



NEW INDUSTRIAL/FLEX BUSINESS PARK ±1,200-18,850 SF AVAILABLE

7205 GASPARILLA ROAD
PORT CHARLOTTE, FLORIDA 33981

PROPERTY HIGHLIGHTS

- Flexible lease sizes from ±1,207 to 18,847 SF
- Lease a single unit, combine adjacent units, or occupy an entire building
- Three newly constructed industrial/flex buildings
- Individual units ranging from ±1,207 to 1,830 SF
- Customizable office and warehouse buildout options
- Overhead door access and ample on-site parking
- Convenient access to SR 776, Port Charlotte, and Englewood



For More Information

GEOFFREY PAUL

Commercial Specialist

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OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Total Property Size:	52,413 SF
Building A:	1,200 SF - 18,847 SF
Building B:	1,230 SF - 16,700 SF
Building C:	1,222 SF - 16,866 SF
Lot Size:	3.7 Acres
Year Built:	2026
Zoning:	IG

PROPERTY OVERVIEW

This newly constructed industrial/flex business park features three buildings with flexible leasing options for a wide range of space requirements. Businesses may lease a single unit, combine adjacent units, or occupy an entire building, subject to availability.

Individual units range from approximately 1,207 to 1,830 SF. Building A can accommodate up to approximately 18,847 SF, Building B offers up to approximately 16,700 SF, and Building C provides up to approximately 16,866 SF. This flexibility makes the property suitable for both smaller businesses and larger users seeking a full-building opportunity.

The functional open-span layouts are well-suited for warehousing, distribution, contractors, storage, light industrial operations, and service-oriented businesses. Buildout options range from approximately 500 SF of air-conditioned office space with an LED-lit warehouse and ADA-accessible restroom to fully built-out, fully air-conditioned space. Each unit includes an overhead door for convenient loading and daily operations, along with ample on-site parking.

Located along Gasparilla Road just south of State Road 776/S McCall Road, the property provides convenient access throughout Port Charlotte, Englewood, and the greater Charlotte County market. It is also located near Harbor Village, an approximately 1,100-acre development planned to include up to 3,475 homes, supporting continued growth in the surrounding area.

Auto repair uses are not permitted.

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OF SARASOTA, INC.

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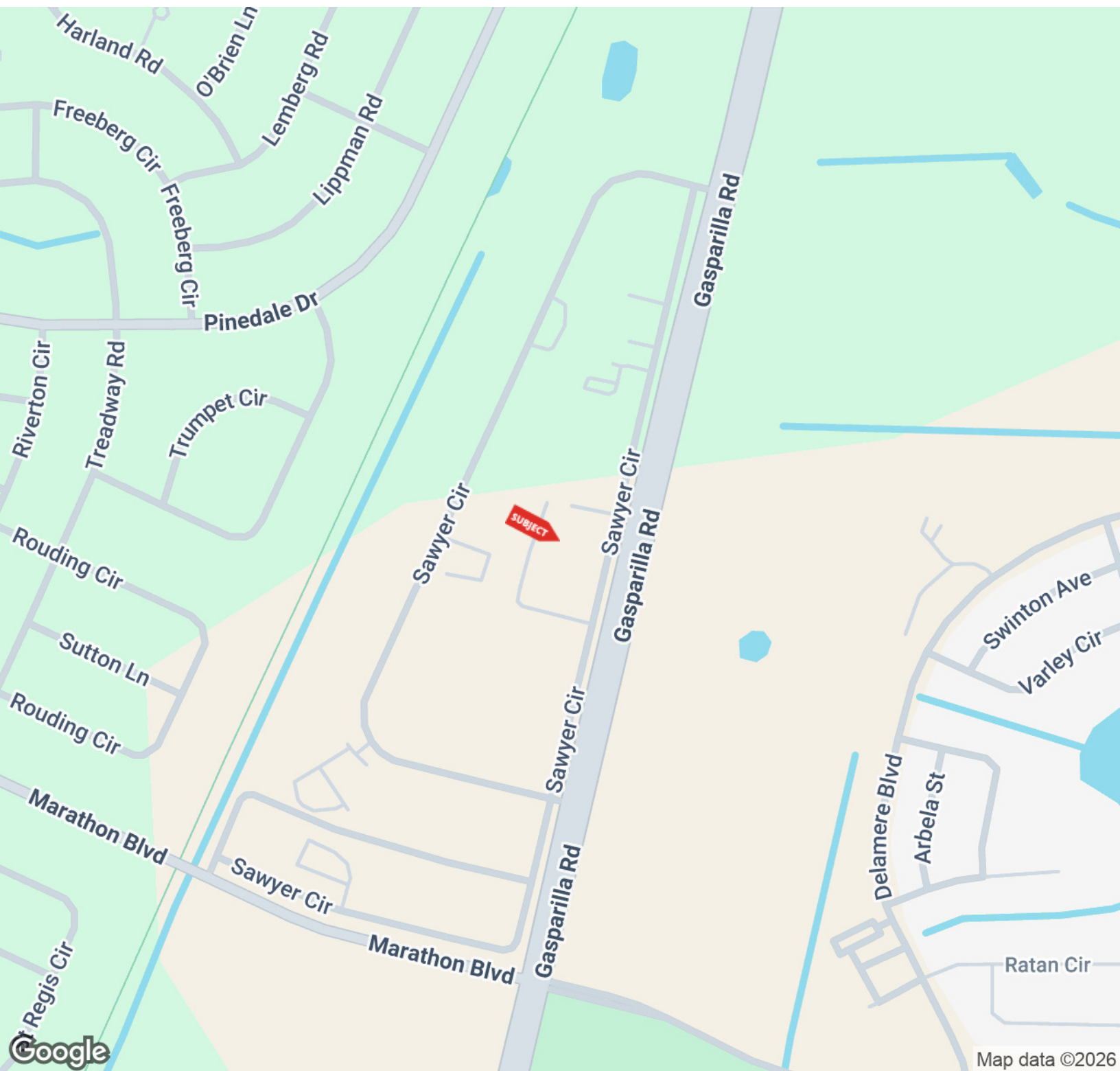
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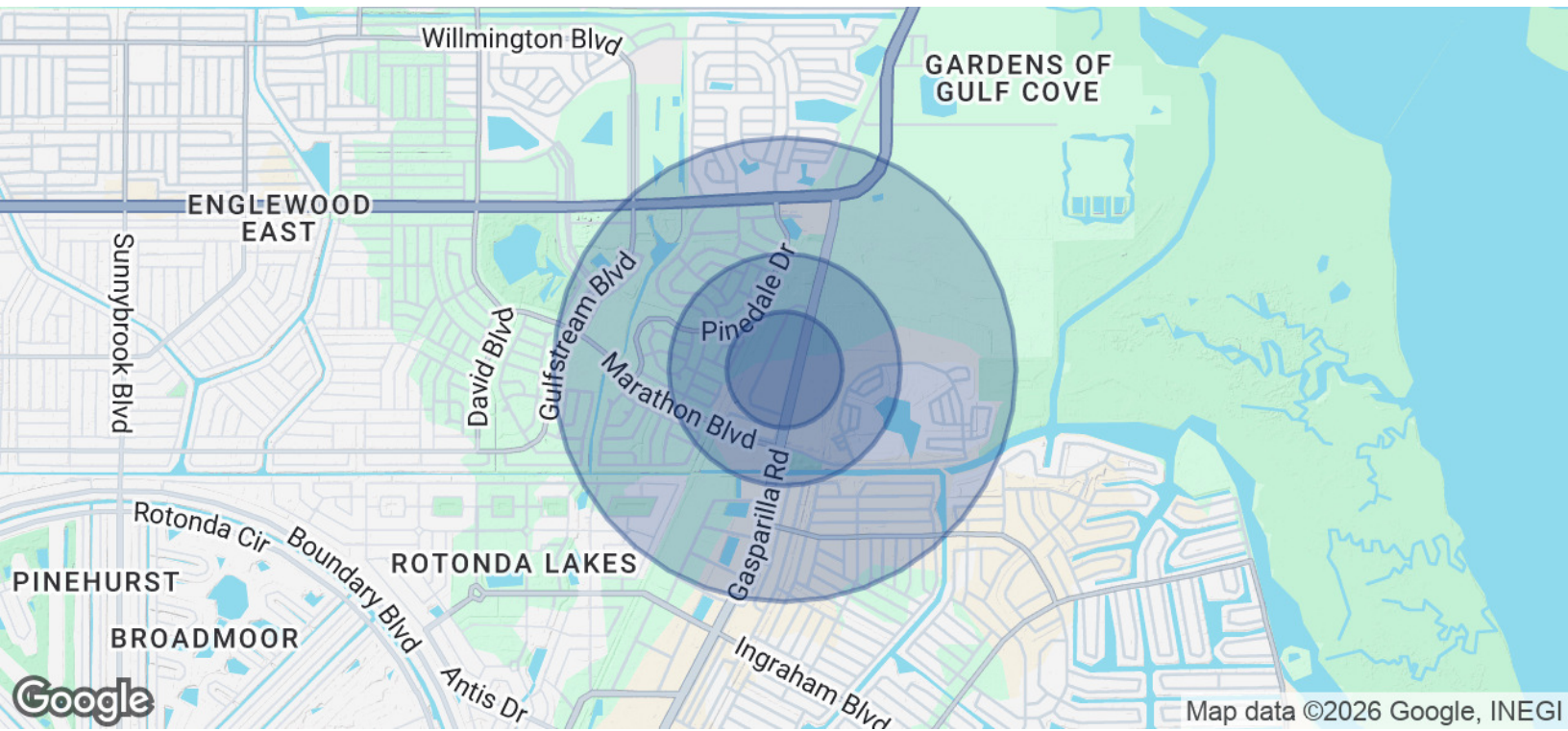


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	102	395	1,585
Average Age	65.8	65.0	64.2
Average Age (Male)	66.0	64.6	63.4
Average Age (Female)	63.5	63.2	63.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	194	765
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$87,016	\$88,349	\$91,908
Average House Value	\$277,748	\$280,734	\$300,277

2023 American Community Survey (ACS)

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