

**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 Office 1,533 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
 

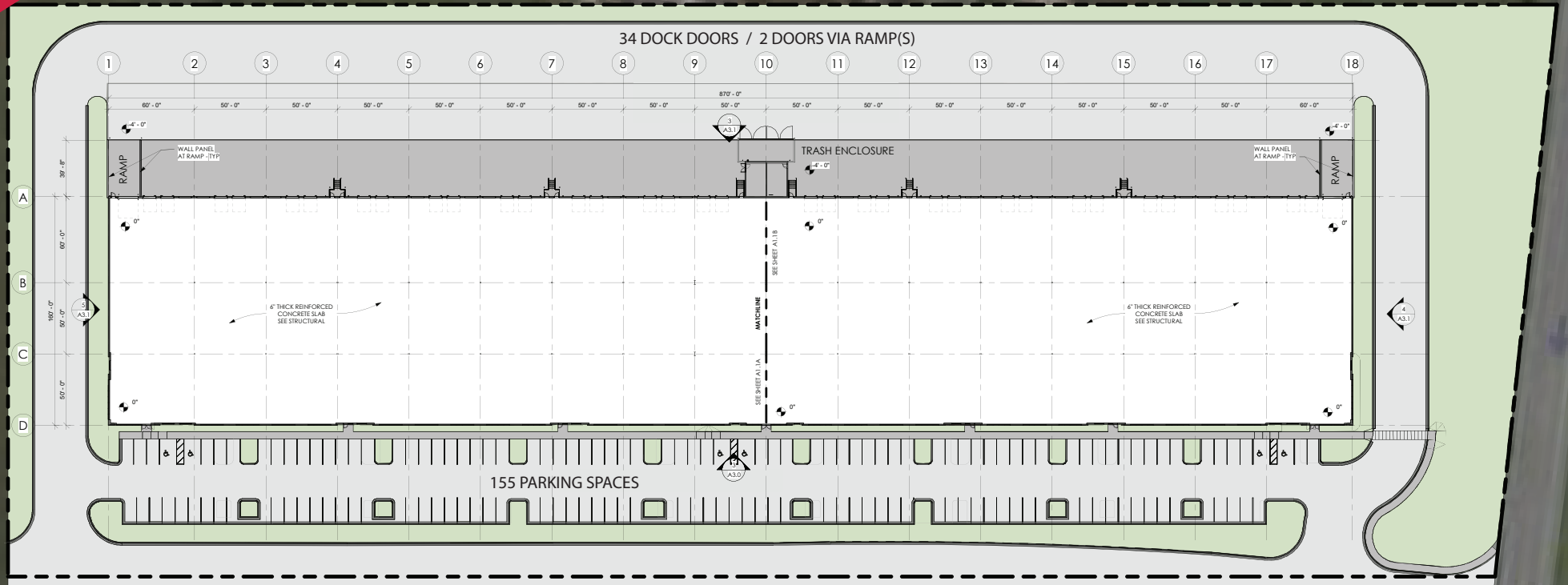
Population of 214,000 within 15-Miles

The information contained herein was obtained from sources believed reliable, however, Lee & Associates makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.





## 139,200 SF INDUSTRIAL WAREHOUSE SPACE 9225 Piper Road, Punta Gorda, FL 33982

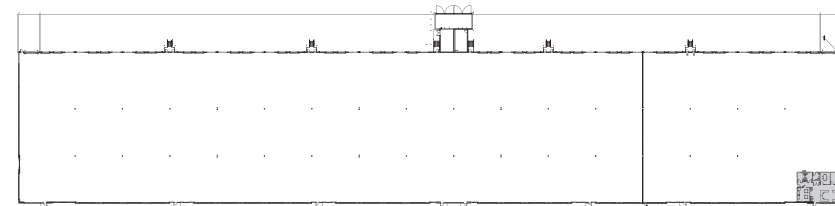
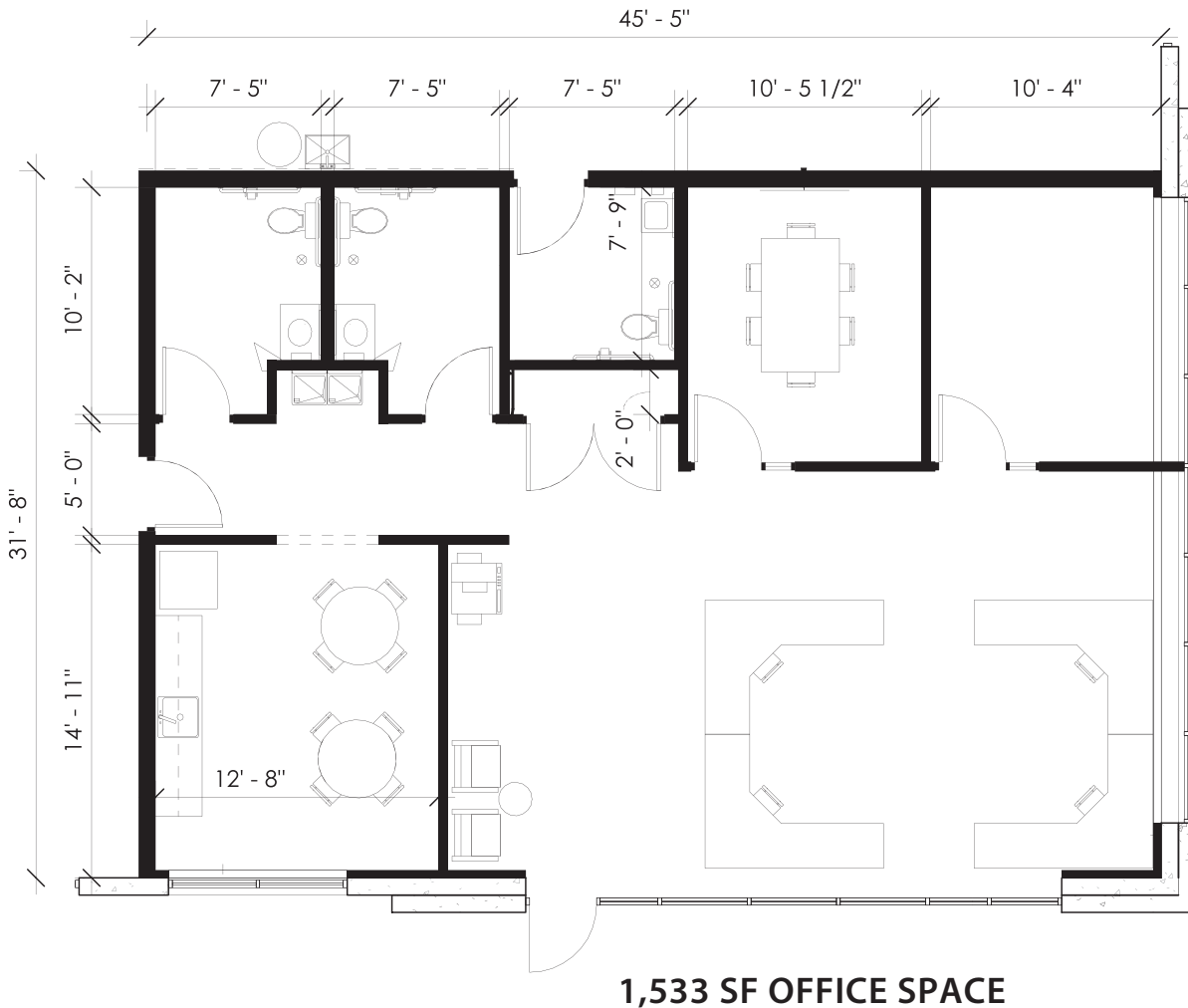


PIPER ROAD

# FOR LEASE

139,200 SF INDUSTRIAL WAREHOUSE SPACE

9225 Piper Road, Punta Gorda, FL 33982



## FOR MORE INFORMATION, PLEASE CONTACT:

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

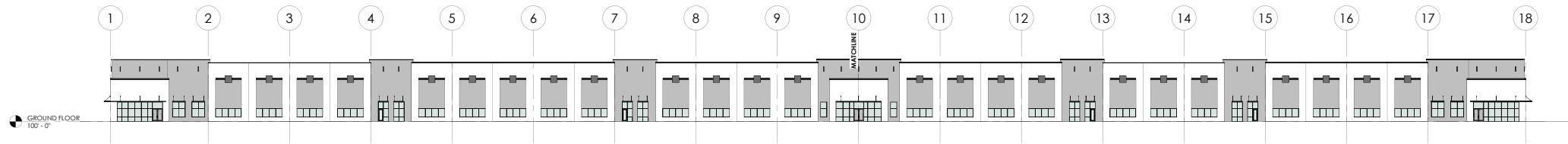
Adam Bornhorst  
Senior Vice President  
239.210.7616  
abornhorst@lee-associates.com

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

# FOR LEASE

## 139,200 SF INDUSTRIAL WAREHOUSE SPACE

9225 Piper Road, Punta Gorda, FL 33982



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



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





**FOR LEASE - PG 75 Airport Park**