

◆ FOR SALE · FOR LEASE · LEASE OPTION · BUILD TO SUIT ◆

PUNTA GORDA AIRPORT BUSINESS PARK

8000 NORTHUP DRIVE · PUNTA GORDA, FL 33982

INDUSTRIAL FLEX UNITS FROM 1,800 SF · PHASE I DELIVERING MARCH 2027

SALE PRICE

\$275/SF

LEASE RATE

\$18/SF NNN

PHASE I

±135,000 SF

TOTAL DEVELOPMENT

400,000+ SF

PROPERTY OVERVIEW

Phase I of Punta Gorda Airport Business Park features four detached flex buildings totaling ±135,000 square feet within a 30-acre master-planned development. Units are offered for sale or lease with flexible configurations, modern construction, and direct access to one of Southwest Florida's fastest-growing industrial corridors.

PROPERTY HIGHLIGHTS

- Units from 1,800 SF with flexible configurations
- Delivered in shell condition with ADA restroom and HVAC
- Office and showroom buildout available
- 12'W x 14'H impact-rated overhead doors with windows
- 208V 3-phase power, individual panels per unit
- Fiber optic infrastructure available
- ECAP zoning allows a wide range of industrial and commercial uses
- Located adjacent to Punta Gorda Airport with expanding infrastructure
- Low CAM projected \$3.75/SF

BUILDING SPECIFICATIONS

CONSTRUCTION

- Concrete block construction
- 5" 3,000 PSI slab
- Impact-rated windows and doors
- Wet sprinkler system

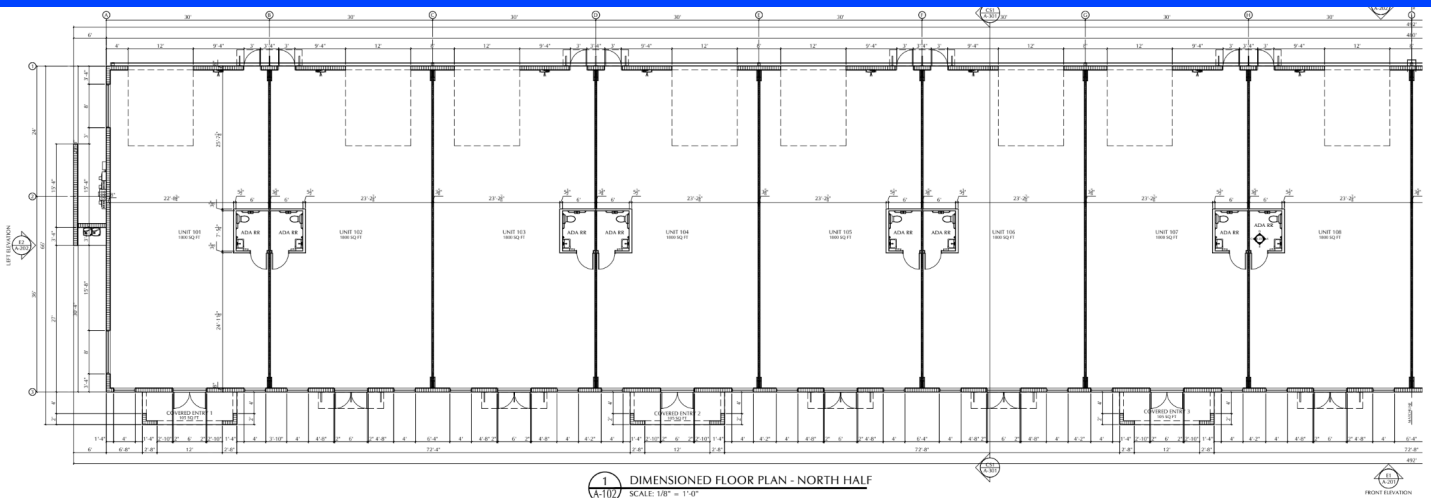
BUILDING FEATURES

- Clear height: 17' low eave Rooftop unit (RTU) HVAC system
- Double door entry with transom window
- Front windows on each unit

**Subject to final plans*

Building sizes, unit counts, and configurations are preliminary and subject to final engineering and approvals.

30-ACRE MASTER-PLANNED BUSINESS PARK · PHASE I REPRESENTS THE INITIAL ±135,000 SF OF A 400,000+ SF DEVELOPMENT



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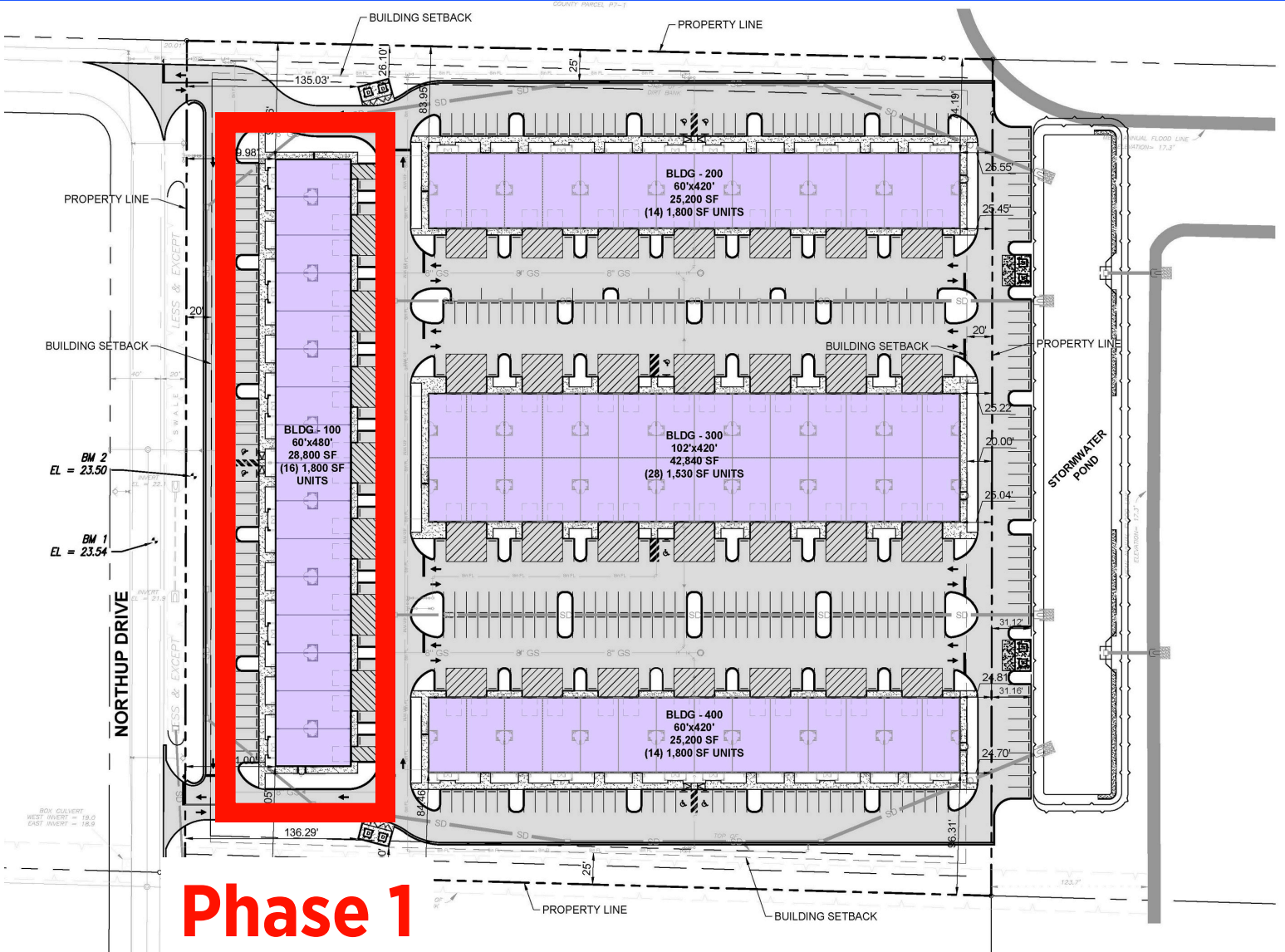


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AVAILABILITY FOR PHASE I • UNIT SIZES STARTING AT 1,800 SF TO ENTIRE BUILDING OPTION OF 42,840



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