



Colliers



For Lease

7,000± SF Industrial Warehouse

19440 Peachland Blvd., Building B, Units 1-4
Port Charlotte, FL 33948

Asking Rate:
\$12.75 PSF NN

Maddie Sawatzky

Senior Associate Industrial &
Land Services

+1 238 851 4653

maddie.sawatzky@colliers.com

In consultation with:

Jim Garinger

James V. Garinger, PA

Colliers

12800 University Drive
Suite 400

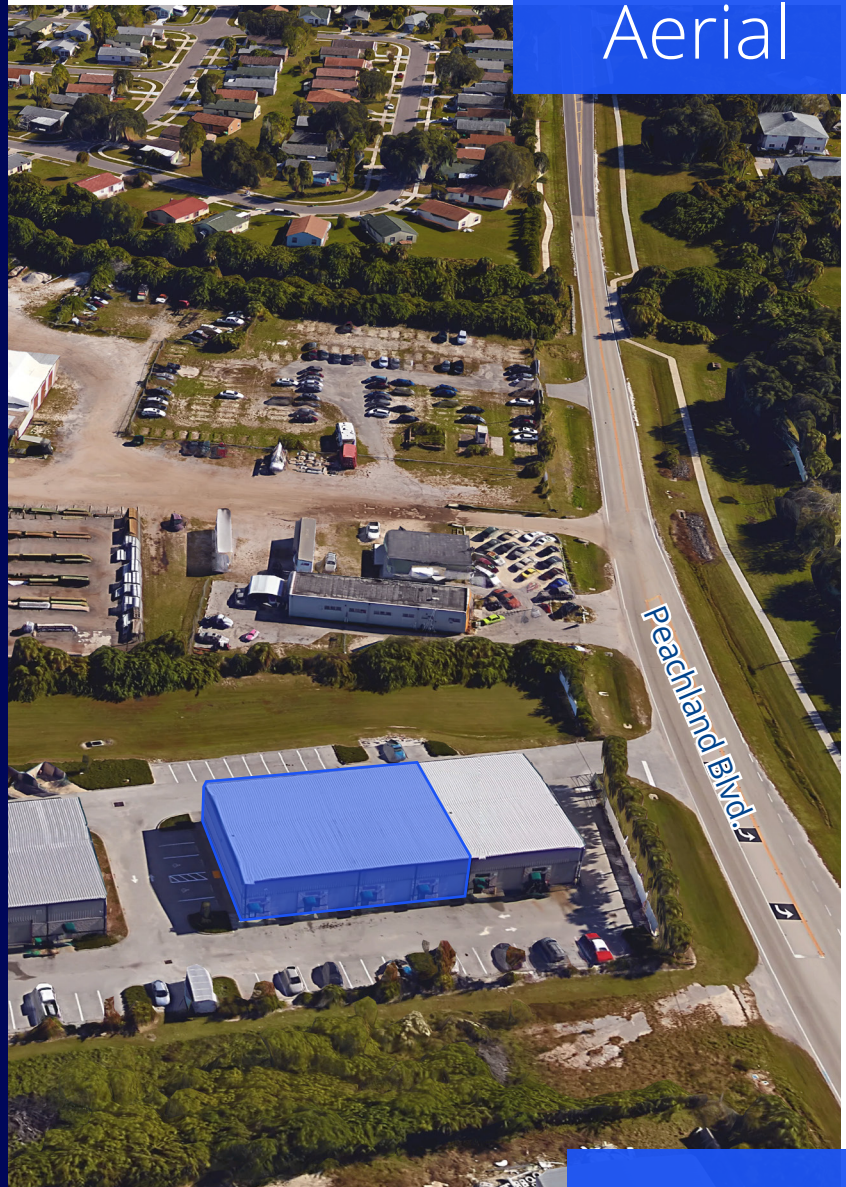
Fort Myers, FL 33907

colliers.com

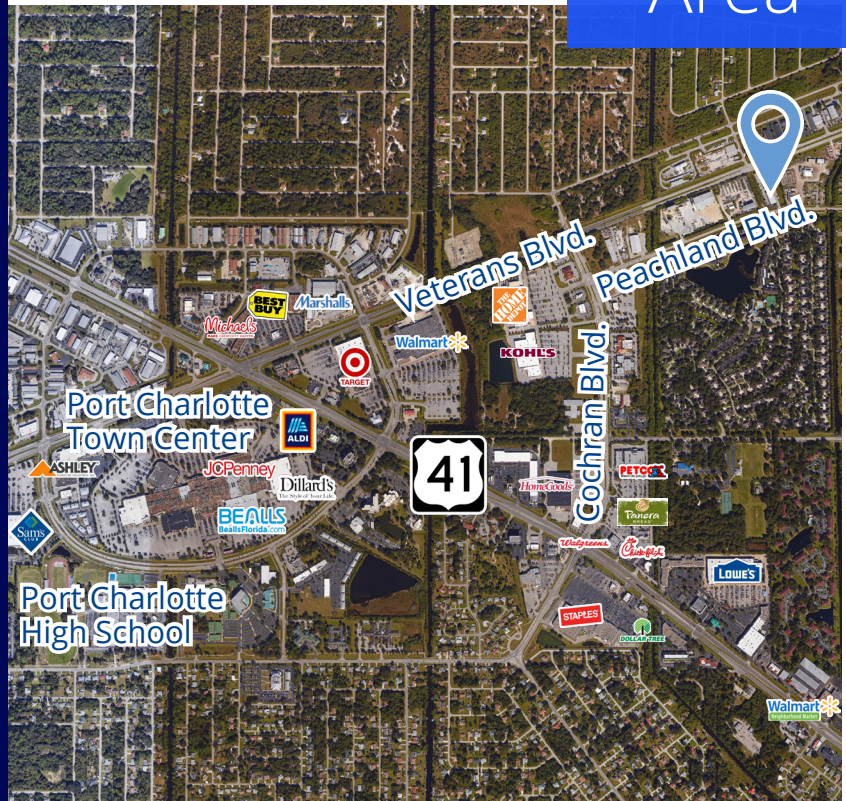
Property Profile

Address	19440 Peachland Blvd., Building B, Port Charlotte, FL 33948
Units	Units 1-4
Area	7,000± SF
Office Area	1,000± SF - Includes climate-controlled storage room
Year Built	2007
Restroom	1
Total Lot Area	3.02± Acres (AC)
Flexible Zoning	II (Charlotte County) Click for allowable uses
Building Height	20' - 24'
OH Doors	8 (12' w x 12' h) cross access with 4 OH doors on each side
Occupancy	Immediate
Estimated NN Passthrough	\$2.09 PSF/YR (\$1.60 PSF - '24 property taxes, \$0.49 PSF - '25 property insurance)
Parking Spaces	30+ shared - Ample on side and back of building
Power	125 v single phase
Water	Charlotte County
Electric	FPL

Aerial



Area



Column-Free Warehouse

7,000± SF



Warehouse



Warehouse



Office



Hallway

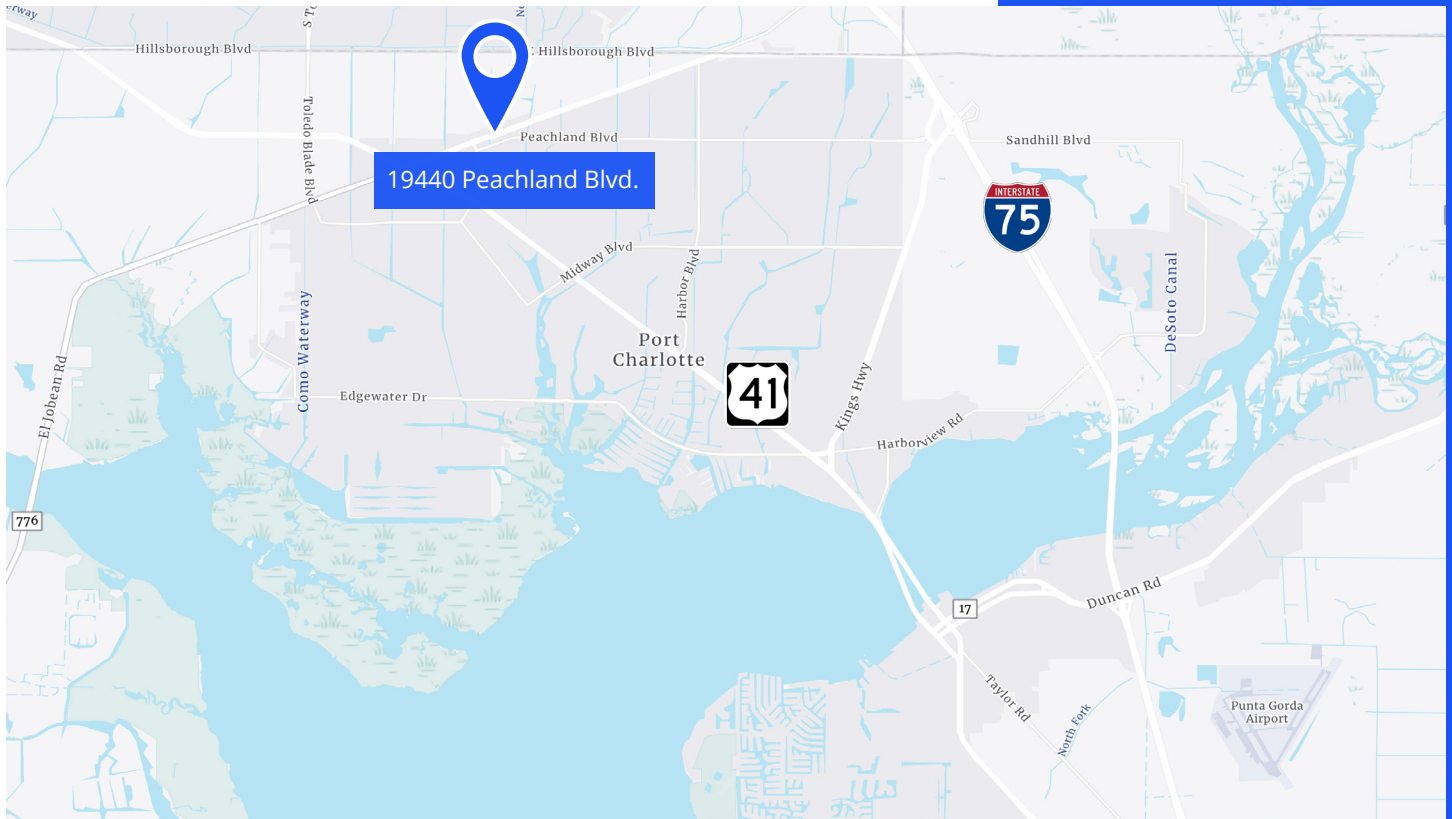
Exterior

8 Grade-Level OH Doors
(4 on each side)



Local and responsive Landlord!

Conveniently-located warehouse space




Ample parking space


Excellent access to area highways


Located between Port Charlotte and North Port


Concrete block construction

Local Drive Times

US-41	5 minutes
I-75	13 minutes
Punta Gorda Airport	22 minutes

Regional Drive Times

Fort Myers	52 minutes
Tampa	1.75 hours
Orlando	3 hours

Maddie Sawatzky
Senior Associate Industrial & Land Services
+1 239 851 4653
maddie.sawatzky@colliers.com

In consultation with:
Jim Garinger
James V. Garinger, PA

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.