

# TAYLOR BUSINESS CENTER **PAD D**

6650 TAYLOR ROAD  
PUNTA GORDA, FL 33950  
PADS C, E, G, & H ALSO AVAILABLE

**PRICE: \$699,000**



PRESENTED BY

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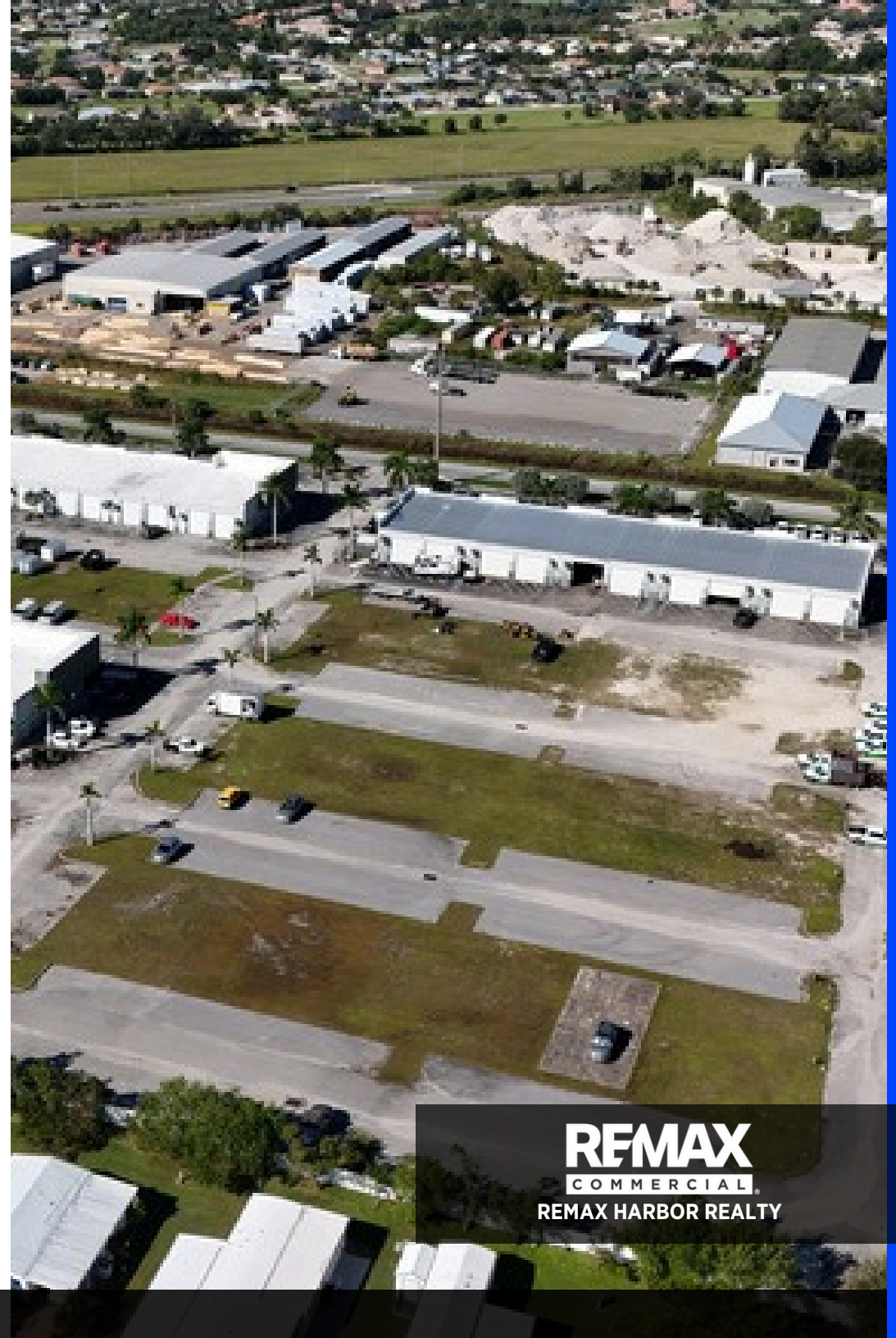


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# EXECUTIVE SUMMARY



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# PROPERTY SUMMARY

All pads within Taylor Business Center are fully improved and ready for development, featuring completed infrastructure, utilities, drainage, and parking. Pad D is available now for immediate purchase, offering a shovel-ready site within this established commercial and industrial park designed for flexible warehouse and office use.

The pad is fully engineered with approved site plans—permitting is the only remaining step before construction can begin. The typical building layout provides approximately 16,000 square feet, configured as twelve 1,200-square-foot units, each including 400 square feet of office space, 800 square feet of warehouse area, a 12x14 drive-in roll-up door, and one ADA-compliant restroom.

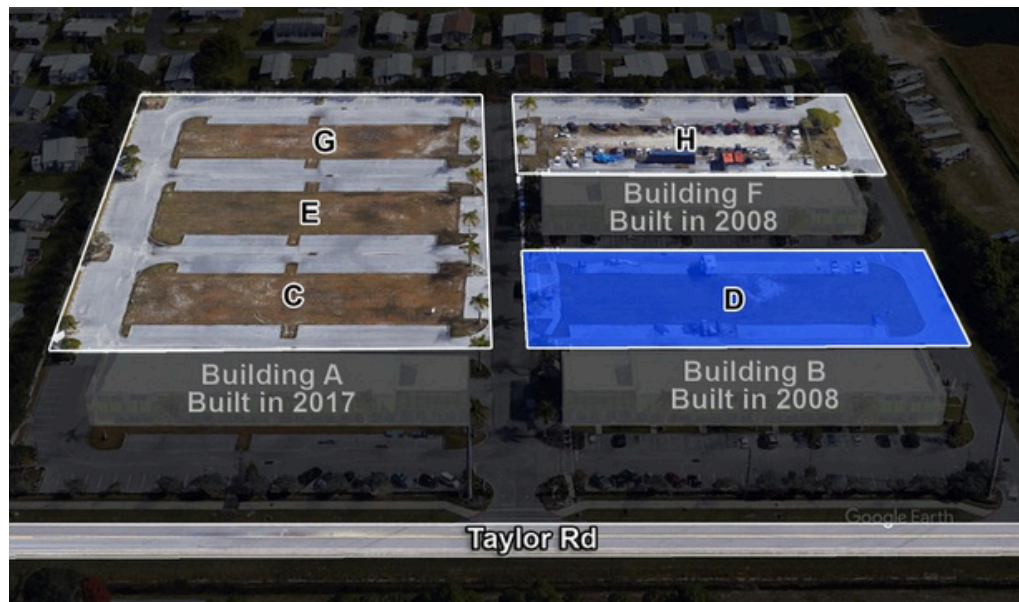
Taylor Business Center currently includes three completed buildings:

- Building A - Developer-owned and leased
- Building B and F - Individually owned condominium units
- 

The property features ample shared parking, professional landscaping, and convenient access to major corridors including US-41, I-75, and Punta Gorda Airport.

Pad D is available for immediate purchase.

Other pads within Taylor Business Center are also available — contact for current availability and pricing.



## KEY METRICS

<b>ADDRESS:</b>	6650 Taylor Road, Punta Gorda, FL 33950
<b>BLDG PAD SIZE:</b>	16,000 sqft   1.15+/- AC
<b>TOTAL AVAILABLE:</b>	80,000 sqft
<b>TOTAL ACREAGE:</b>	5.75 +/- AC
<b>COUNTY:</b>	Charlotte
<b>ZONING:</b>	CG

# COMPLETE HIGHLIGHTS

- Pad D available for immediate purchase - fully improved and ready for development
- Five total building pads within Taylor Business Center on 5.75± acres
- Zoned CG (Commercial General) - ideal for office, warehouse, or flex industrial uses
- All infrastructure, utilities, and parking in place - just need permits to build
- Approved engineering and site plans included
- Available plans for 24-unit car storage facility per building
- Typical layout: twelve 1,200 SF units (400 SF office + 800 SF warehouse)
- Each unit features a 12x14 drive-in roll-up door and ADA-compliant restroom
- 3-phase power, city water, and city sewer in place
- Strategically located near US-41, I-75, and Punta Gorda Airport
- Other pads available - contact for current availability and pricing



**TOTAL SIZE: 5.75 AC**

**ZONING: CG**

**BUSINESS PARK PADS  
READY FOR  
DEVELOPMENT**

# ZONING SUMMARY

## INTENT

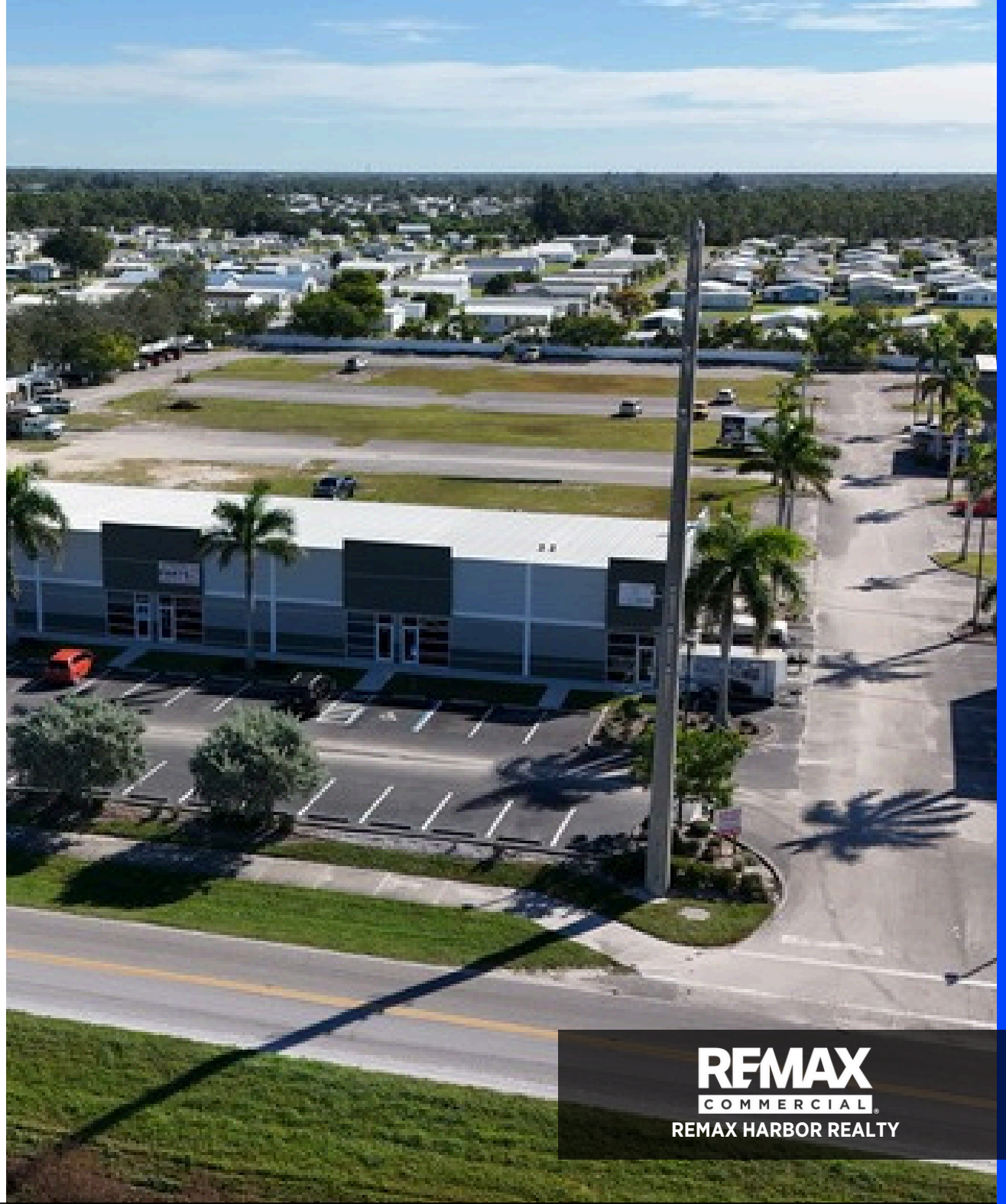
The purpose and intent of this district is to allow general commercial activity.

## PERMITTED USES AND STRUCTURES (P):

(1)Animal hospital, boarding facility.(2)Art, dance, music, photo studio or gallery.(3)Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.) (4)Auditorium, convention center, performing arts center.(5)Bank, financial services.(6)Bar, cocktail lounge, nightclub, tavern.(7)Business services.(8)Clubhouse, community center.(9)Day care center, child.(10)Drug store, pharmacy.(11)Dry cleaner.(12)Elementary, middle, or high school.(13)Emergency services.(14)Essential services. (See section 3-9-71, essential services.)(15)Funeral homes, crematoria. (16)Gas station.(17)General offices.(18)General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.(19)Government uses and facilities.(20)Homeless shelter. (21)Hospital.(22)Hotel, motel, inn.(23)Laundromat.(24)Liquor, package store.(25)Mass transit station. (26)Medical or dental office, clinic.(27)Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.(28)Model home.

(See section 3-9-78, model homes.)(29)Motor vehicle wash.(30)Nursing home.(31)Paid or public parking lot, garage, structure.(32)Park, public or not-for-profit.(33)Personal services.(34)Place of worship. (See section 3-9-82, places of worship.)(35)Post office.(36)Printing facilities.(37)Private club.(38)Professional services.(39)Recreation, indoor.(40)Recreation, outdoor.(41)Restaurant. (42)Sexually oriented business. (See section 3-9-84, sexually oriented businesses.) (43)Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)(44)University or college.(45)Vocational, trade, or business school.(46)Wholesale sales.

# PROPERTY PHOTOS



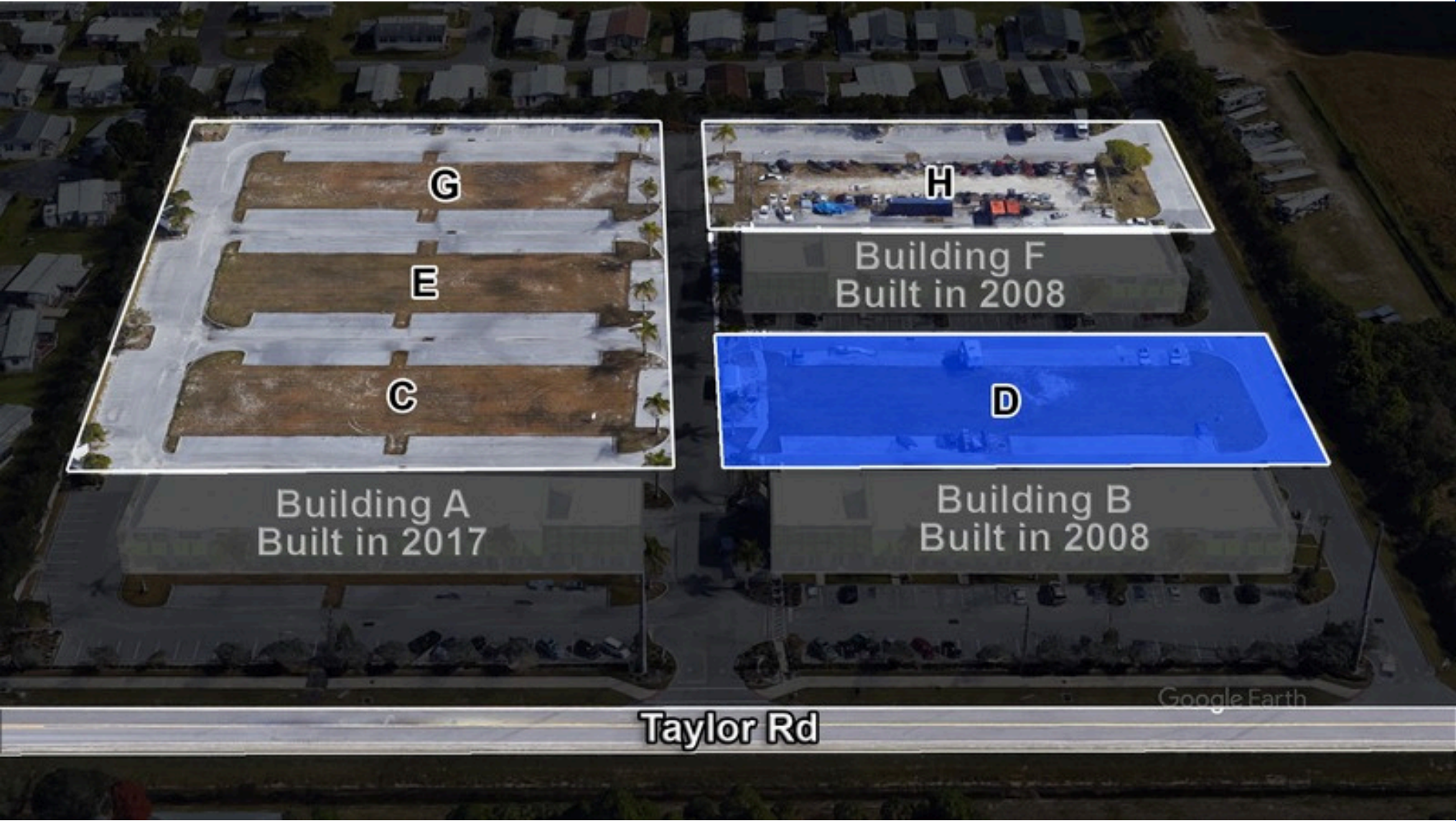
PROPERTY PHOTOS

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Taylor Rd

Google Earth

# CONCEPTUAL PLANS



PROPERTY PHOTOS

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# VEHICLE STORAGE



**PERSPECTIVE VIEW**



**VICINITY MAP**  
SCALE : FIT IN PAPER

SITS ENGINEERING GROUP  
1280 Duncan Rd., Suite B  
Punta Gorda, FL 33942

DATE: 08/20/2024  
DRAWN BY: J. GORDON  
CHECKED BY: J. GORDON

<p>DATE: 08/20/2024</p> <p>PROJECT: 6610</p> <p>CONTRACT NO.: 24-0000000000000000</p> <p>PROJECT NO.: 24-0000000000000000</p> <p>PROPOSED CHANGE NO.: 0000</p> <p>DATE: 08/20/2024</p> <p>BY: J. GORDON</p> <p>CHECKED BY: J. GORDON</p> <p>APPROVED BY: J. GORDON</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FLOOR PLAN: A-1</p>	<p><b>TAK CONSTRUCTION</b></p>
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# AREA OVERVIEW



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TAMPA



SARASOTA



VENICE



NORTH PORT



PORT CHARLOTTE



PUNTA GORDA



FORT MYERS



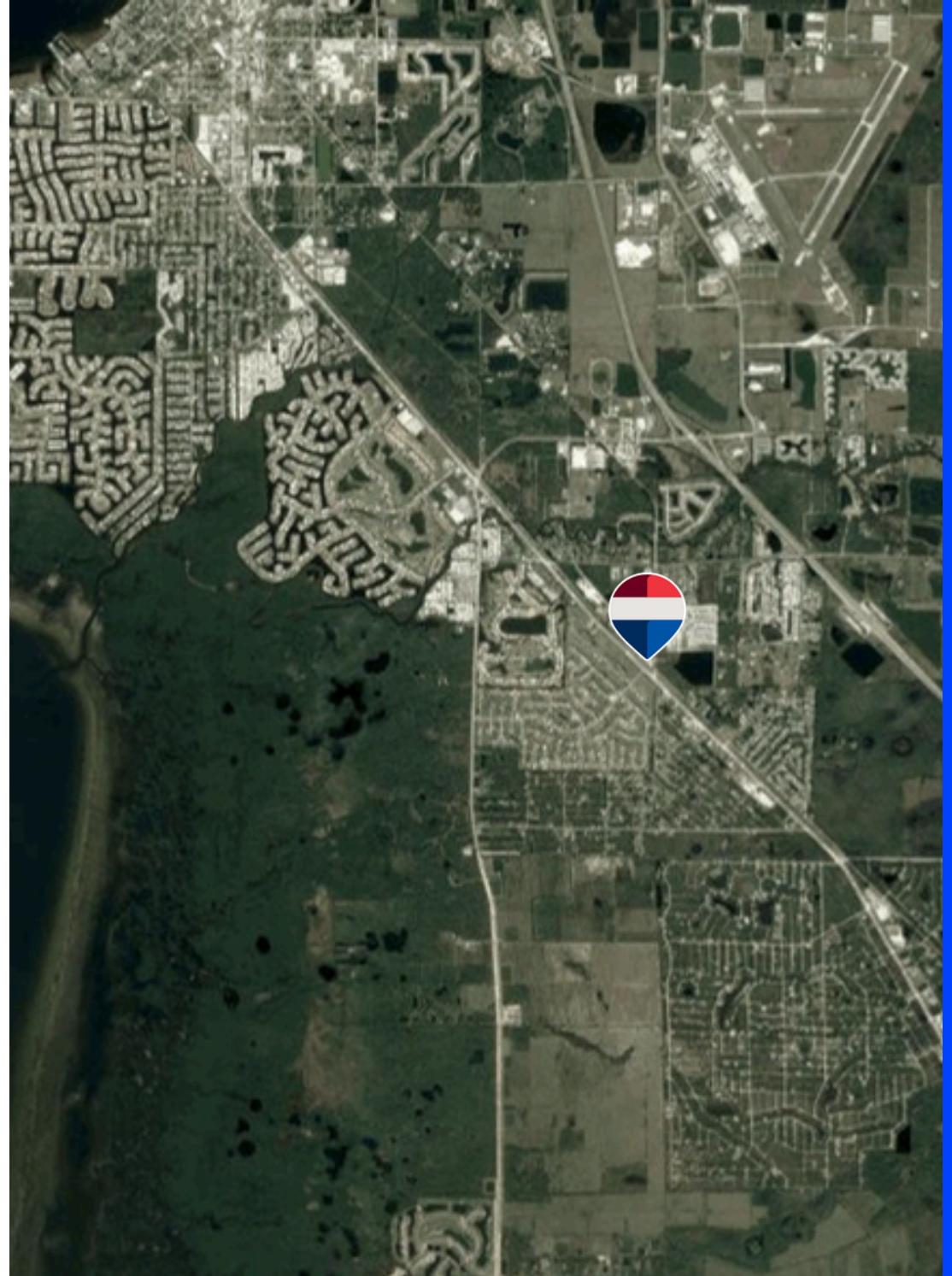
CAPE CORAL



ESTERO



NAPLES



AREA OVERVIEW

# RETAIL MAP



**Taylor Business Center Location**  
Surrounded by retail, Industrial, and is easily accessible by major highways, I-75 via exit 161 Jones Loop Rd, and US-41/Tamiami Trail.

# LOCATION OVERVIEW

## PUNTA GORDA

Punta Gorda is located in Southwest Florida approximately 100 miles south of Tampa and 24 miles north of Fort Myers on beautiful Charlotte Harbor. Come visit us by air, land or sea.

### Major Airports:

Southwest Florida Regional Airport (RSW), Sarasota-Bradenton International Airport (SRQ), or Tampa International Airport (TPA). In addition to general aviation, the Charlotte County Airport (PGD) is serviced by Direct Air and Allegiant Air.

### Driving:

From the North - Take Interstate 75 to Exit 164 and head West into Downtown; or take U.S. Highway 41 (Tamiami Trail) into Downtown.

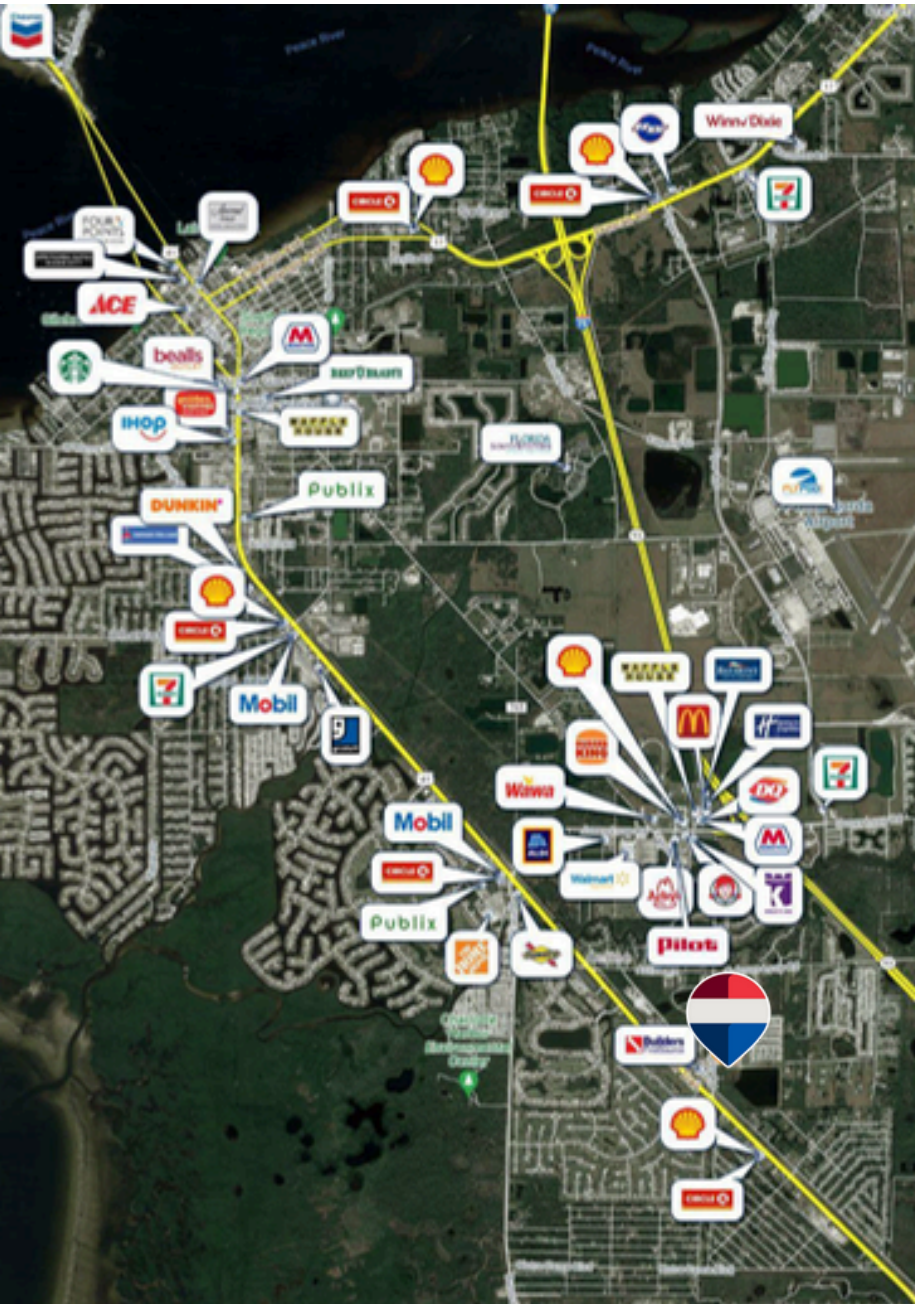
From the South - Take Interstate 75 to Exit 161 and head West to US Highway 41 (Tamiami Trail), turn right and head North through the U.S.41 business corridor.

From the East - Take U.S. Hwy 17 (Duncan Road) West.

### Boating:

Lat/Lon: Near 26 56.4000 North / 82 03.100 West

Area Marinas: Laishley Park Municipal Marina, Fishermen's Village Yacht Basin & Marina, and Punta Gorda Marina.



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**PREPARED BY**

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