



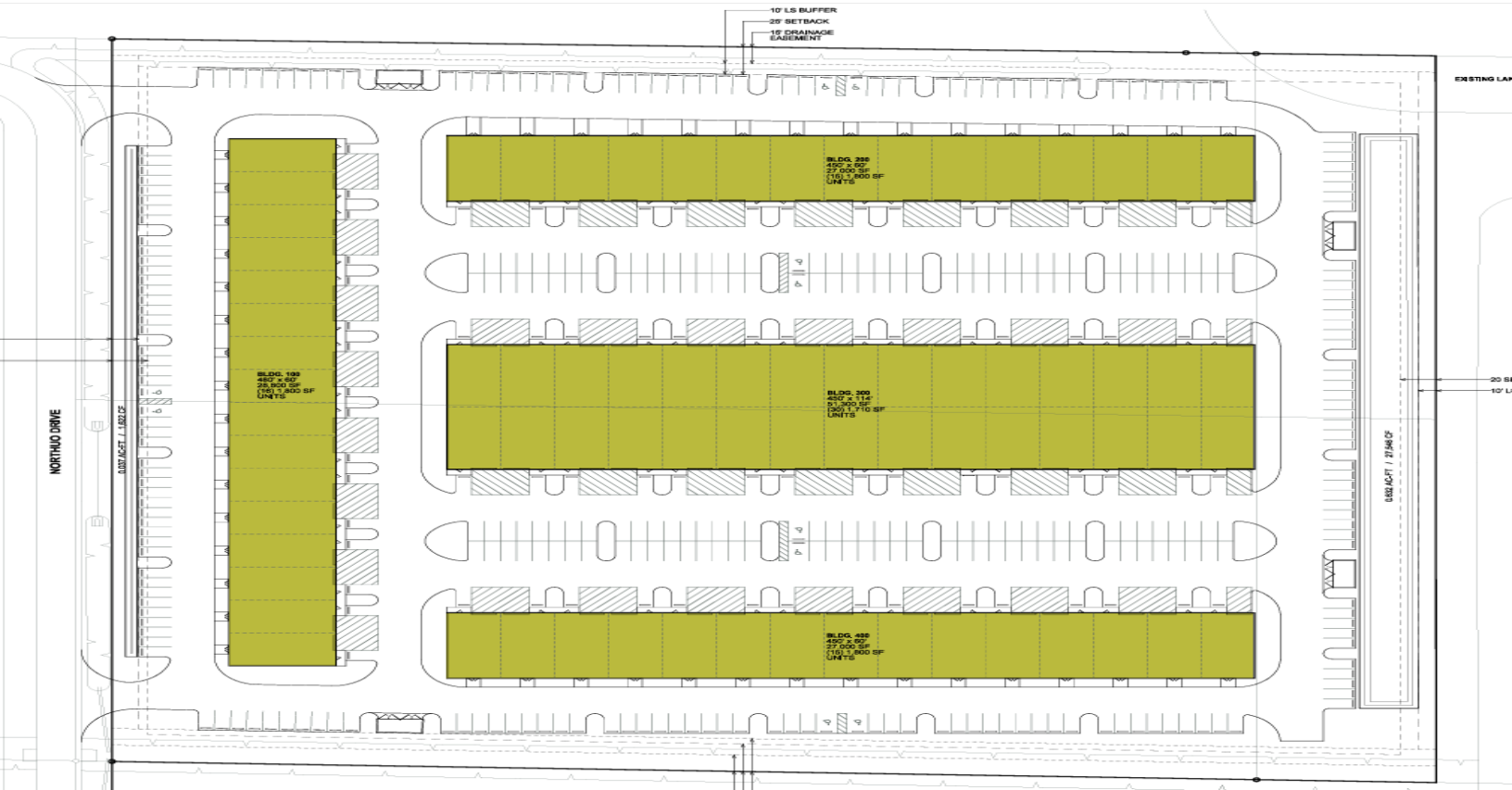
## Available Sale or Lease

Punta Gorda Airport  
Business Park

8000 Northrup Dr.  
Punta Gorda, FL 33982



# Integrated Realty Associates, LLC



**INTEGRATED REALTY ASSOCIATES LLC**

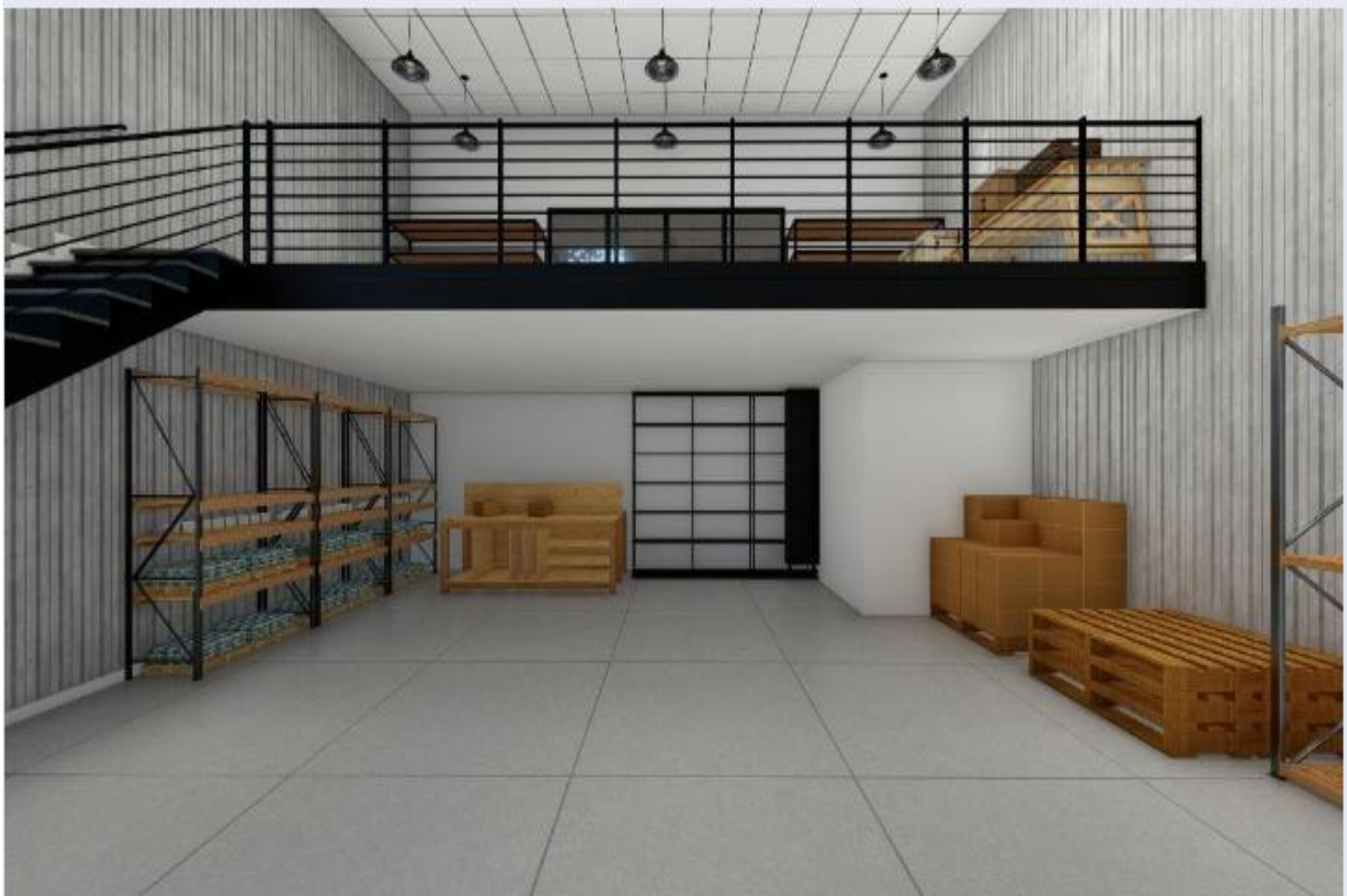
5910 Taylor Road, Suite 100, Naples, FL 34109  
(941) 388-8584

Punta Gorda  
AirPort Business Park  
8000 Northup Dr., Punta Gorda, FL 2298



**Punta Gorda Airport (PGD) is being expanded and Integrated Realty Associates is pleased to be the exclusive listing agent for this premium state-of-the-art Flex Space Business Park Development featuring:**

- Phoenix Associates of South Florida is the Owner/Builder whose niche' is Commercial/Industrial Flex Space
- Phase I – 4-Detached Buildings which can be purchased whole (27,000 SF – 51,300 SF) or subdivided into 76 units (1,710 sf – 1,800 sf)
- Each Unit is fully air-conditioned and will have storefront Glass Entry with rear insulated roll-up garage door and ADA Bathroom
- Sales Prices begin at \$275/SF
- The property is zoned ECP which permits the most extensive commercial; industrial; office/government; and airport property uses which can be built out “To-Suit”; and accommodate Data Storage Facilities



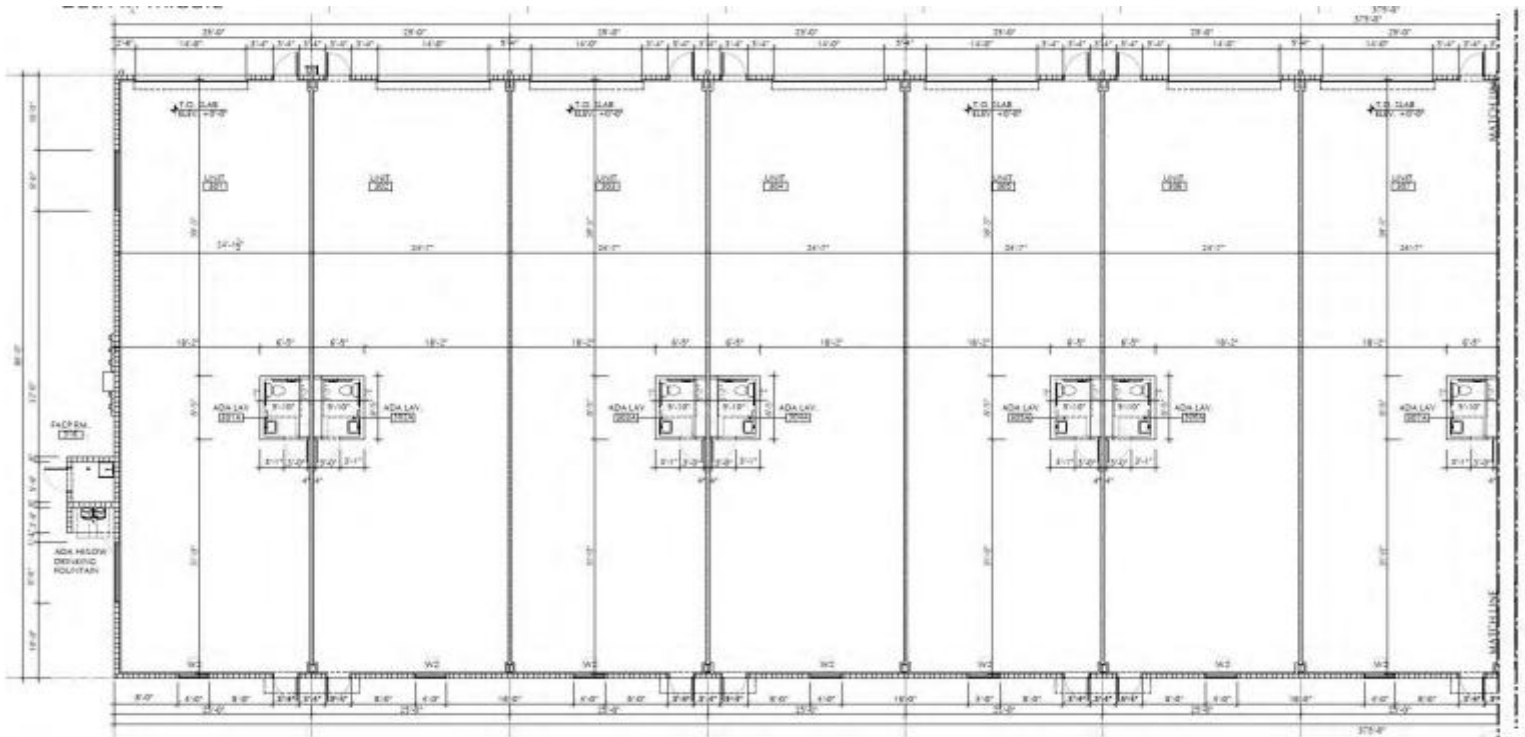
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8000 Northup Dr., Punta  
Gorda, FL 2298



## **New Industrial Flex Space – Located adjacent to Punta Gorda Airport**

### **Ingress/Egress Exits from I-75 Exits 161**

- Building 1 Phase 1 – 28,800 sf
- 16-units can be combined in 1,800 sf Increments
- Attractive Storefront Entry
- 100% HVAC air conditioned
- Rear 14' x 14' Impact/Insulated roll-up garage door



- Scheduled for Q2 2026 Occupancy
- Building is full sprinklered
- 3-Phase Power
- 16' – 24' clearance
- One ADA bathroom
- This Offering Memorandum (OM) is being finalized and may be modified

# **Airport Business Park**

## **NEW COMMERCIAL/INDUSTRIAL FLEX SPACE**

**Phase 1 Available Q4-2025**

### **Hurricane Protection:**

Building Rated to 163 MPH wind load. All windows and doors are impact rated.

### **Floors:**

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

### **Walls:**

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted. Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

### **Doors:**

Front door: One (1) 3'-0" x 7' glass door with sidelight. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold. Heavy duty motorized, insulated hurricane section door 14' x 14'.

### **Windows:**

All windows to be Low E Impact glass.

### **Fire Protection/Alarm:**

#### **Fire Sprinkler**

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer.

## **HVAC - (Heating, Ventilation, and Air Conditioning):**

1. Install a Five (5) Ton air handler split system equipped with fiber board ductwork.
2. Include a standard heat/cool thermostat within the space.
3. Install one (1) exhaust fan in the restroom area.
4. The system must be designed to comply with relevant energy codes and the standard mechanical code or SFBC, as applicable.

## **Electrical Supply:**

### **Panels**

225 AMP 208V Three Phase Panel

### **Outlets**

1. Four (4) recessed duplex outlets per unit.

### **Light Switches**

1. One (1) light switch in the restroom (a combination light
2. switch/exhaust fan control) equipped with an occupancy sensor.
3. One (1) switch located at the entrance.

### **Bathroom**

1. ADA-compliant bathroom

### **Lighting**

1. Overhead LED lighting installation
2. Wall-mounted emergency lighting as required by code.

### **Telephone & Cable:**

Conduit will be provided to each unit; the owner/tenant is responsible for contracting with a service provider to establish service to the unit.

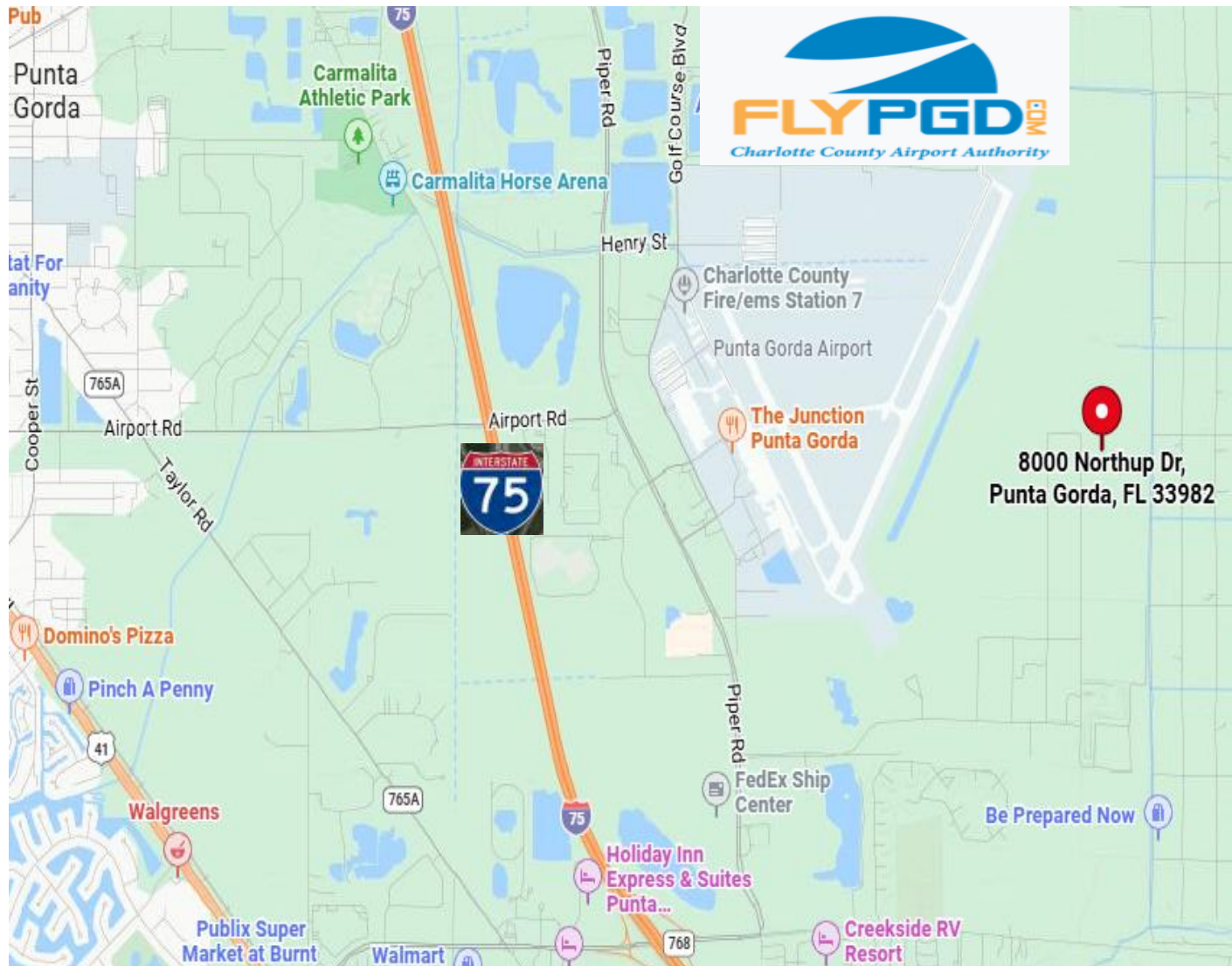
### **Ceiling Height:**

Clear heights will range from approximately 16' to 24'.

**NOTE: All information provided above is subject to approval by the local jurisdiction having authority.**



Punta Gorda  
AirPort Business Park  
8000 Northup Dr., Punta Gorda, FL 2298



**Integrated Realty Associates Team**  
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Abigail Byrd – Sales Associate

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