

FOR LEASE - Charlotte Harbor Business Center



139,200 SF AVAILABLE
(Divisible to 16,000 SF Units)
9225 Piper Road, Punta Gorda, FL 33982



FOR MORE INFORMATION, PLEASE CONTACT:

Bob Johnston, SIOR
Principal
239.210.7601
bjohnston@lee-associates.com

Adam Bornhorst
Senior Vice President
239.210.7616
abornhorst@lee-associates.com

Colton Brausen
Vice President
239.210.7608
cbrausen@lee-associates.com



Facility Highlights

- 139,200 SF Dock-High Warehouse
- Manufacturing / Distribution
- Endcap Spec Offices 2,315 SF & To-Suit
- 28' Clear Height
- 160' Building Depth
- Power-To-Suit (4,000 AMPS Possible)
- (34) 9' x 10' Dock Doors
- (2) 12' x 14' Drive-In Doors (via Ramps)
- 50' x 50' Column Spacing
- 60' x 50' Speed Bays
- 155 Auto Stalls
- 120' Truck Court
- 60' Concrete Apron

Superior Location Advantages to Serve Naples & Sarasota

- Direct access to Interstate 75 via Jones Loop Road (Exit 161) Allows for Quick Access to All Major Markets
- LOCATION PROXIMITY

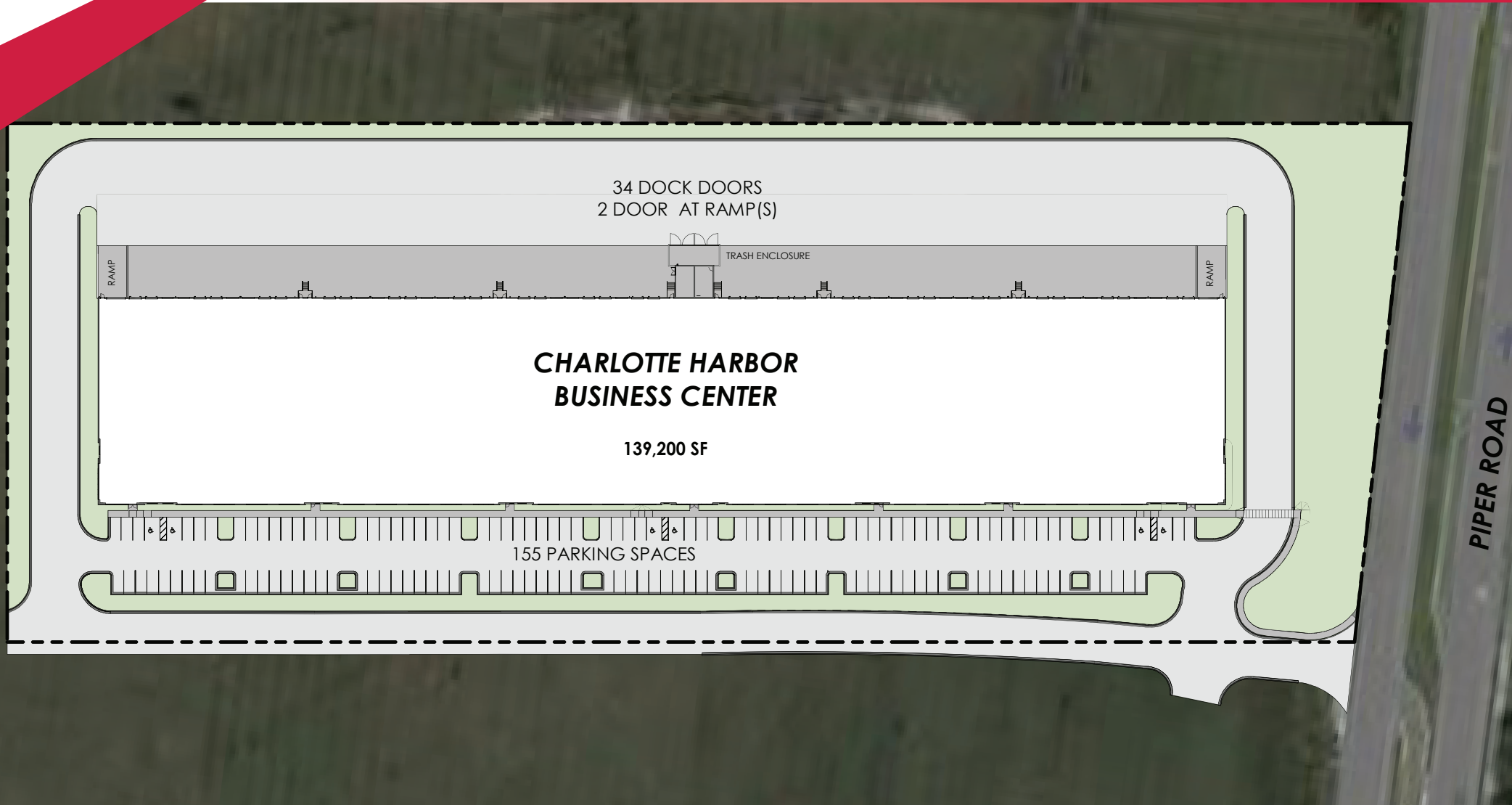
Port Charlotte:	14-Miles	Venice:	42-Miles	Sarasota:	54-Miles	Fort Myers:	32-Miles
St. Petersburg:	87-Miles	Tampa:	101-Miles	Naples:	66-Miles		
- LABOR FORCE
Population of 214,000 within 15-Miles

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139,200 SF INDUSTRIAL WAREHOUSE SPACE
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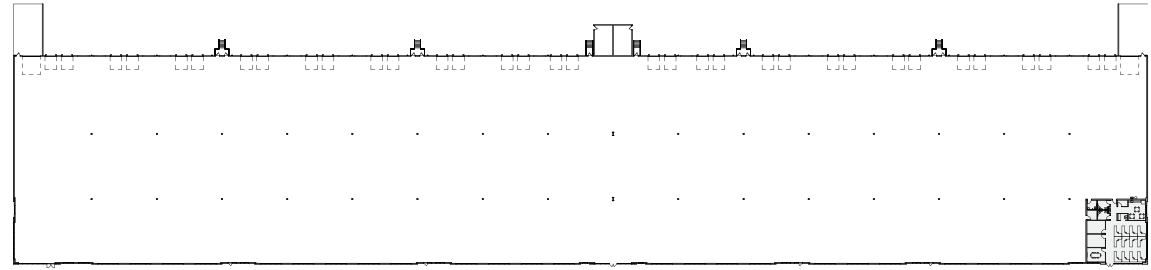
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1 | Spec Office 2,315 SF
SCALE: 1/8" = 1'-0"



2 | Site Plan
SCALE: 1" = 100'-0"



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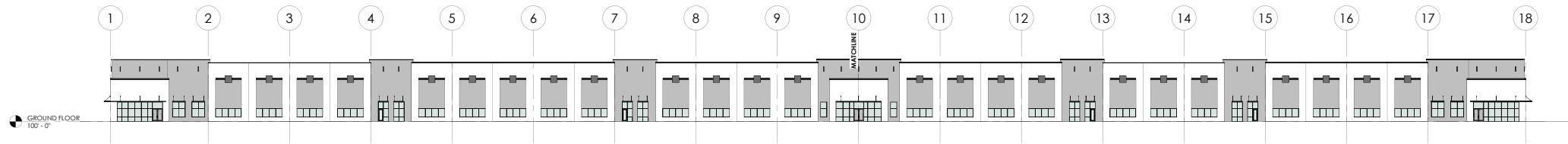
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1 SOUTH ELEVATION
SCALE 1" = 30'-0"



1 NORTH ELEVATION
SCALE 1" = 30'-0"



FOR LEASE - PG 75 Airport Park