



Colliers

For Lease | Charlotte County

Florida Gulf Coast 75 Logistics Center

9450 Piper Road | Punta Gorda, FL

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*50,000 SF to 306,000 SF
Available Immediately
Building has delivered with CO*

Accelerating success.



Florida Gulf Coast 75
Logistics Center

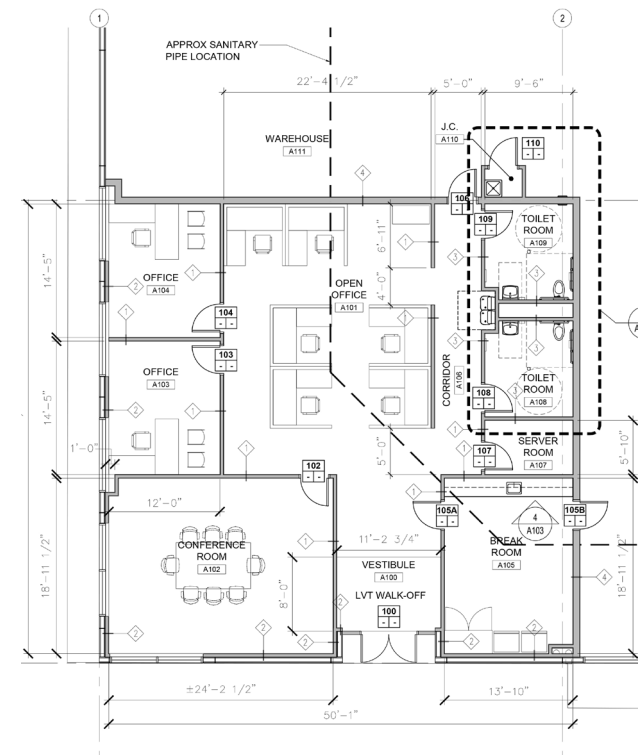
Specifications

- Building dimensions: 360' x 1050'
- 7" concrete floors with overall FF50, FL35 and Ashford finish
- Precast insulated, sandwich wall panels
- Roof is 60-mil single ply, TPO with R-20 insulation
- 38 vertical lift, 9' x 10' dock doors, each equipped with 7' x 8' 35,000 lb. mechanical leveler, rubber bumpers, dock seals, LED swing arm light with fan and a duplex outlet, one drive-in door
- 322 parking spaces, 74 trailer parking spaces
- 180' truck court
- 32' clear height
- Full LED, high bay lighting with motion sensors, 25 FC
- ESFR, 16.8 k factor heads
- 24' diameter HVLS fan per every 15,545 SF (24 fans)

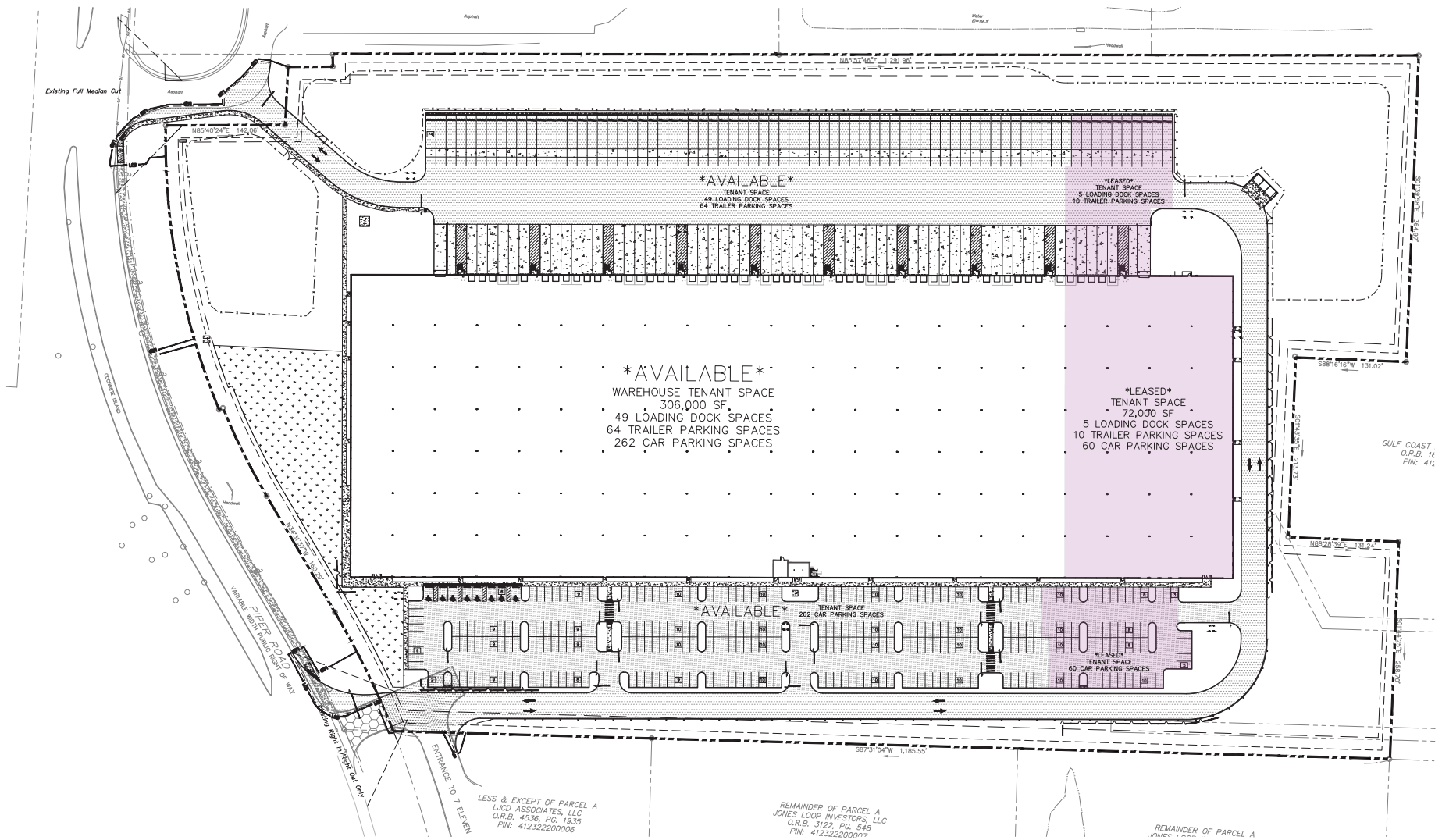
378,000 SF Distribution Facility ECAP Enterprise Charlotte Airport Park

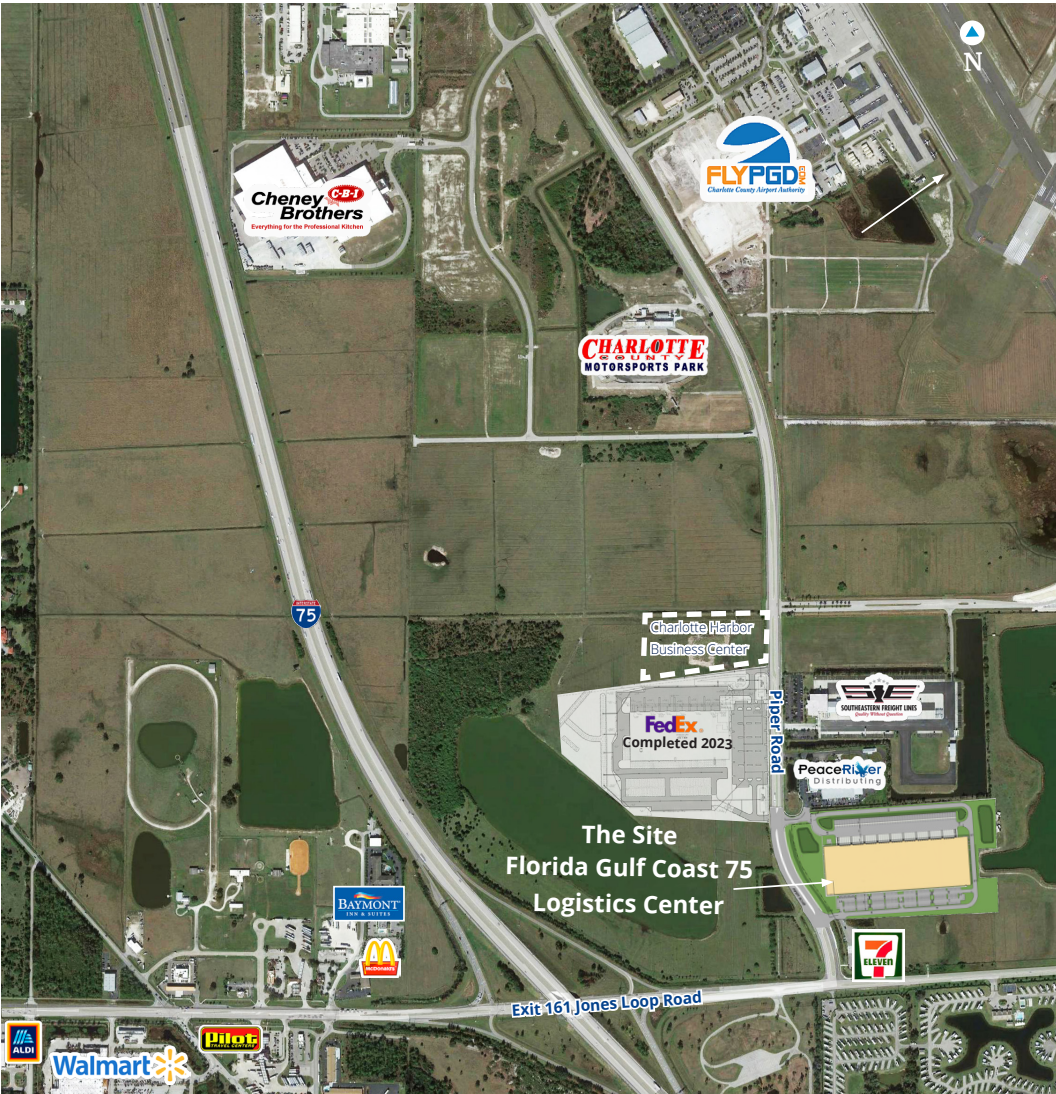
Spec Office

- 2,430 SF spec office-completed on west endcap
- Features (2) private offices with exterior windows, a large conference room, break room, (2) restrooms and an open office/cubicle area
- Tall windows in this corner of the building offer great presence and a professional feel



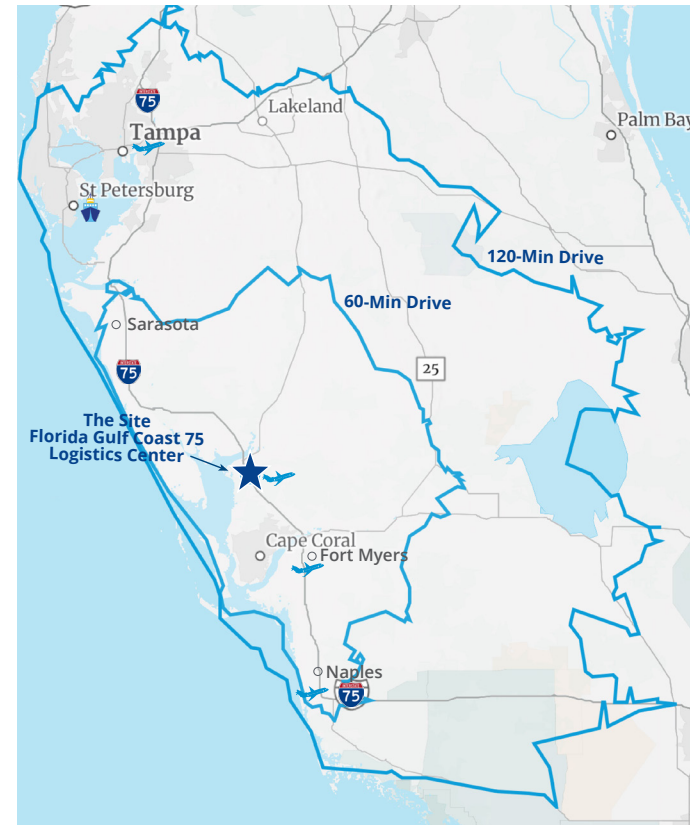
Site Plan





Location

Located at Exit 161 (Jones Loop Road) of I-75 in Punta Gorda
1-mile from Punta Gorda Airport with immediate I-75 interchange
access and visibility



Demographics



Total Population 2024

60-Min: 2,549,014
120-Min: 10,951,566
180-Min : 18,712,599



Population Change 2023-2028

60-Min: 1.41%
120-Min : 1.20%
180-Min : 0.93%



Median Age

60-Min: 52.7
120-Min : 44.6
180-Min : 44.2

Key Driving Distances

Interstate 75.....>1 mi
Sarasota.....71.2 mi
Port Manatee.....74.1 mi
Tampa.....109.0 mi
Lakeland.....85.9 mi
Fort Myers.....22.1 mi
Naples.....61.5 mi

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