



## 4159 Electric Way

4159 Electric Way, Port Charlotte, FL 33980



**Laurie Zobel**

Punta Gorda Port Charlotte North Port Association  
3320 Loveland Blvd, Port Charlotte, FL 33980  
[lauriezobel@gmail.com](mailto:lauriezobel@gmail.com)  
(941) 629-6600



# 4159 Electric Way

\$674,000

Excellent opportunity to lease or own a versatile ±3,500 SF warehouse constructed with durable concrete block and zoned Industrial General (IG). Space is ideal for a wide range of industrial, storage, or light manufacturing uses.

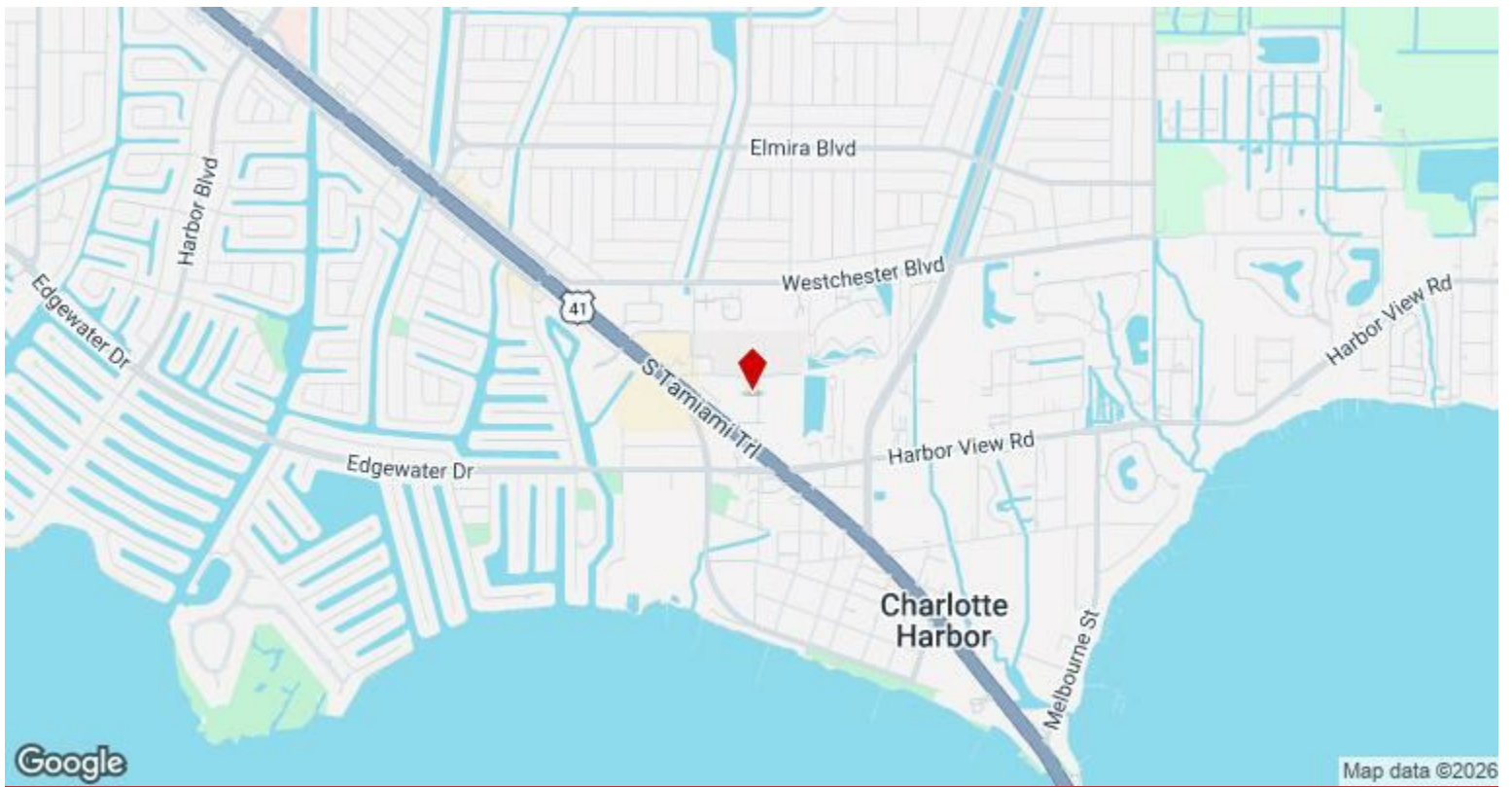
The property features two large bay doors for efficient loading and distribution, along with a new roof (2021) for added peace of mind. Inside, the space includes a fully built-out office with A/C and private restroom, plus a second area already plumbed for an additional bathroom, offering flexibility for expansion or customization.

Lofted storage areas provide additional usable square footage, maximizing operational efficiency. The site also offers ample on-site parking and a fenced rear yard with a large canopy, perfect for outdoor storage, staging, or covered work areas.

With its open layout and flexible configuration, this warehouse can easily be adapted to suit a variety of business needs....



Price:	\$674,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	10,457 SF
Gross Building Area:	3,575 SF
Rentable Building Area:	3,575 SF
No. Stories:	1
Year Built:	1995
Tenancy:	Single
Parking Ratio:	1.81/1,000 SF
No. Drive In / Grade-Level Doors:	4
Zoning Description:	IG
APN / Parcel ID:	402226276007



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# Property Photos



4159 Electric Way-2

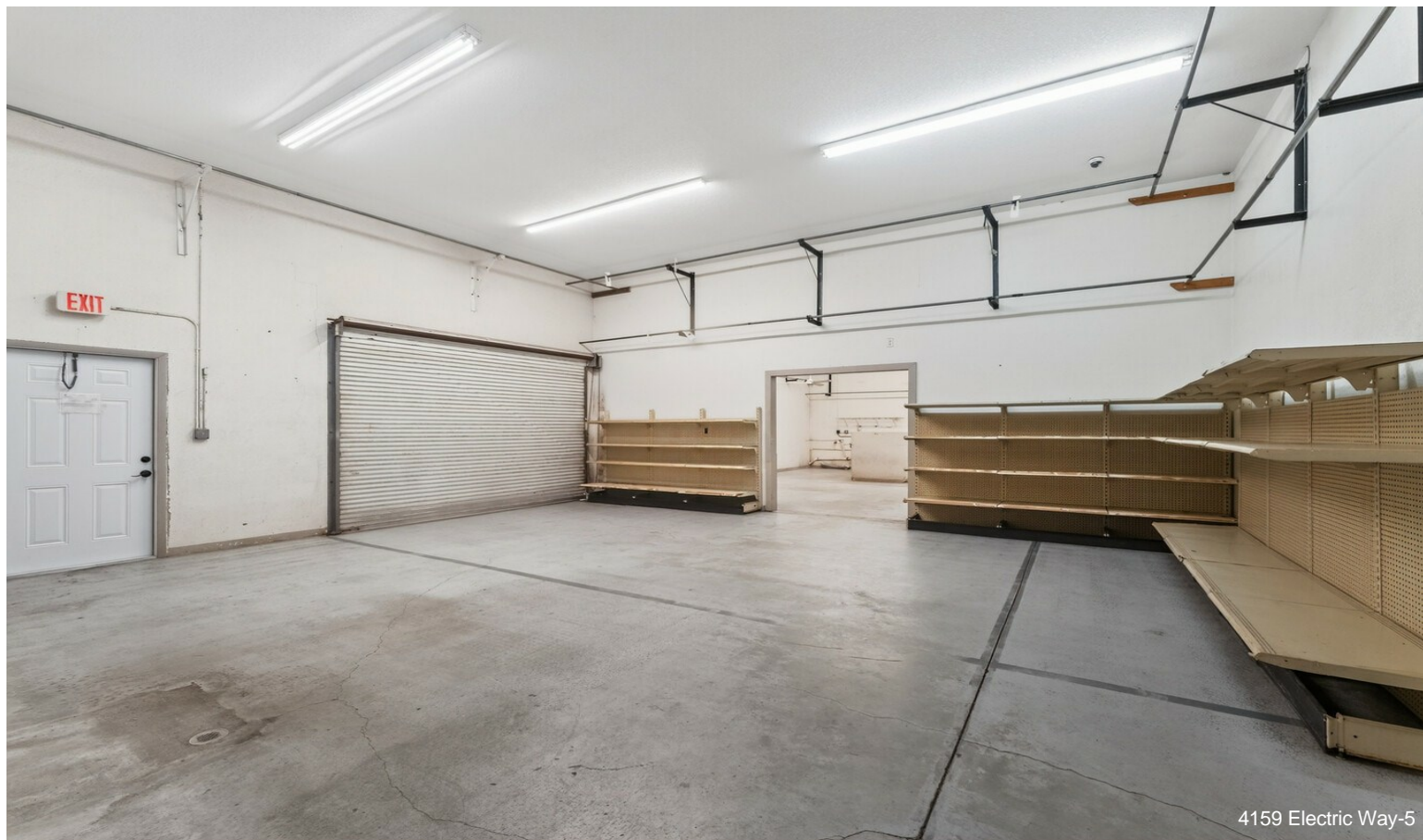


4159 Electric Way-3

# Property Photos

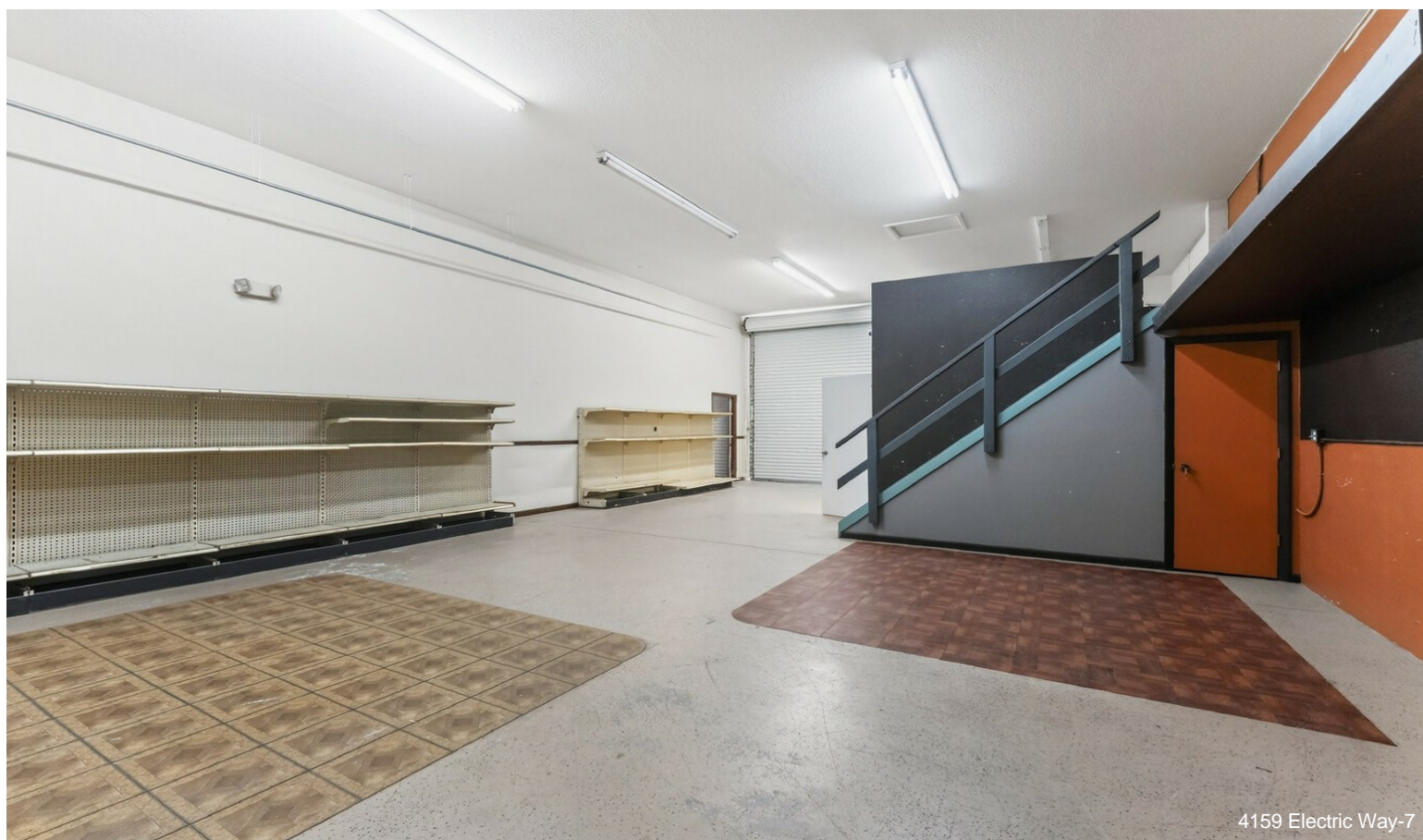


4159 Electric Way-4

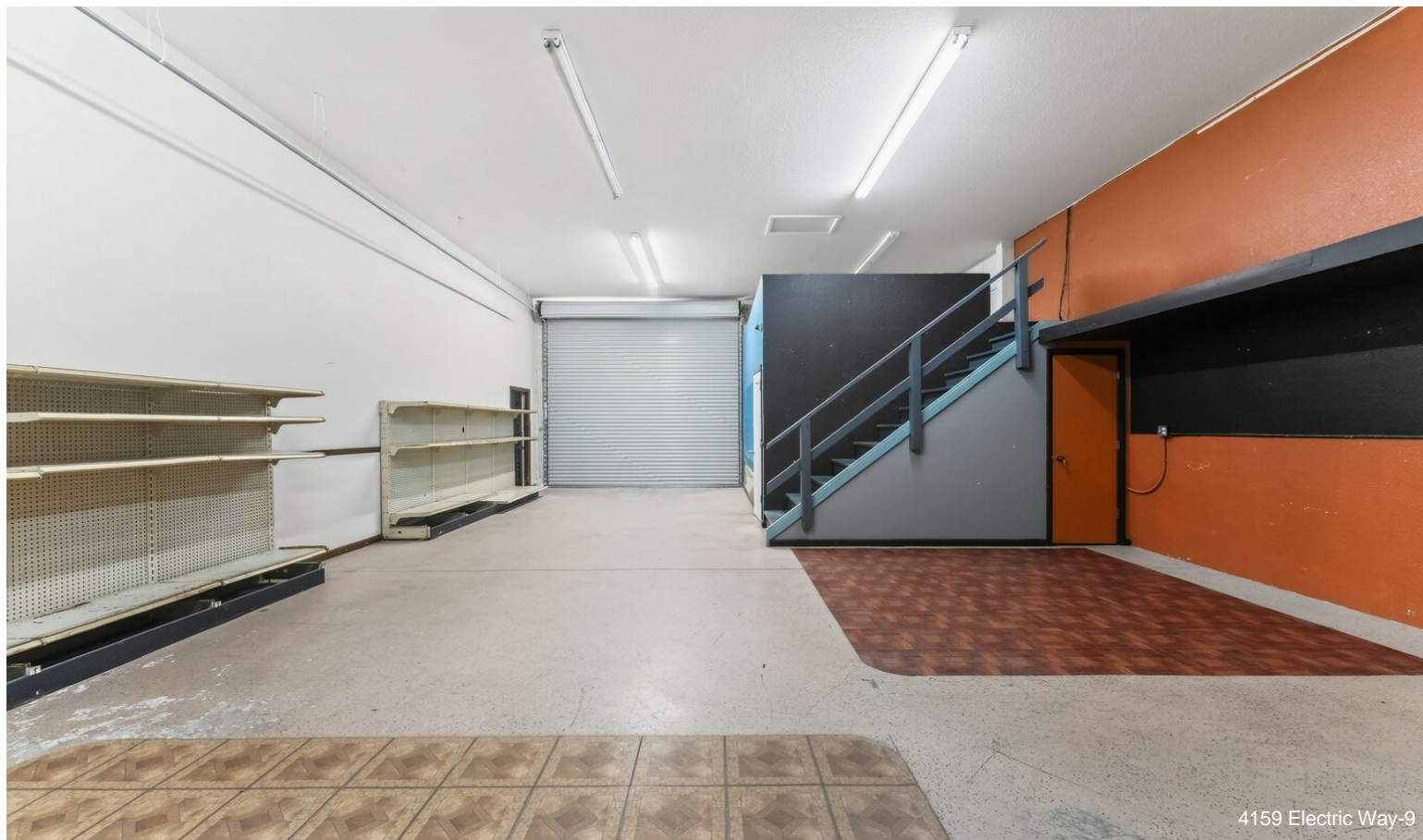


4159 Electric Way-5

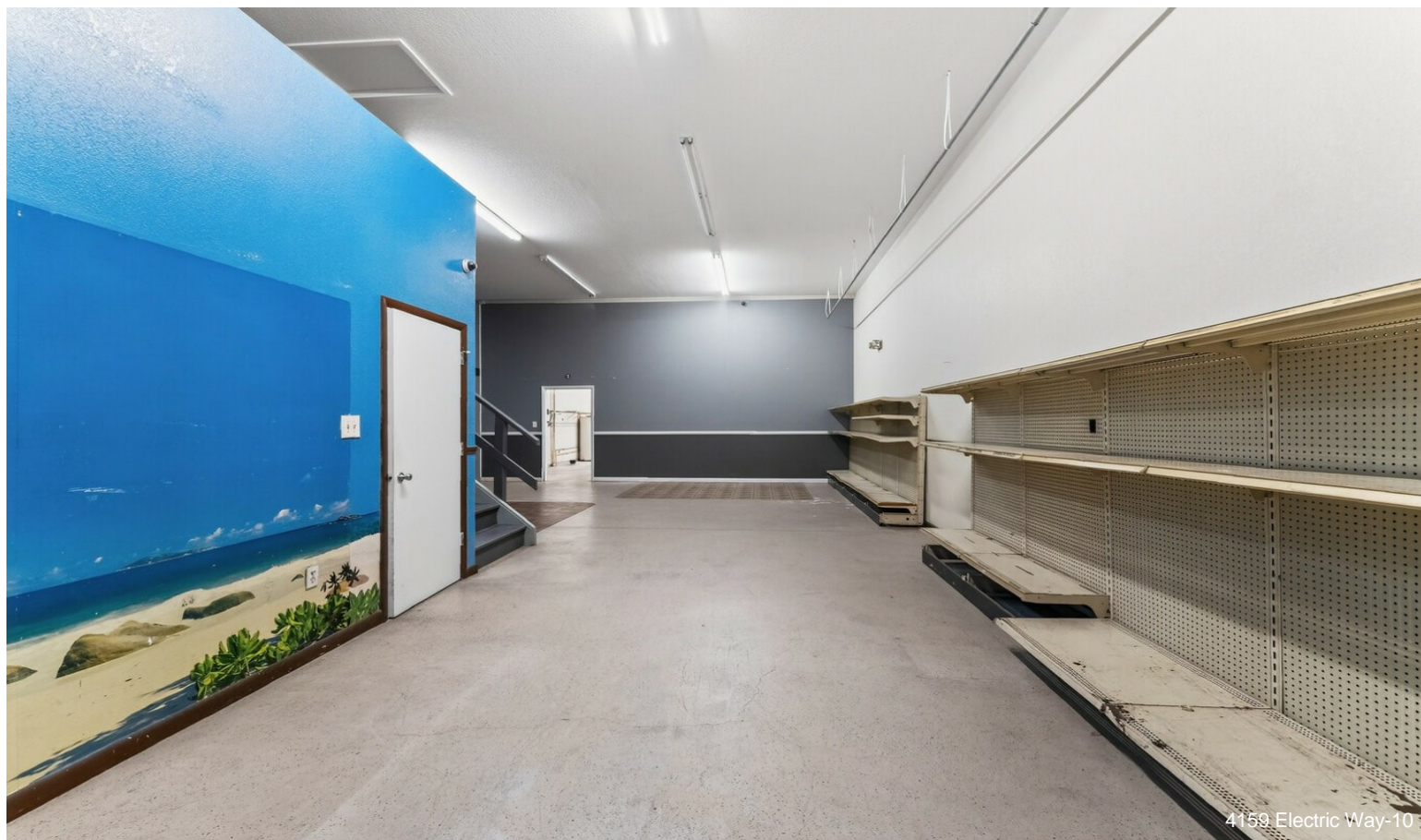
# Property Photos



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4159 Electric Way-12



4159 Electric Way-13

# Property Photos



4159 Electric Way-14

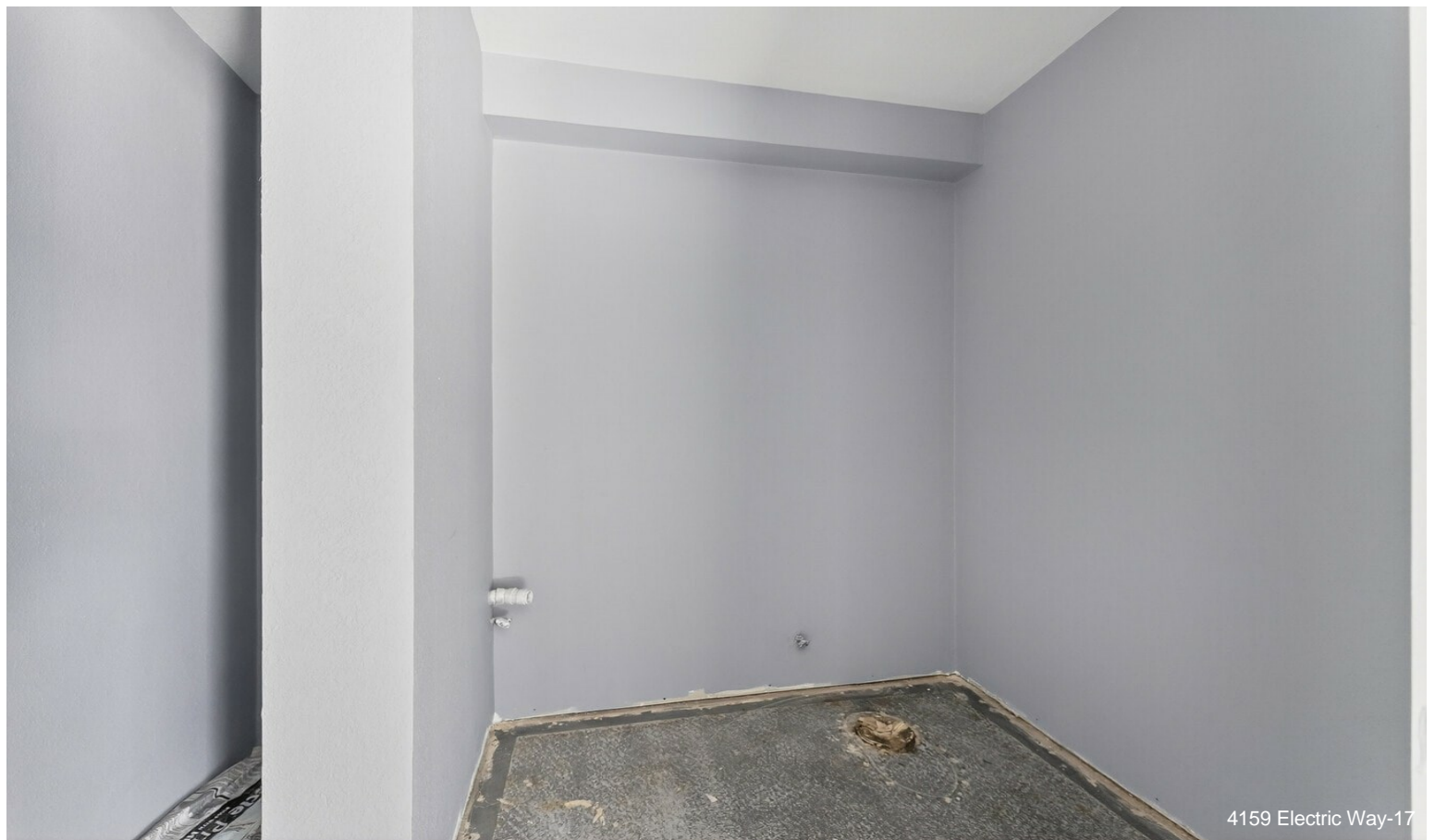


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# Property Photos



4159 Electric Way-16



4159 Electric Way-17

# Property Photos



4159 Electric Way-18



4159 Electric Way-19

# Property Photos



4159 Electric Way-20

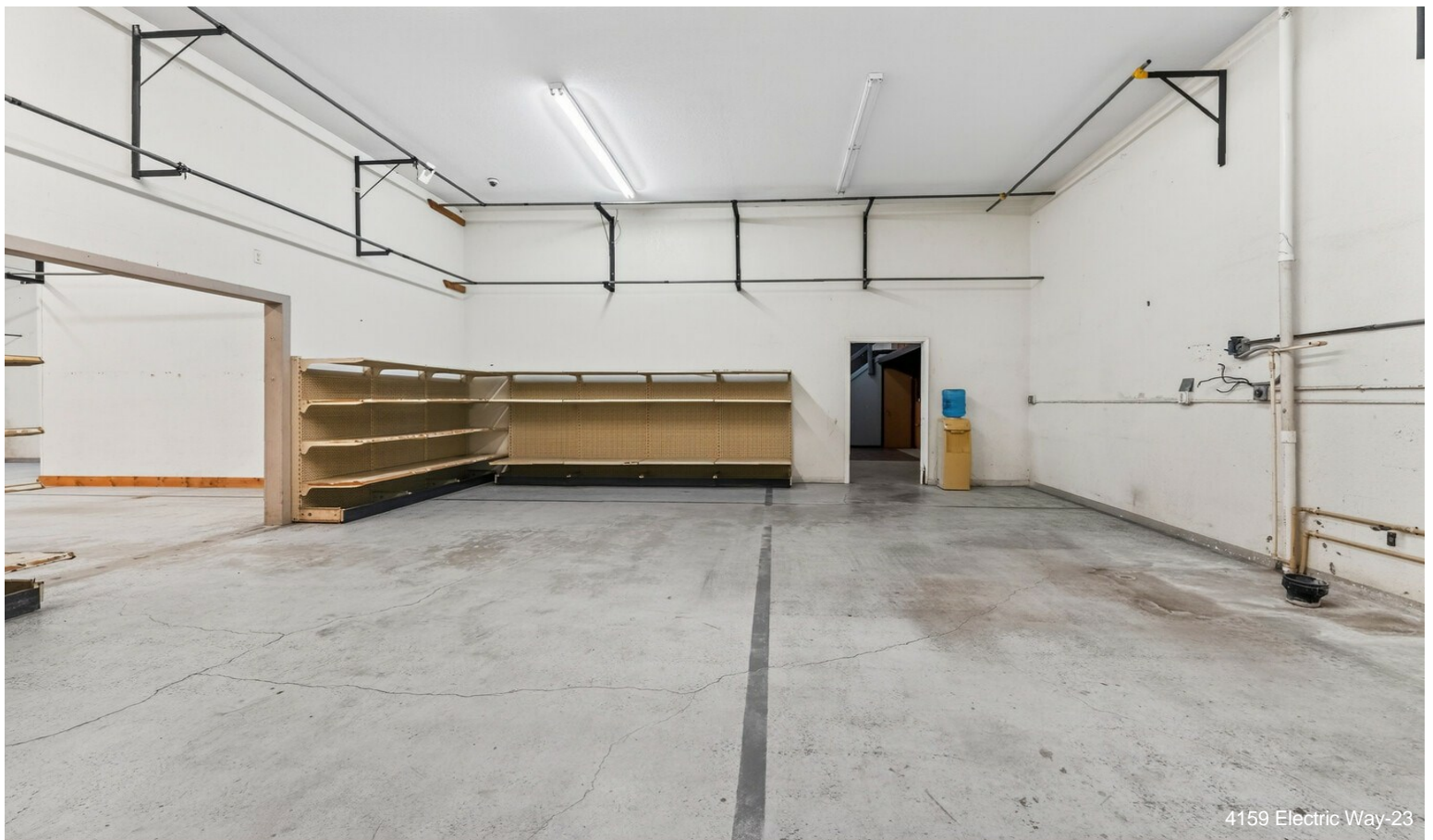


4159 Electric Way-21

# Property Photos



4159 Electric Way-22



4159 Electric Way-23

# Property Photos



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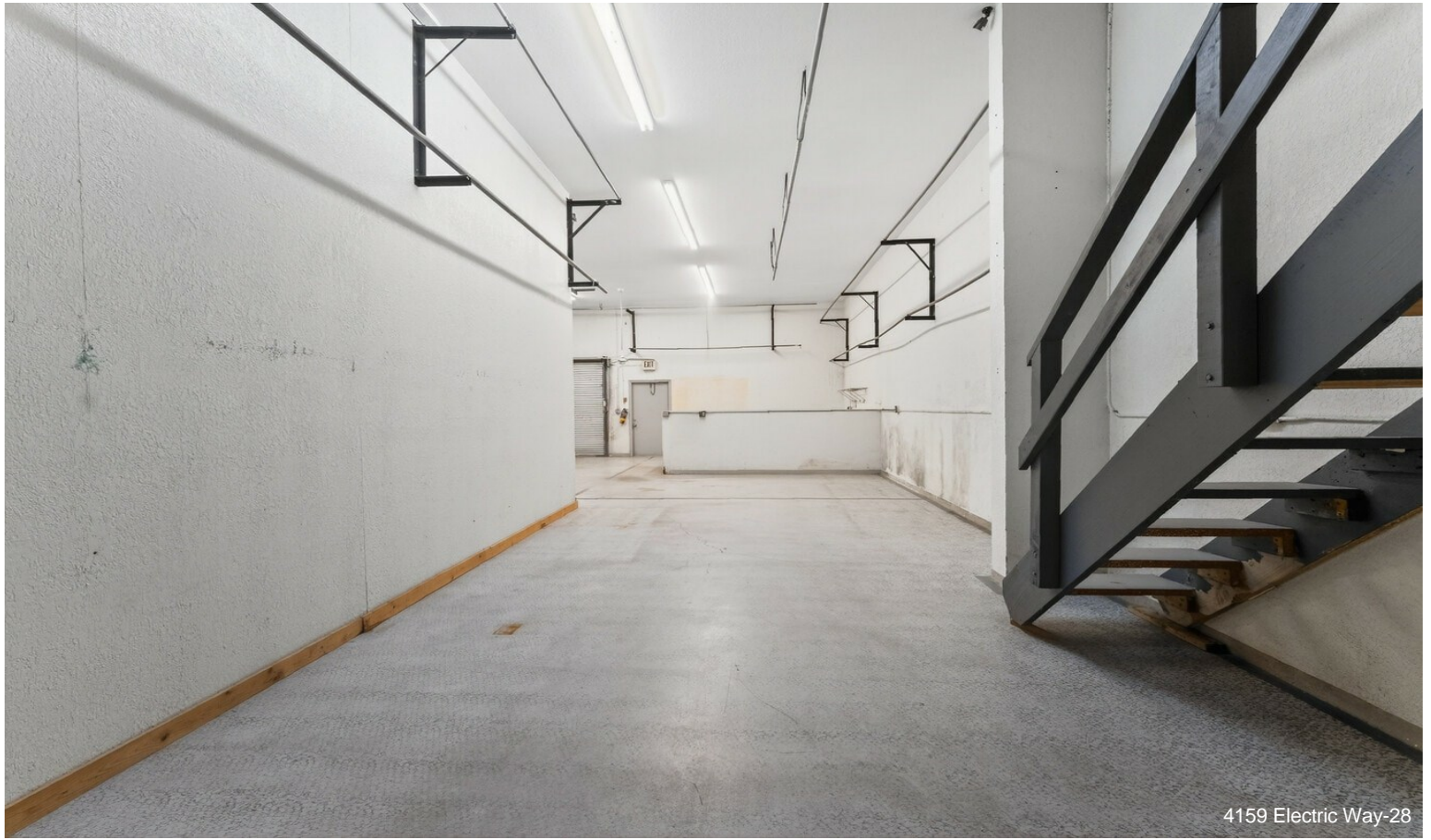


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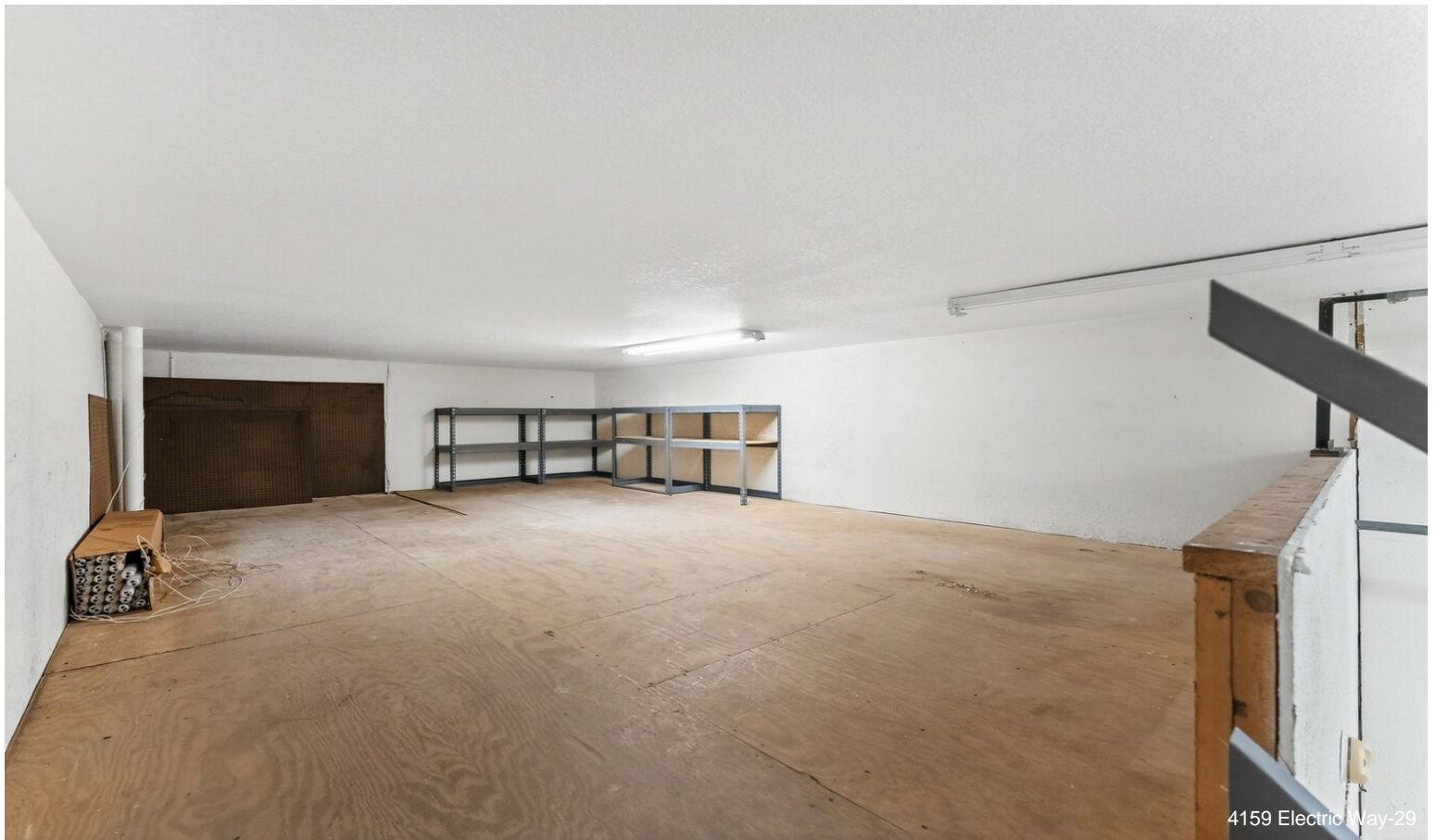


4159 Electric Way-27

# Property Photos



4159 Electric Way-28



4159 Electric Way-29

# Property Photos



4159 Electric Way-30



4159 Electric Way-31

# Property Photos



4159 Electric Way-35



4159 Electric Way-35 w arrow

# Property Photos



# Property Photos



# Property Photos



4159 Electric Way-52 w arrow