

**FOR LEASE - Charlotte Harbor Business Center**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **Capital Partners**

**Q1 2025  
DELIVERY!**

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

[Click to View  
Property Video](#)



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# 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
 

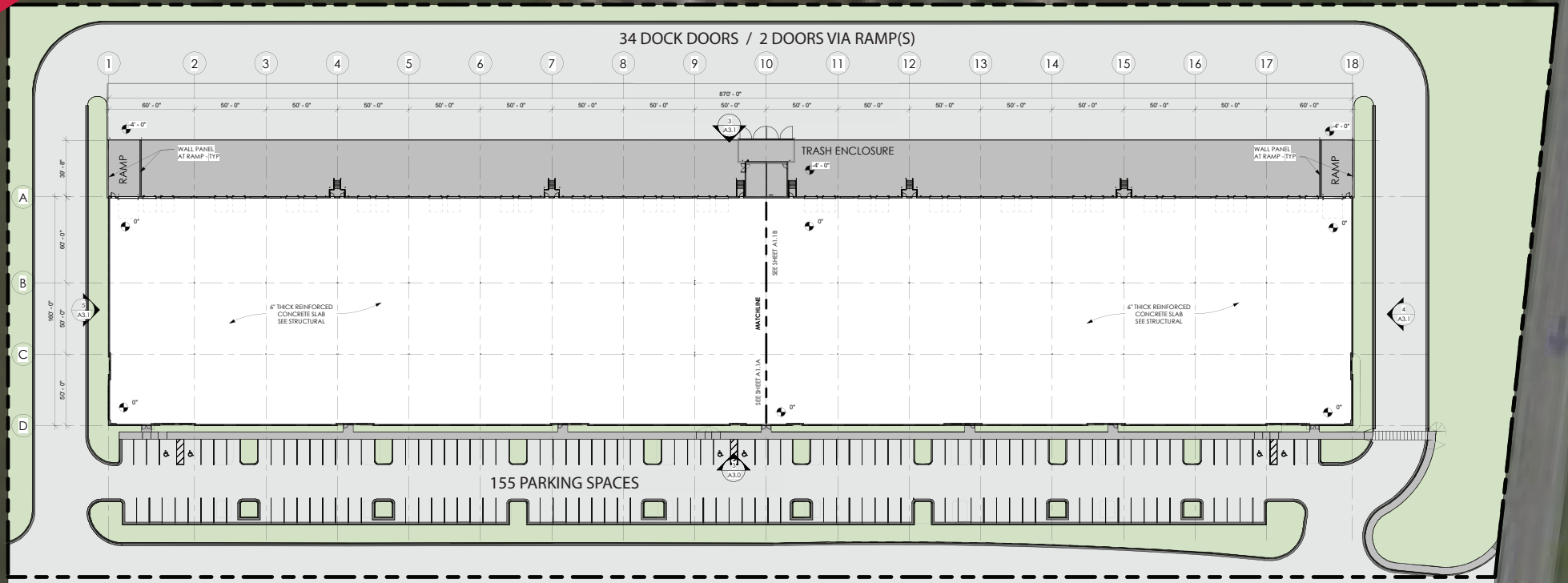
Population of 214,000 within 15-Miles

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

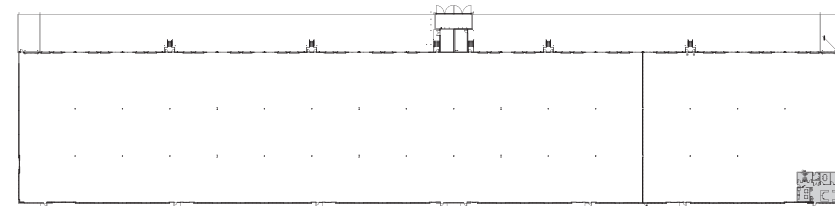
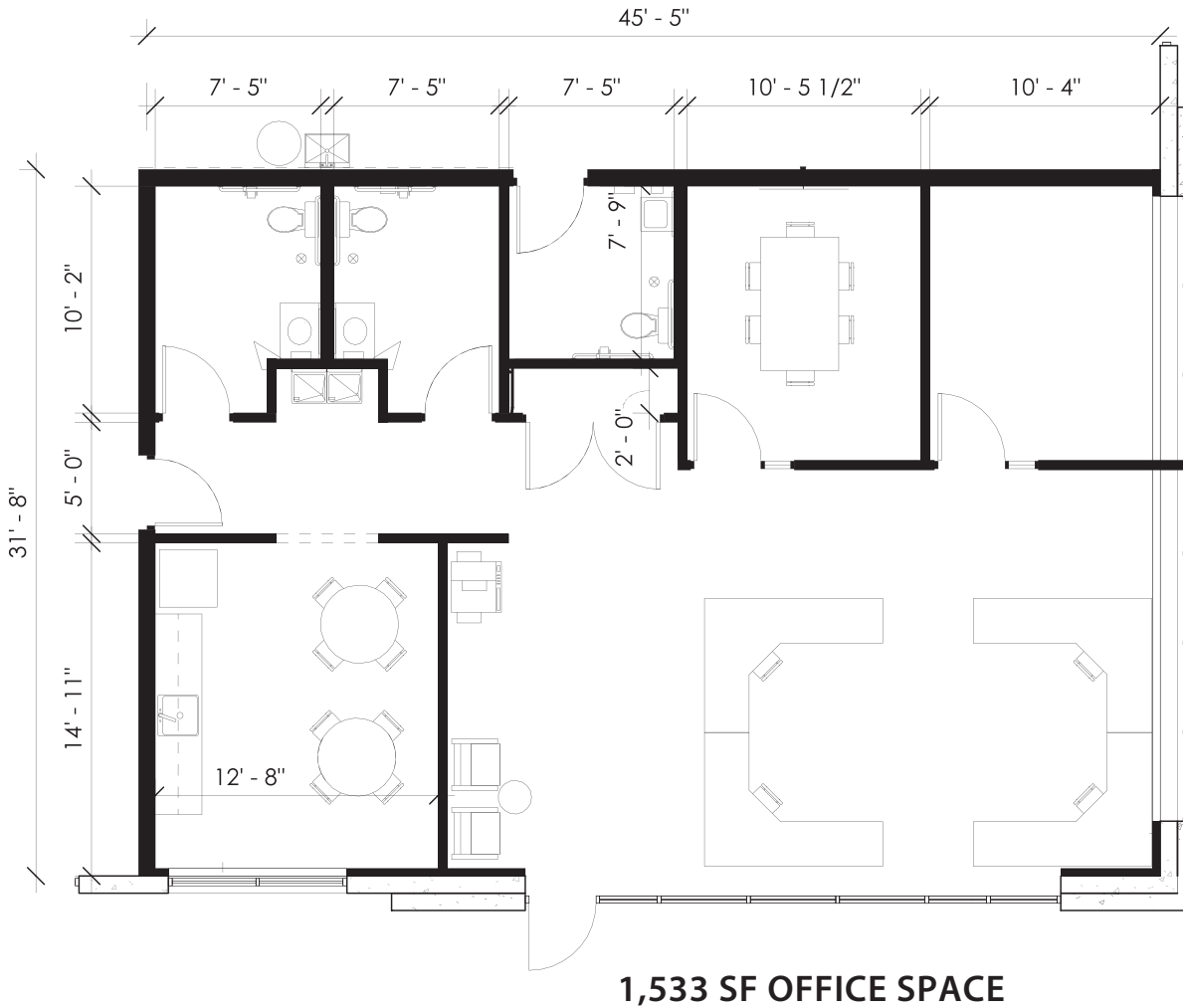


PIPER ROAD

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# CONSTRUCTION STATUS

as of JANUARY 13, 2025







**SITE**

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