

LAND FOR SALE



Entitled SWFL I-75 Industrial Land

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



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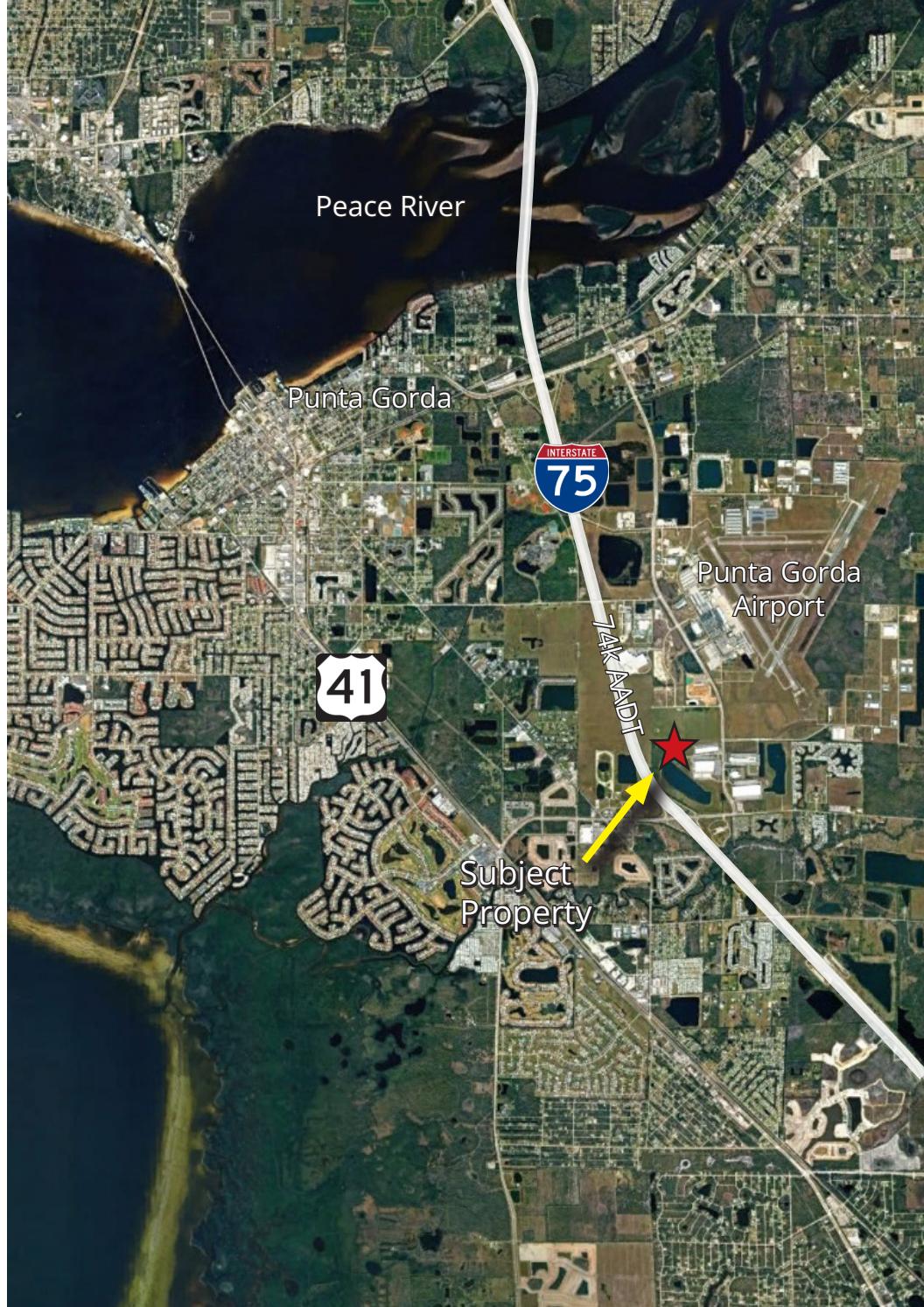
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Property Overview

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 Charlotte 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

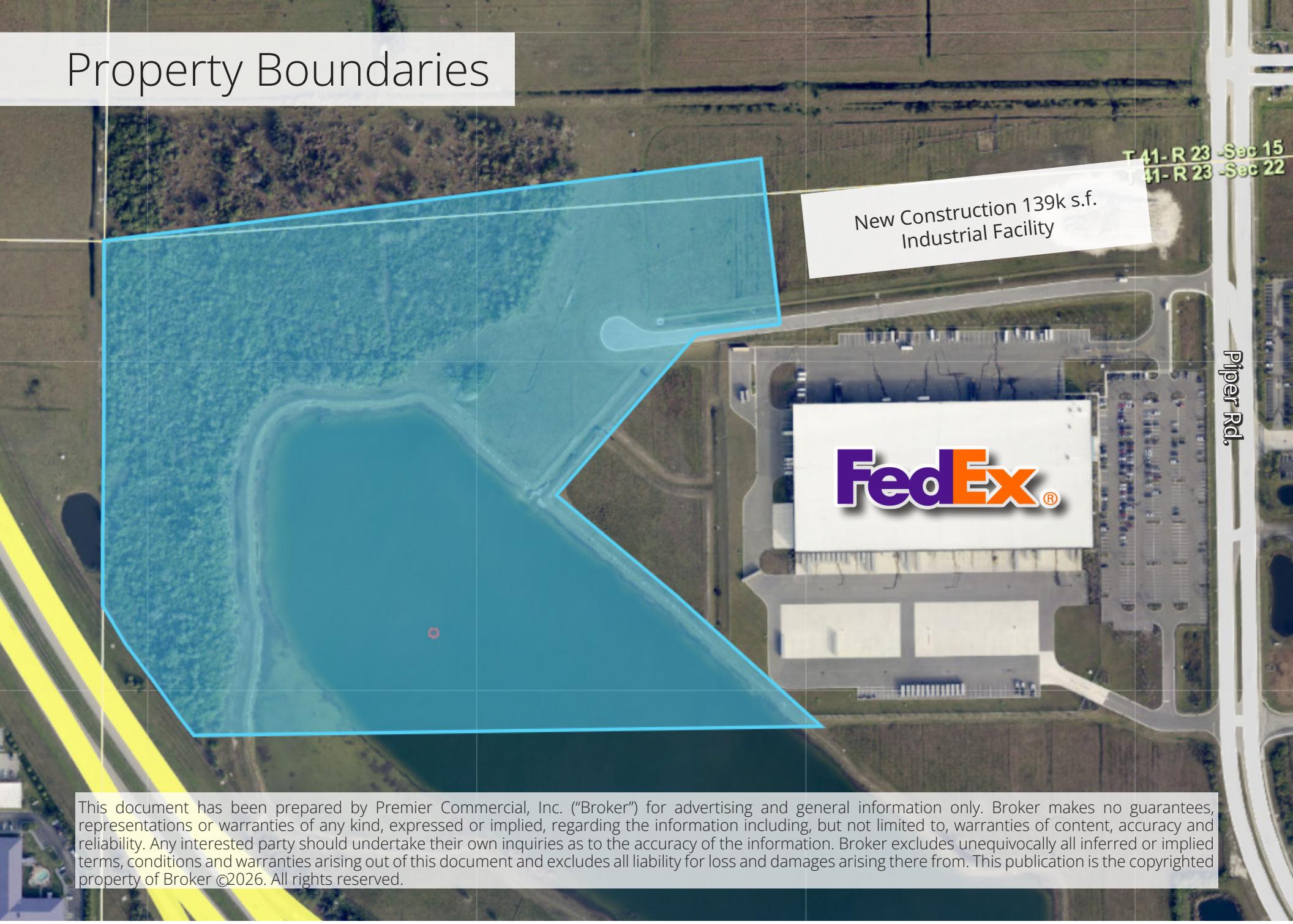


PREMIER
COMMERCIAL

PREMIUM ENTITLED SWFL INTERSTATE INDUSTRIAL LAND

EXIT 161, PUNTA GORDA, FL

Property Boundaries



PREMIER
COMMERCIAL

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

