

PREMIER FLEX WAREHOUSE OPPORTUNITY

8270 PASCAL DR, PUNTA GORDA, FL 33950



FOR LEASE
\$14.00/SF/YR NNN



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Commercial General (CG) zoning
- 0.69-acre site
- 5,860 SF building
- 3,914 SF warehouse & 1,946 sf office
- Updated tile flooring throughout office area
- Mezzanine above office for added storage
- (2) automatic roll-up doors 16'x16' & 12'x12'
- Gated access parking area in rear
- Premium cabinetry and fixtures
- Minutes to Punta Gorda Airport and surrounding commercial growth
- Nearby Punta Gorda Station / Jones Loop Crossing development bringing national brands including Panera Bread, Chipotle Mexican Grill, Starbucks, and Chick-fil-A

METRICS

ASKING PRICE:	\$14.00/SF/YR NNN
PLOT SIZE	0.69 ACRE
AVAILABLE SF:	5,860 SF
TYPE:	WAREHOUSE & OFFICE

PROPERTY DESCRIPTION

-Position your business for success in this well-maintained 5,860 SF flex warehouse, featuring approximately 3,914 SF of warehouse space and 1,946 SF of professionally finished office space. Designed to accommodate a wide range of industrial, distribution, service, and contractor users, the property offers an efficient combination of warehouse functionality and executive-quality office finishes.

-The warehouse is serviced by two automatic overhead roll-up doors, including one 12' x 12' door and one 16' x 16' door, providing excellent access for deliveries, equipment, and fleet operations. Above the office area is a mezzanine level with stair access, offering valuable additional storage or operational space.

-The office buildout features upgraded finishes throughout, including tile flooring, two private offices, a conference room, large open work area, and two restrooms, creating a professional environment for both staff and clients.

-Outside, the property offers a secure gated rear storage yard, ideal for equipment, vehicles, trailers, or outdoor storage. The site includes 16+ parking spaces and benefits from dual driveway access points, allowing for efficient ingress and egress for larger trucks, service vehicles, and daily operations. Mature privacy hedges and towering palm trees surround the property, providing an attractive and professional appearance.

-This is an exceptional opportunity for businesses seeking a functional warehouse with a polished office presence, secure outdoor storage, and excellent accessibility.



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FLOOR PLAN



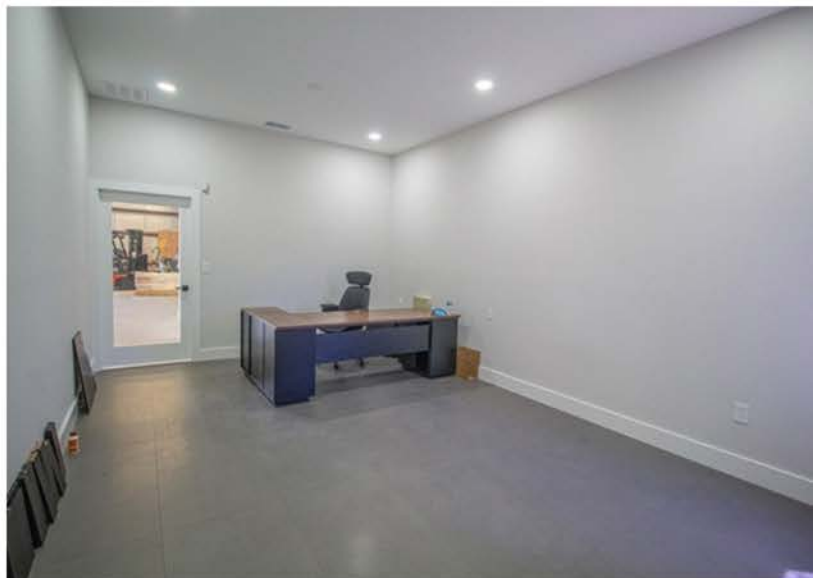
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PROPERTY PHOTOS



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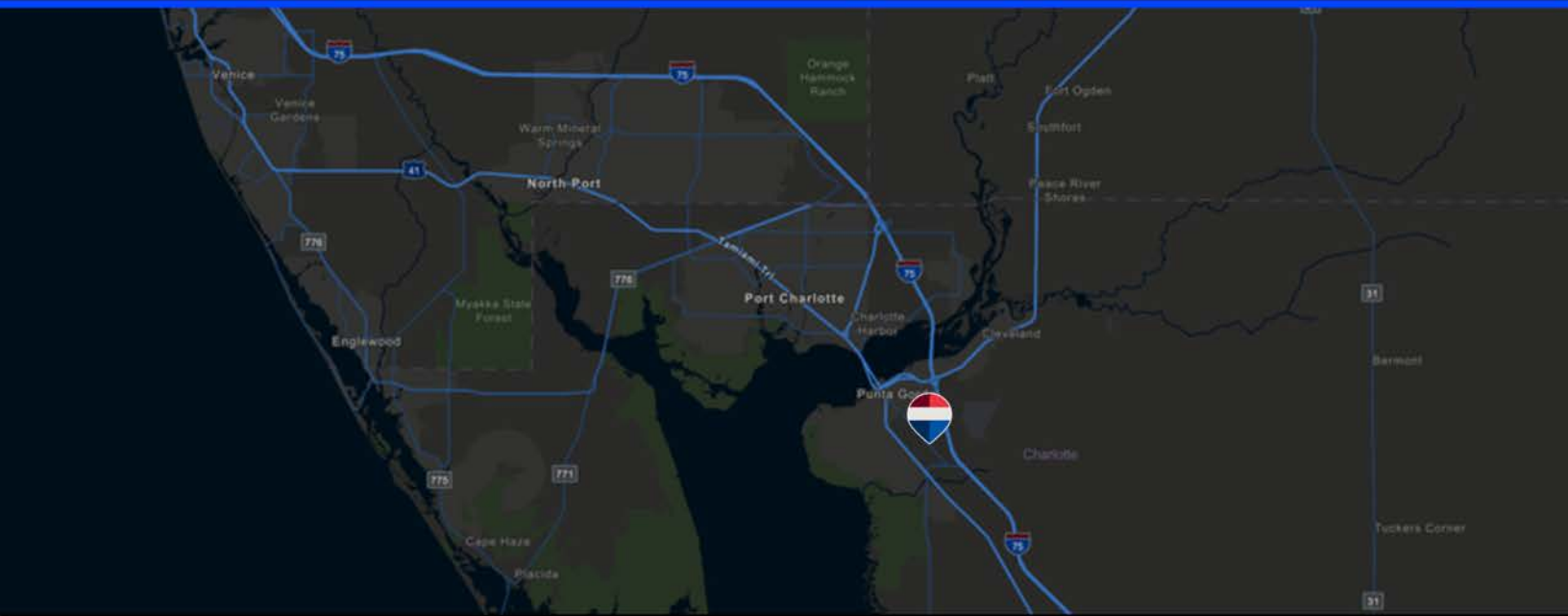
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LOCATION MAP



RETAILER MAP



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