

FOR SALE OR LEASE

INDUSTRIAL WAREHOUSE / FLEX BUILDING

23245 HARBOR VIEW ROAD, PORT CHARLOTTE, FLORIDA 33980

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**100% Air
Conditioned
Building!**

- **BUILDING SIZE:** 14,000 SF (Total)
- **LAND SIZE:** 1.02 AC
- **LEASE RATE:** \$16.00 / SF Net
- **CAM:** \$3.00 / SF
- **ASKING PRICE:** Call for Pricing
- **ZONING:** CG (Commercial General)
click [here](#) for permitted uses

PROPERTY FEATURES

- Industrial Flex Space Available
- 14' Clear Height
- Five (5) Grade-Level Doors
- Sixteen (16) Parking Spaces
- Built in 1990
- Conveniently Located in Port Charlotte Off of Veterans Boulevard Just West of US 41



PROPERTY HIGHLIGHTS

The warehouse is 100% air conditioned and features five (5) 12' x 14' overhead doors, two (2) shop restrooms, and five (5) exclusive offices.

Please Contact: **Colton Brausen**
Vice President

239.210.7608

 cbrausen@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



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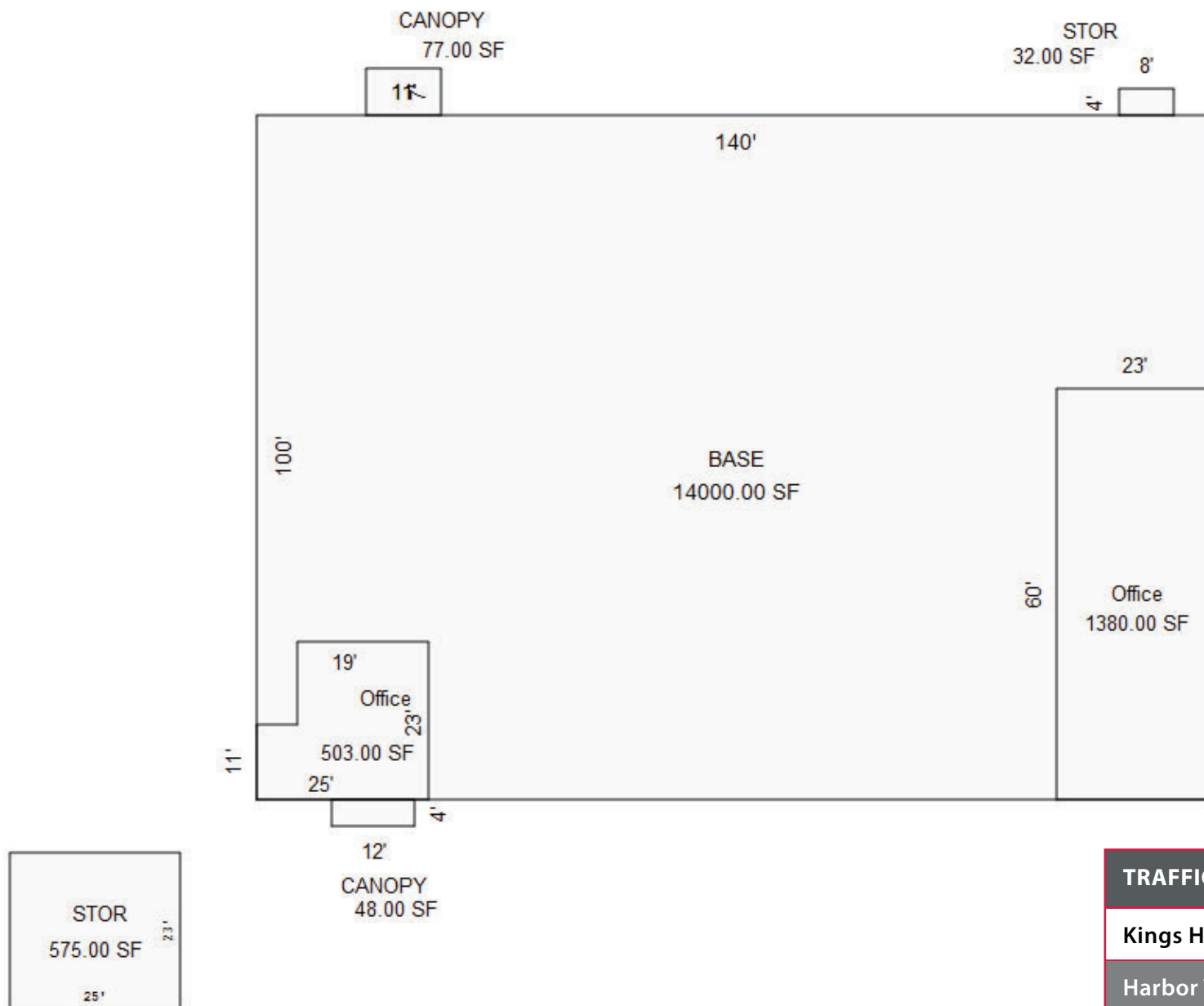
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TRAFFIC COUNTS

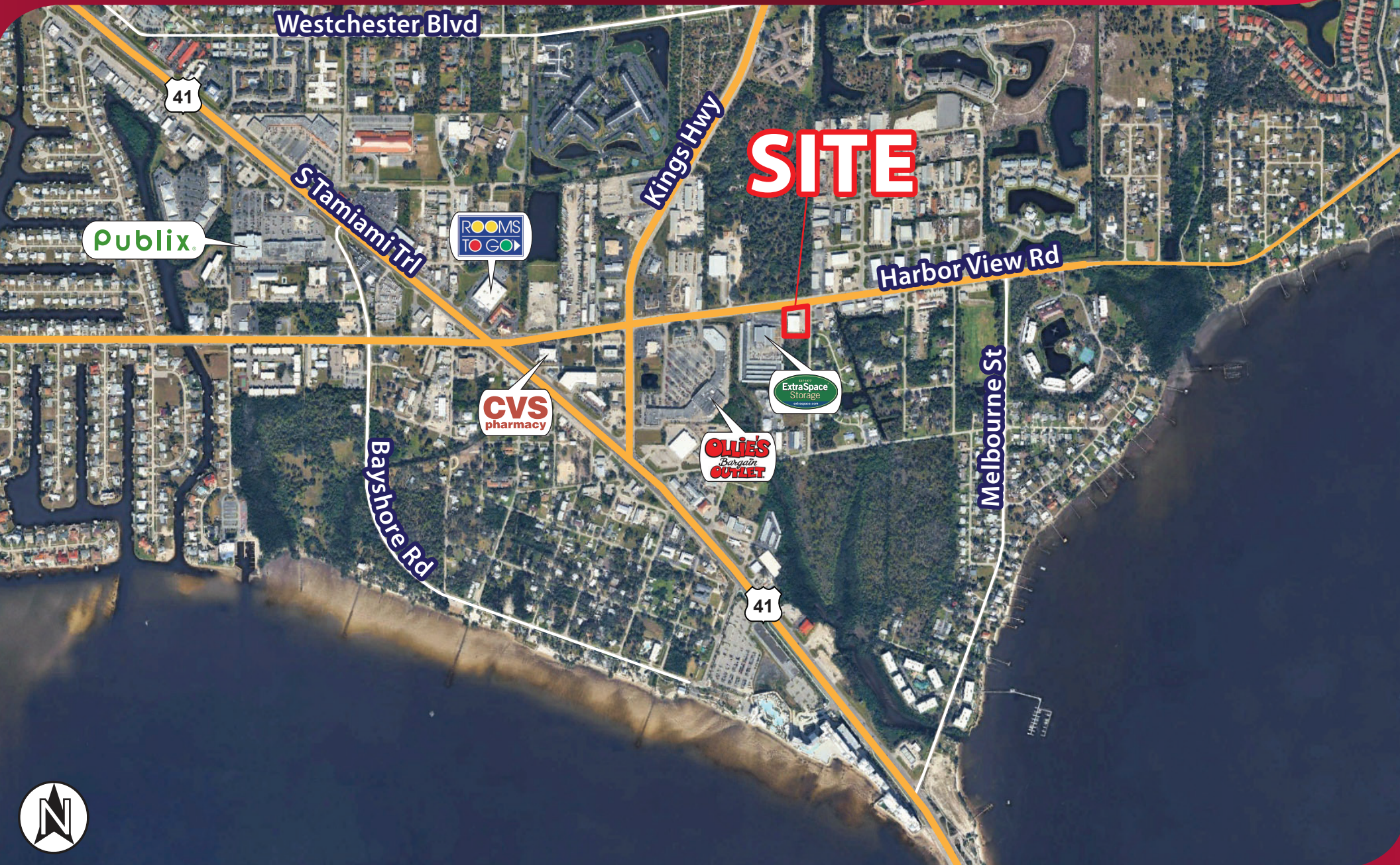
Kings Highway	15,600
Harbor View Rd	10,500

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