

FOR SALE

378,000 SF Class A Distribution Facility

Florida Gulf Coast 75 Logistics Center

9450 Piper Road, Punta Gorda, FL

Colliers

Ideal Owner User or Investor Opportunity

Institutional Quality Industrial Asset

Immediate Occupancy Available

- Direct I-75 Access at Exit 161
- Less Than One Mile from Punta Gorda Airport
- 32' Clear Height
- 38 Dock High Doors
- 180' Truck Court
- 74 Trailer Parking Spaces
- 322 Vehicle Parking Spaces
- Delivered with Certificate of Occupancy



Executive Summary

Investment Opportunity

Florida Gulf Coast 75 Logistics Center presents the opportunity to acquire a newly delivered Class A industrial distribution facility strategically located along the Interstate 75 corridor in Punta Gorda, Florida. The property offers immediate occupancy for owner-users while also serving as a compelling investment opportunity within one of Florida's fastest-growing logistics markets.

Property Overview

Property Name	Florida Gulf Coast 75 Logistics Center
Address	9450 Piper Road, Punta Gorda, FL
Building Size	378,000 SF
Property Type	Distribution Logistics Facility
Site	25.08 Acres
Zoning	ECAP
Utilities	Public Water & Sewer
Status	19% Occupied
Tenant	Dakota Premium Hardwoods, LLC
Existing Lease	72,000 SF Eastern End-Cap 6,000 SF Office/Showroom 5 Dock Doors, 2 Drive-in Doors (18' x 14' and 12'x 14')
Occupancy	Immediate
Clear Height	32'
Dock Doors	38
Trailer Parking	74 Spaces
Auto Parking	322 Spaces

HIGHLIGHTS

- Strategic Florida Distribution Location
- Institutional Quality Construction
- Airport Adjacency
- Interstate Visibility and Access
- Modern Logistics Specifications



Property **Features**

Class A Industrial Specifications

Building Features

- 378,000 SF warehouse/distribution facility
- Approximate dimensions of 360' x 1,050'
- 32-foot clear height
- Precast insulated sandwich wall panels
- 7-inch concrete slab flooring
- ESFR fire suppression system
- Full LED high-bay lighting package
- Motion sensor-controlled lighting system
- TPO roof system with R-20 insulation
- 24 HVLS fans throughout the warehouse

Loading & Circulation

- 38 dock-high doors
- One drive-in ramp door
- 180-foot truck court
- 74 dedicated trailer spaces
- Efficient circulation design for logistics operations

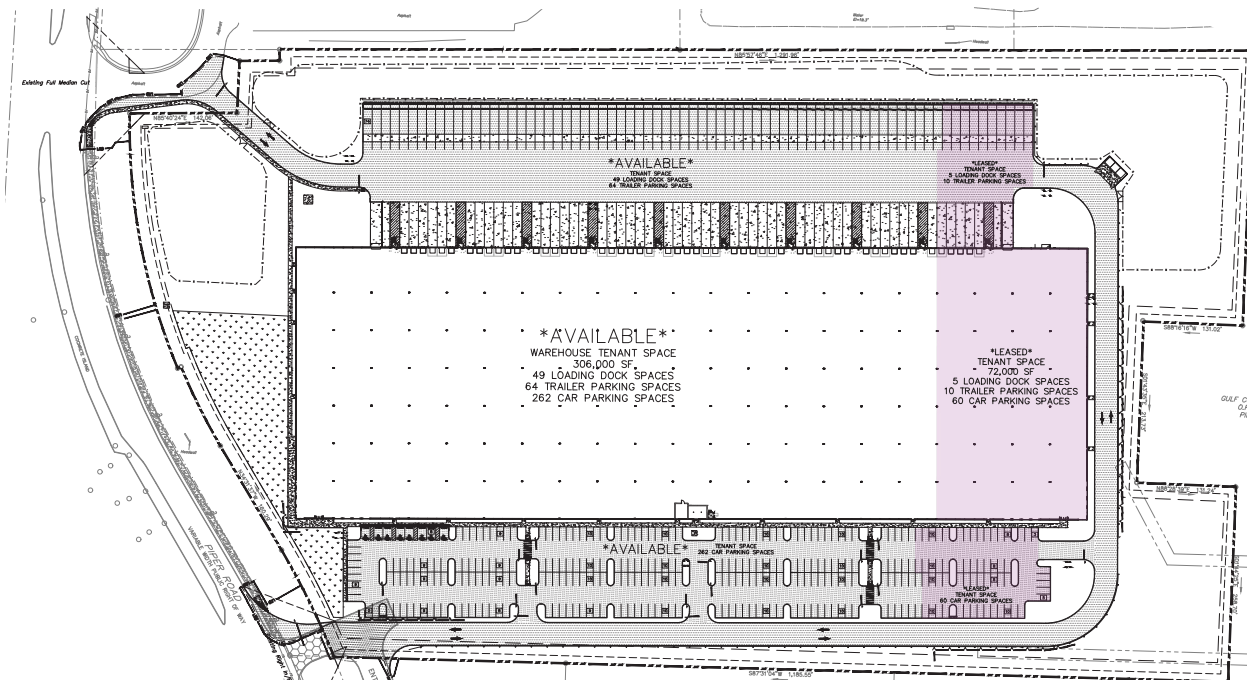
Office Component | 2,430 SF Spec Office

- Two private offices and an open office area
- Conference room
- Break room
- Two restrooms
- Corner visibility and natural light exposure

SITE PLAN

Strategic Site Configuration

Acquire and occupy immediately without construction risk, permitting delays, or development uncertainty



Site Advantages

- Modern industrial campus environment
- Exceptional truck maneuverability
- Dedicated trailer storage
- Abundant employee parking
- Efficient ingress and egress
- Immediate regional transportation access

Ideal Uses

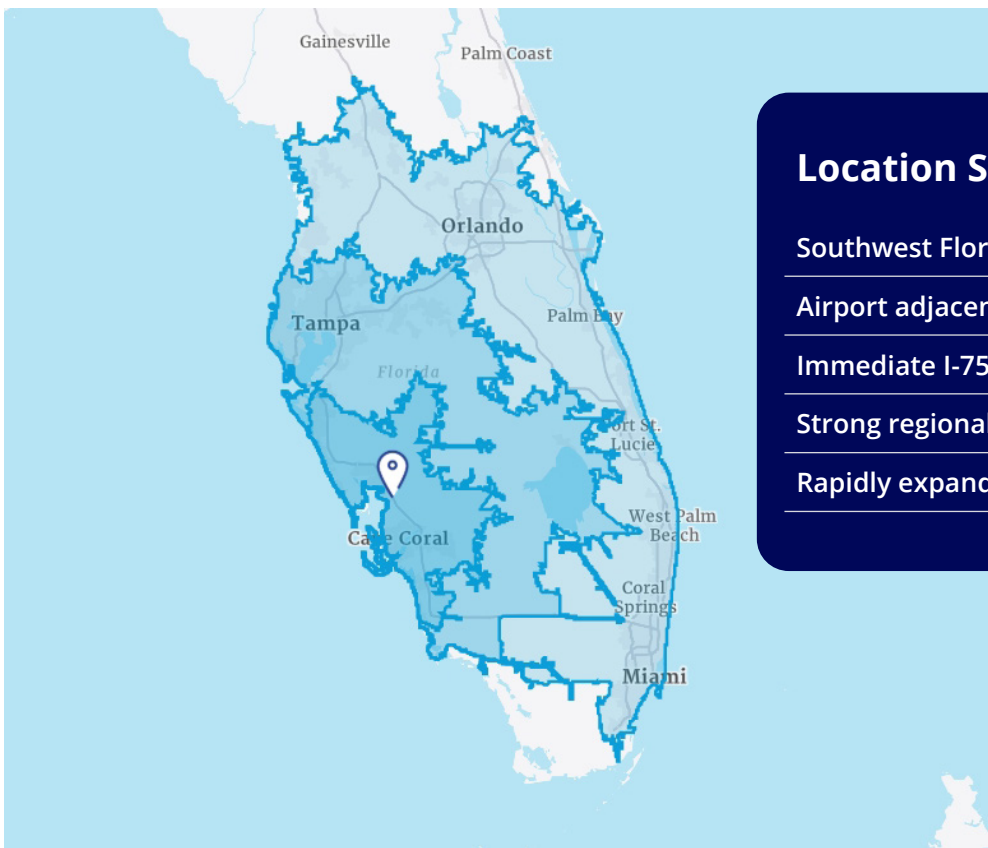
- E-commerce Fulfillment
- Third-Party Logistics (3PL)
- Manufacturing
- Cold Storage Conversion
- Regional Distribution
- Building Products Distribution
- Consumer Goods Logistics

Location & Market

Strategic Florida Logistics Position

Population Reach

Within a 60-minute drive, the facility serves a population exceeding 2.2 million people. Within 180 minutes, accessibility expands to over 18.8 million residents.



Location Strengths

- Southwest Florida growth corridor
- Airport adjacent industrial location
- Immediate I-75 access
- Strong regional labor pool
- Rapidly expanding consumer base

Located at Exit 161 on Interstate 75, the property offers direct access to Florida's primary north-south transportation corridor and immediate connectivity to the state's major population centers.

KEY DISTANCES

Interstate 75	> 1 mile
PG Airport	> 1 mile
Fort Myers	22.1 miles
Sarasota	71.2 miles
Port Manatee	74.1 miles
Lakeland	85.9 miles
Tampa	109 miles
Naples	61.5 miles



Florida Gulf Coast 75 Logistics Center

9450 Piper Road, Punta Gorda, FL

Why Florida Gulf Coast 75 Logistics Center?

Newly delivered Class A facility

Institutional-quality construction

Strategic I-75 location

Airport adjacency

Modern logistics design

Immediate occupancy opportunity

Rare Southwest Florida industrial acquisition opportunity

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