

FOR LEASE - Charlotte Harbor Business Center



**81,666 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

Jerry Messonnier, SIOR
Principal
239.210.7610
jmessonnier@lee-associates.com

Frank Martone
Vice President
239.210.7605
fmartone@lee-associates.com



Airport Rd



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
St. Petersburg:	87-Miles	Tampa:	101-Miles
		Sarasota:	54-Miles
		Naples:	66-Miles
		Fort Myers: 32-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.

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

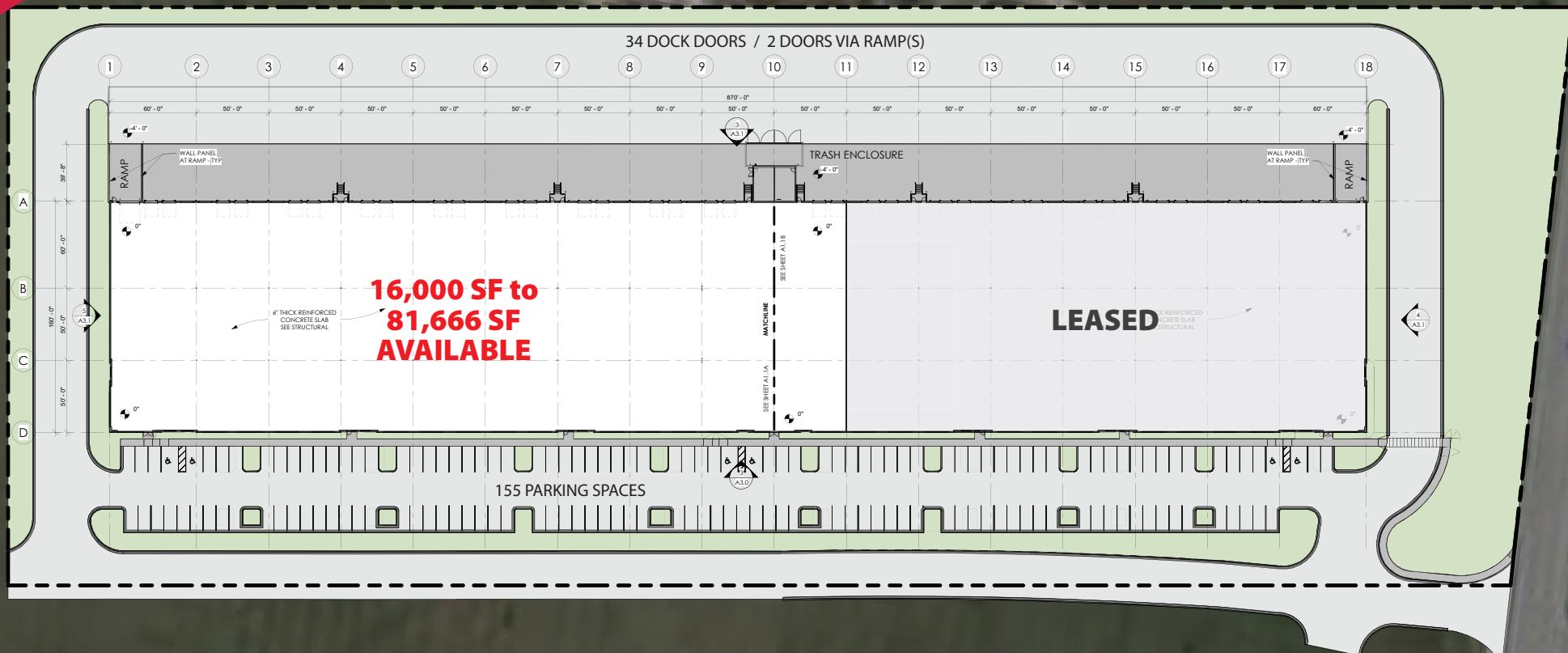


LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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



**16,000 SF to
81,666 SF
AVAILABLE**

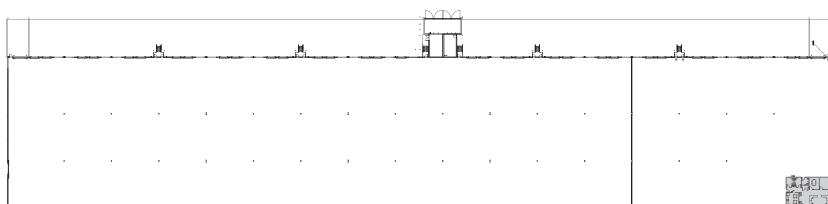
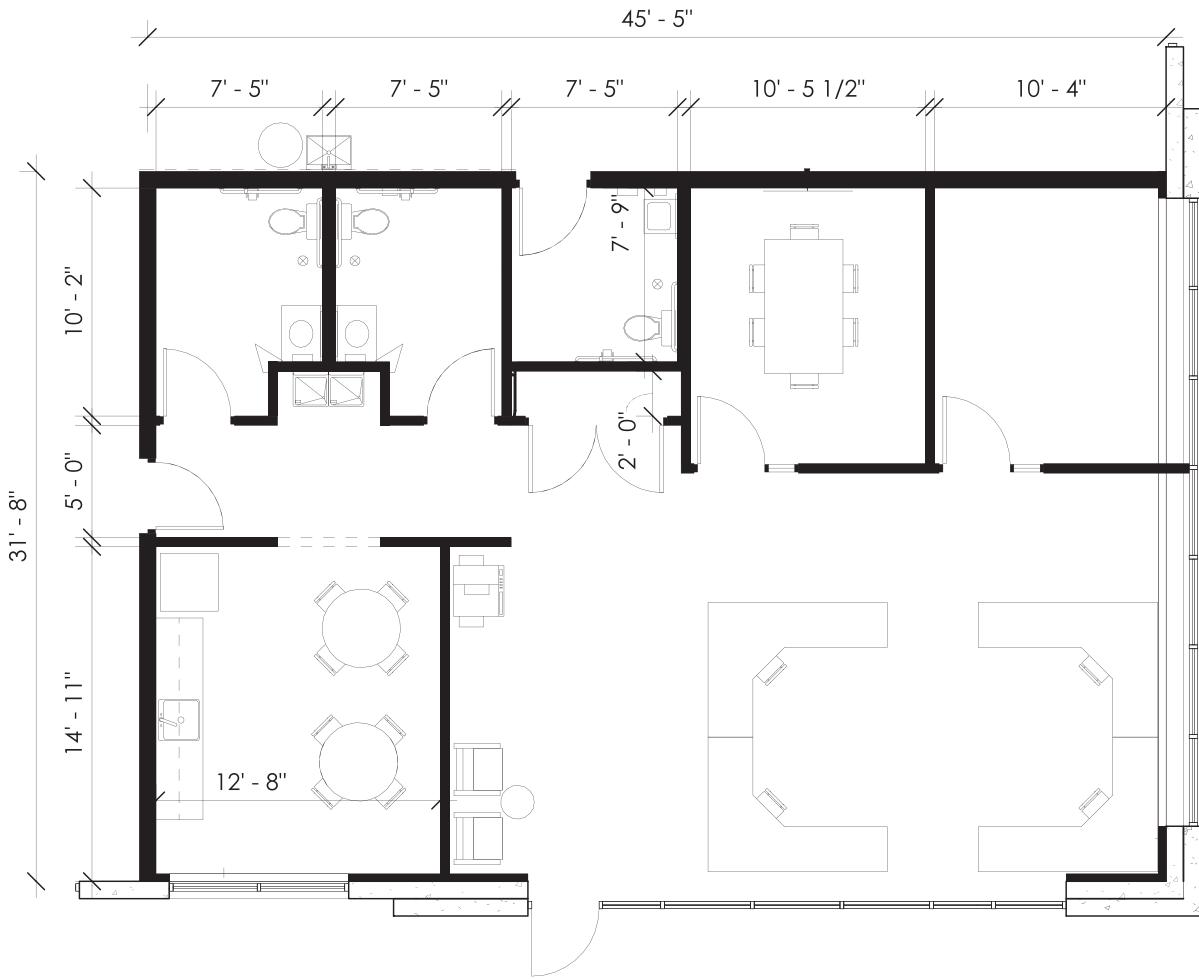
LEASED

 Capital
Partners

FOR LEASE

139,200 SF INDUSTRIAL WAREHOUSE

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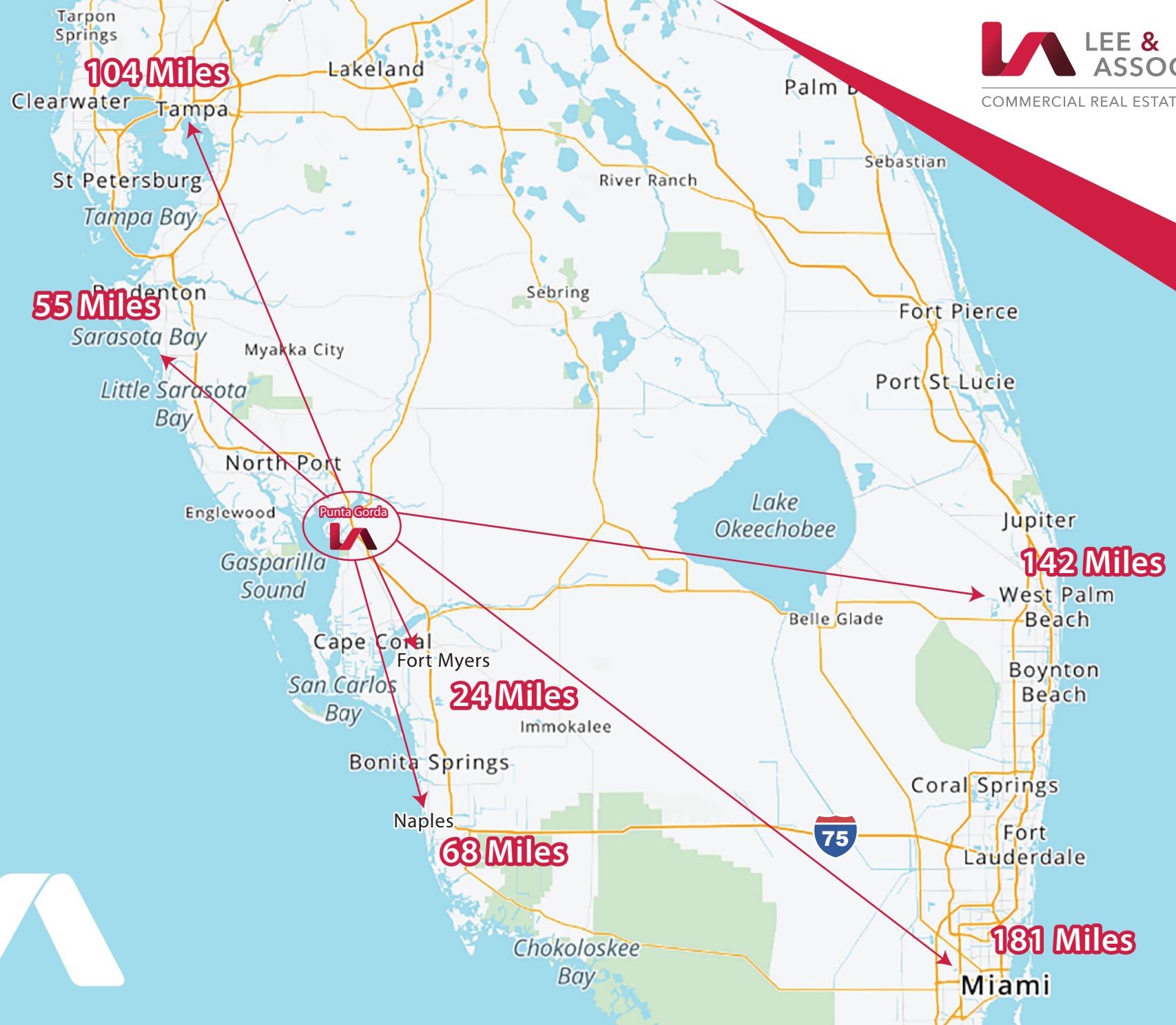


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SWFL MARKET - Travel Distances from Punta Gorda