

# ROTONDA WEST FLEX SPACE

134 Anchor Road | Rotonda West, FL 33947

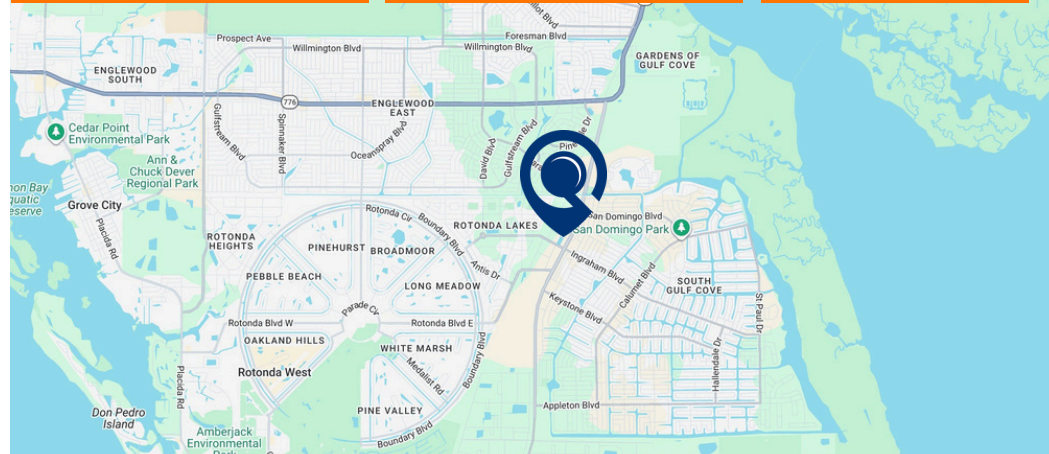
Flex for Lease



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**\$18.00/SF (NNN)  
RATE**



**\$3.00/SF  
CAM**



**3,000 - 6,000 SF  
AVAILABLE SPACE**



**1.83 AC  
LOT SIZE**

- 3,000 - 6,000 SF Flex/industrial space for lease in Rotonda West, FL
- 1.83 acres IG-zoned land
- Available as two 3,000 SF units or one 6,000 SF unit
- Features (2) 14' overhead doors
- Two months free rent
- 3-5 year lease terms with 4% annual escalation



**5-MILE POPULATION**

**41,137**



**5-MILE INCOME**

**\$102,698**



**5-MILE HOUSEHOLDS**

**19,477**



**5-MILE EMPLOYEES**

**7,019**



15440 Mariner Street #112  
Tampa, FL 33609

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**LQ Commercial**  
REAL ESTATE SERVICES  
[LQCRE.COM](http://LQCRE.COM)



One of the warehouse's key strengths is its versatility in available square footage. Tenants can lease either 3,000 or 6,000 square feet, allowing for customization to suit specific operational needs. Whether you require a compact area for specialized inventory or a larger footprint for production, this facility can be tailored to meet your requirements. Property is zoned IG. 14' overhead doors and man doors as shown.

Leases are offered for terms of three to five years, providing stability and predictability with room for business growth. Base rent of \$18/SF features a 4% annual escalation, ensuring that operating costs remain transparent and manageable over the life of your lease. Estimated common area expenses are \$3/SF.

  
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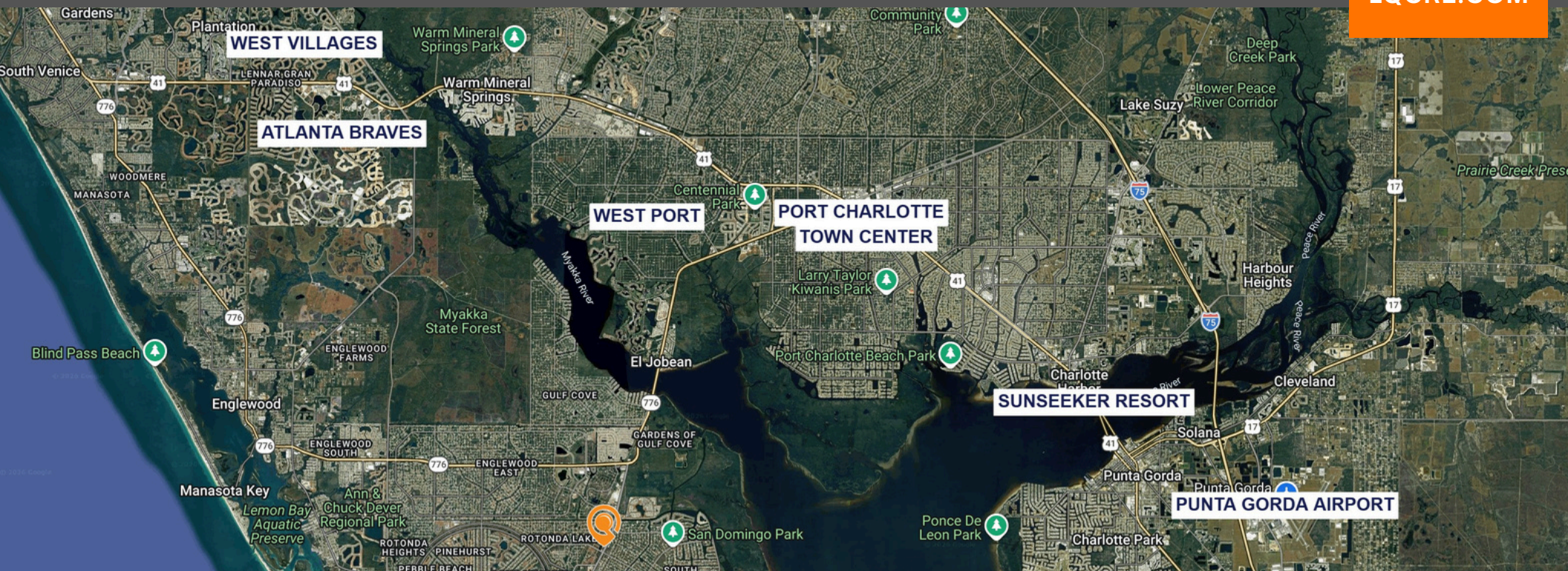
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**West Port:** West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

**Centennial Park:** 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

**West Port Marketplace:** Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

**Huntington Project:** Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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