



PREMIER
COMMERCIAL

250 E Charlotte Avenue

Dock-High Industrial Warehouse | Covered Loading | Outdoor Storage

Punta Gorda, FL 33950



Matthew W. Stepan, CCIM

Commercial Advisor

Matt@pc-cre.com

WT Pearson

Broker Associate

WT@pc-cre.com

www.premcomm.com

28410 Bonita Crossings Blvd., Suite 225

Bonita Springs, FL 34135

(239) 992-1200

Property Highlights



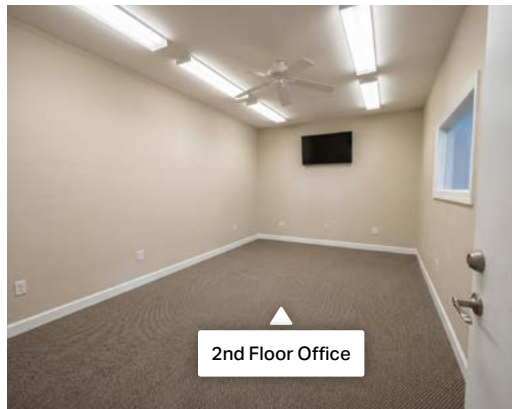
250 E Charlotte Avenue

Punta Gorda, FL 33950



4,020± SF
Industrial Warehouse

6,000± SF
Covered Storage



2nd Floor Office



23 Ft Clear Height



Covered Storage



Gated Fence

4,020± SF
Industrial Warehouse



6,000± SF
Covered Storage



\$18,000/Mo. + NNN
Lease Rate

1.7AC
Fully Paved and Fenced Site

2,400± SF covered loading area with dock-high access

780± SF 2nd floor mezzanine (not included in total size)

23' clear height warehouse configuration

Two dock-high overhead doors (12'x10' and 12'x12')

Loading ramp for efficient truck access and operations

1.7-acre fully paved and fenced sit

Future Land Use: Flex Commercial Corrido

Convenient access to US-41 and Interstate 75

Electric gated fence access onto Nesbit Street

Property Overview

LOCATION	
Address	250 E Charlotte Ave, Punta Gorda, FL 33950
Parcel ID	412306453001
BUILDING	
Building Size	4,020± SF Industrial Warehouse <ul style="list-style-type: none"> • 780± SF 1st Floor Office • 780± SF 2nd Floor Mezzanine and Office (not included in total size) • 23' Clear Height
Loading	Two (2) Dock-High Overhead Doors <ul style="list-style-type: none"> • One (1) 12' x 10' dock-high door • One (1) 12' x 12' dock-high door with loading ramp
Covered Storage	6,000± SF partially enclosed storage structure
SITE	
Lot Size	1.7 Acres (Fully Paved & Fenced)
ZONING & USE	
Zoning	TPG – Maker Village
Future Land Use	Flex Commercial Corridor
Permitted Uses	A wide variety of commercial uses including, but not limited to warehousing, distribution, light industrial uses, parking, and vehicle/boat sales and service.





PREMIER
COMMERCIAL

www.premcomm.com

28410 Bonita Crossings Blvd., Suite 225
Bonita Springs, FL 34135
(239) 992-1200

250 E Charlotte Avenue

Dock-High Industrial Warehouse | Covered Loading | Outdoor Storage

Punta Gorda, FL 33950

Matthew W. Stepan, CCIM

Commercial Advisor
Matt@pc-cre.com

WT Pearson

Broker Associate
WT@pc-cre.com