

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE

8429 NORTHUP DR, PUNTA GORDA, FL 33982

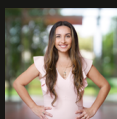
CONCEPTUAL RENDERING ONLY



FOR LEASE STARTING AT \$14.50/SF NNN



DELIVERY Q4 2026



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PROPERTY SUMMARY



METRICS

8429 NORTHUP DR, PUNTA GORDA, FL 33982

PRICE:	\$14.50/SF NNN
UNIT SIZE	2,500 - 10,000 SF
TYPE:	WAREHOUSE
EXPECTED DELIVERY DATE:	Q4 2026
ZONING:	ECAP
FLOOD ZONE:	X

PROPERTY DESCRIPTION

Now pre-leasing this 10,000 SF flex warehouse within Airport Commerce Center (ECAP zoning). Construction is underway with anticipated delivery in Q4 2026. The project offers flexible unit configurations and the opportunity for tenants to customize interior buildouts during construction. The building can be demised into units as small as 2,500 SF or leased in its entirety at 10,000 SF. Each unit is equipped with 200 amp, 3-phase, 120/208V electrical service and individual metering. Units will be delivered in shell condition with basic overhead and emergency lighting in place, allowing tenants to design lighting and buildouts to meet their specific needs. The building features 12' wide by 14' high overhead doors and a sloped roof design, providing clear heights ranging from approximately 17'4" to 19'5", with eave heights from 18' to 20'1". Exterior construction consists of partial masonry with stucco and metal wall panels above, complemented by a durable metal roof system. Ideal for a variety of industrial, service, and flex users seeking new construction space in a growing commercial corridor.

PROPERTY HIGHLIGHTS

- Pre-Leasing | Q4 2026 Delivery
- Flexible Sizes: 2,500 SF to 10,000 SF
- Custom Buildout Options Available
- 14' Overhead Doors (12' Wide)
- Clear Height: 17'-4" to 19'-5" (Sloped Ceiling)
- 18' to 20'-1" Eave Height
- 200 Amp, 3-Phase Power (120/208V) per Unit
- Individually Metered
- Metal Roof w Masonry, Stucco & Metal Panel Exterior



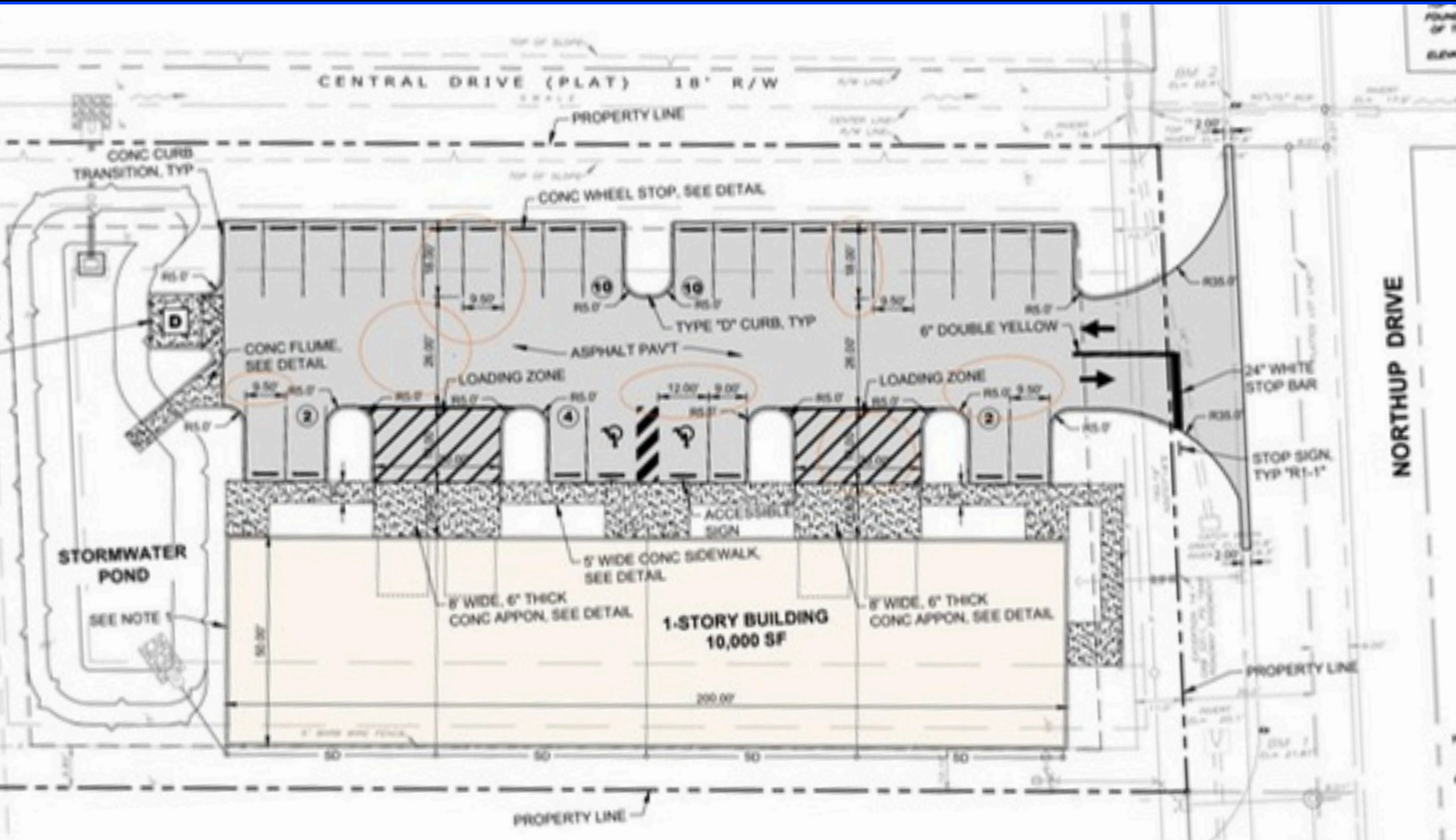
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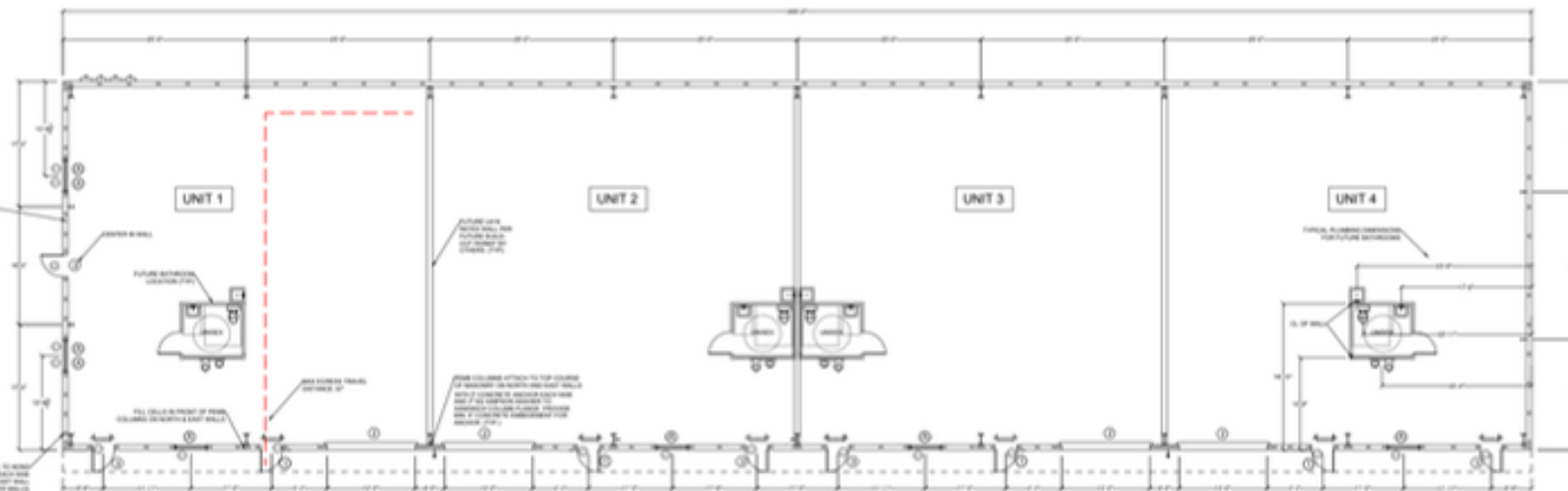
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SITE PLAN



10,000 SQFT TOTAL - DIVISIBLE INTO (4) 2,500 SQFT UNITS



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EXTERIOR PHOTOS



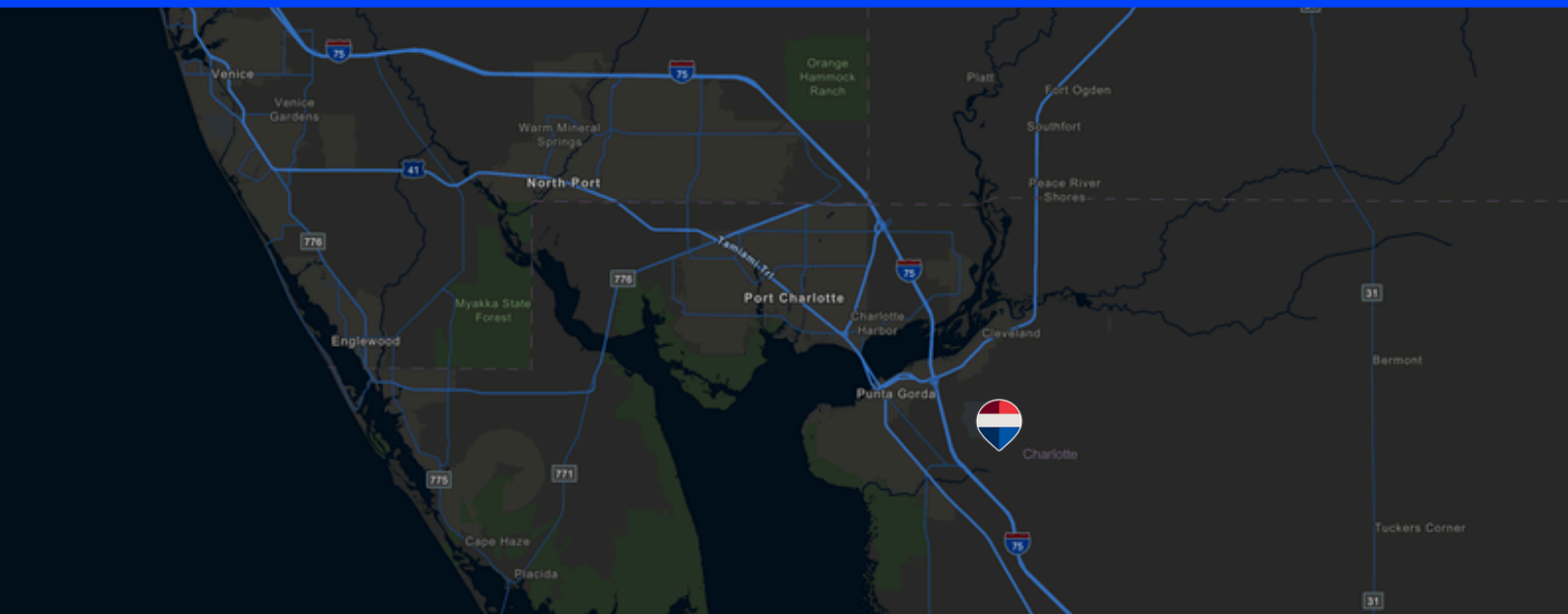
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LOCATION MAP



RETAILER MAP



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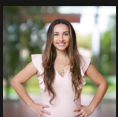
ECAP ZONING

Zoning Overview – ECAP (Enterprise Charlotte Airport Park)

Enterprise Charlotte Airport Park (ECAP) is a specialized zoning district in Charlotte County designed to support aviation-related, industrial, and employment-generating uses surrounding Punta Gorda Airport. The district is intended to promote economic growth while maintaining compatibility with airport operations.

Ideal Uses for Warehouse Tenants

- **Distribution & Logistics:** Warehousing, fulfillment centers, last-mile delivery hubs
- **Light Manufacturing & Assembly:** Fabrication, packaging, and product assembly operations
- **Contractors & Service Users:** Plumbing, electrical, HVAC, and building trade companies with storage and fleet needs
- **Wholesale & Storage:** Bulk storage, inventory distribution, and supplier operations
- **Aviation & Aerospace Support:** Air freight, aircraft parts storage, maintenance support services
- **Flex/Office-Warehouse Users:** Businesses requiring a mix of office, showroom, and warehouse space
- **Green & Technology Industries:** Renewable energy equipment, research, and clean-tech manufacturing



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AREA OVERVIEW

LOCATION DESCRIPTION

8429 Northup Drive is located within the rapidly growing Enterprise Charlotte Airport Park (ECAP) in Punta Gorda, adjacent to Punta Gorda Airport (PGD). Ongoing airport expansion, driven in part by Allegiant Air, continues to fuel strong demand for industrial and service users in the area.

The surrounding corridor is experiencing significant growth with new residential communities, multifamily developments, and retail projects, creating a strong workforce and customer base. Convenient access to I-75 and US-17 provides connectivity to Fort Myers and Sarasota, making this an ideal location for both local and regional businesses.

12,362 TOTAL RESIDENTIAL UNITS

Approved • Permitted • Under Construction

- ✓ Master planned communities
- ✓ National builders active
- ✓ Long term residential pipeline
- ✓ Significant population growth underway

MAJOR COMMUNITIES BREAKDOWN

- Turnleaf • 1,474 units
- Starling at Esplanade • 1,440 units
- Heritage Landing • 2,476 units
- Lennar Willow • 1,689 units
- Coral Creek • 999 units
- Firelight • 1,000 units
- Mark Linder • 894 units

+ Additional projects bringing total to to **12,362**

* Data compiled from local development approvals and builder announcements

TRAFFIC COUNTS DRIVING COMMERCIAL DEMAND

I-75 84,600 AADT

I-75 65,000 AADT

US-41 31,500 AADT

JONES LOOP RD 25,000 AADT

15,800 AADT

COMING SOON TO PUNTA GORDA STATION



- Jones Loop Road emerging retail hub
- Medical, dining and service growth
- Retail following rooftops
- Light industrial and flex demand rising

NEARBY RESIDENTIAL DEVELOPMENT HIGHLIGHTS

- Turnleaf - 1,474 units | A lifestyle-focused single-family neighborhood planned by GreenPointe.
- Starling - 1,440 units | Taylor Morrison's amenity-rich master plan with resort style features.
- Heritage Landing - 2,475 units | Lennar-led large community with golf and family-oriented living.
- Lennar Willow - 1,689 units | Lennar's residential phase in the Burnt Store expansion delivering homes at scale.
- Coral Creek - 999 units | Master-plan residential development aligning with county growth targets.
- Firelight - 1,000 units | Large PD focused on traditional single-family homes near major corridors.
- Mark Linder - 894 units | Residential PD supporting eastern expansion of the Burnt Store pipeline.
- Sea Cove - 150 units | D.R. Horton community with neighborhood amenities and modern layouts.
- Seagrass - 224 units | D.R. Horton's gated community with recreation and open space features.
- South Charlotte Property - 999 units | Planned residential acreage poised for future new home construction.
- Burnt Store Preserve - 219 units | Smaller community supported by the Burnt Store Area Plan framework.
- Simple Life - 230 units | Approved single-family development with clean site planning.
- Parkside - 297 units | Mid-sized residential PD offering neighborhood living opportunities.
- Heritage Station - 130 units | Complementary neighborhood to the larger Heritage Landing scheme.
- Bend at Alligator Creek - 89 units | Boutique residential enclave within the Burnt Store area.
- Knights Landing - 53 units | Permitted small subdivision adding local housing options.



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