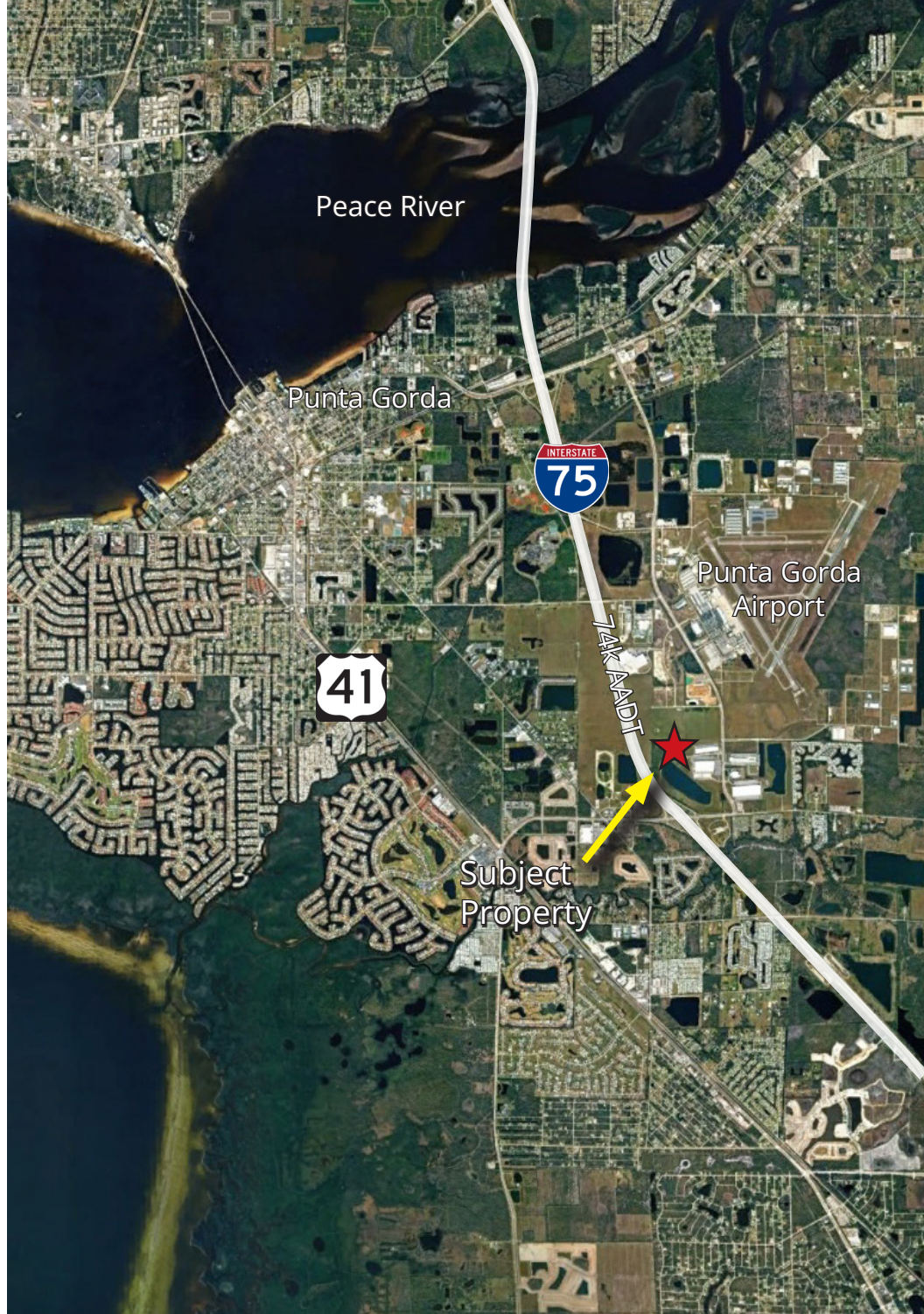


# Property Overview

Fully entitled industrial land in Punta Gorda immediately adjacent to the interstate, perfect for ~250,000 s.f. of dock-high warehouse or other industrial uses. Strategically located in central Southwest Florida, giving the site regional access from Naples to Sarasota and beyond. Highlights include:

- » 41 acres including 15 acres of retention lake.
- » Zoned Enterprise Charlottle Airport Park (ECAP). This zoning allows for a wide range of industrial and commercial uses. A full list of permitted uses and development standards can be found [here](#).
- » Environmental Resource Permit (ERP) in place. Requires only minor amendment for intended use.
- » Vibrant and quickly growing Punta Gorda market is equidistant from the Sarasota/Bradenton and Naples areas, making it the perfect site for distribution anywhere in Southwest Florida.
- » Neighboring users include FedEx, Cheney Brothers, and Southeastern Freight Lines.
- » Full utility and access easement in place.
- » AADT: 74,400 on I-75 adjacent to site (2024)
- » Offered at \$8,000,000

Click here for a  
360° Panorama





# Property Location





# Property Boundaries

New Construction 139k s.f.  
Industrial Facility

**FedEx®**

Piper Rd.

T 41- R 23 -Sec 15  
T 41- R 23 -Sec 22

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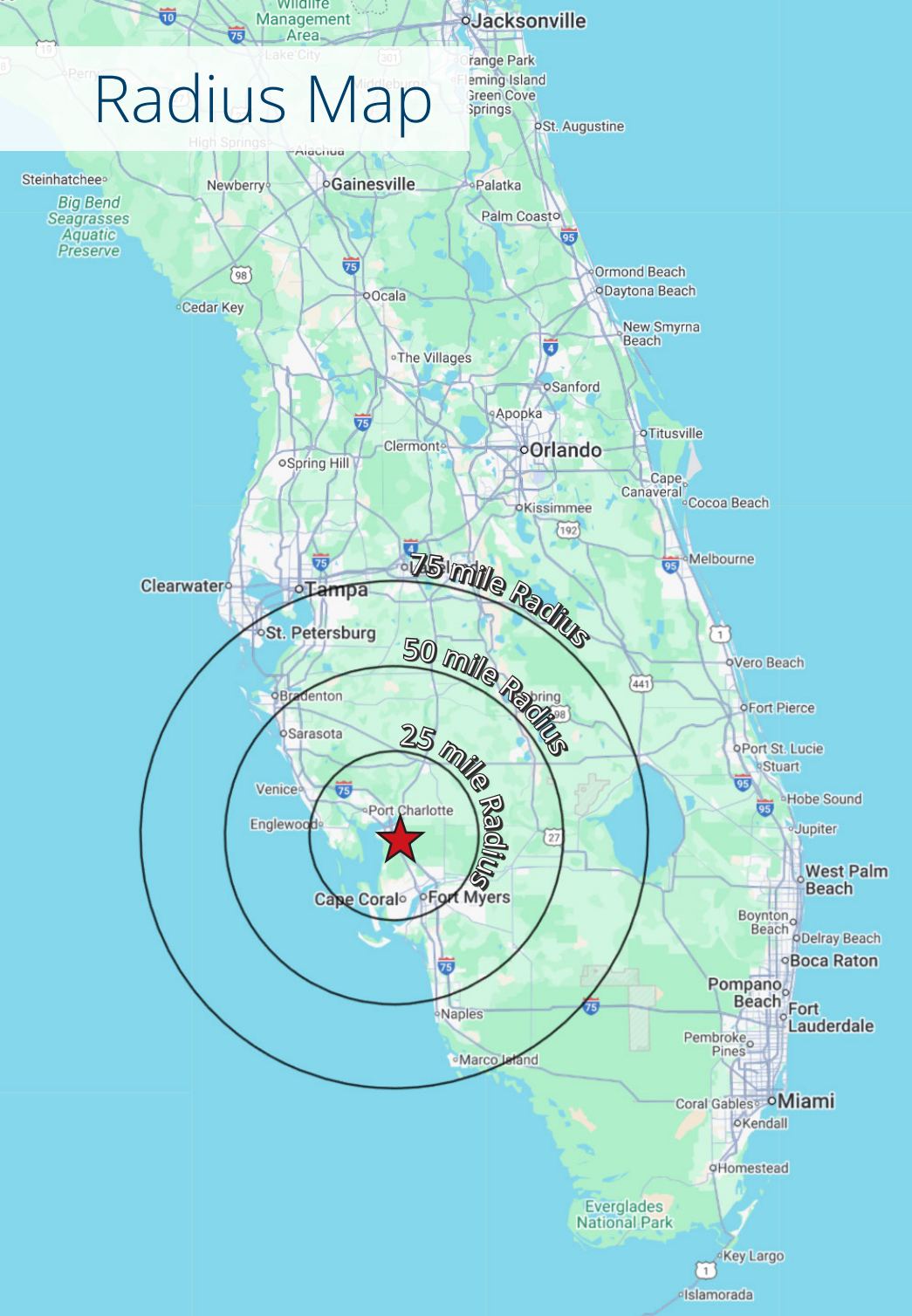


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PREMIUM ENTITLED SWFL INTERSTATE INDUSTRIAL LAND | EXIT 161, PUNTA GORDA, FL



# Radius Map



# Local Growth

