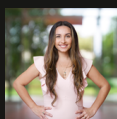


TAYLOR BUSINESS CENTER FLEX CONDO

6640 TAYLOR RD UNITS B-111 & B112, PUNTA GORDA, FL 33950



FOR SALE \$499,000



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PROPERTY SUMMARY



METRICS

ASKING PRICE:	\$499,000
AVAILABLE SF:	2,400 SF
TYPE:	FLEX - OFFICE & WAREHOUSE
YEAR BUILT:	2008
ZONING:	CG
CONDO FEES:	\$530/ MO

PROPERTY HIGHLIGHTS

- Total: 2,400 SF (±)
- Office: 1,755 SF | Warehouse: 665 SF
- 4 Private Offices, Reception, Storage, & Conference Room
- 2 Front Entrances
- 2 A/C Units
- 2 (14') Roll-Up Doors + Rear Man Door
- Open Warehouse with Storage Racks
- Commercial General (CG) zoning
- 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

PROPERTY DESCRIPTION

Position your business for success with this versatile 2,400 SF flex office/warehouse located in the highly desirable Punta Gorda market. Units B111 & B112 at 6640 Taylor Rd offer a functional and efficient layout ideal for a wide range of commercial users, from service-based businesses to light industrial operations.

The space features approximately 1,755 SF of well-appointed office buildout, highlighted by a welcoming front reception area, four private offices, a comfortable lounge/break area, and additional storage space. Dual front entry points provide convenient access for staff and clients, while two A/C systems ensure comfort throughout the office environment.

Complementing the office is 665 SF of warehouse space, designed for practicality and ease of use. The warehouse includes two oversized 14-foot roll-up doors and a rear man door, allowing for efficient loading, deliveries, and operational flow. The open layout with multiple storage racks offers excellent flexibility for inventory, equipment, or workspace needs. This property presents a rare opportunity to secure a move-in-ready flex space in a growing Southwest Florida market with easy access to major roadways and surrounding business hubs.



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INTERIOR PHOTOS



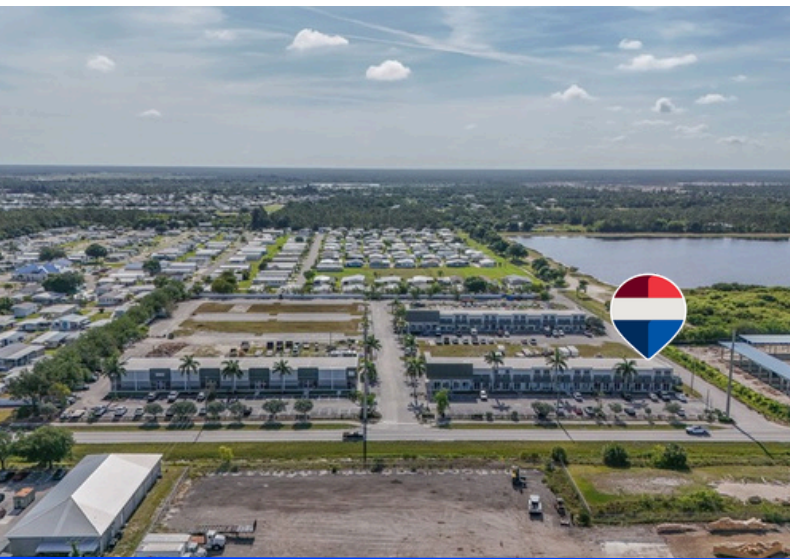
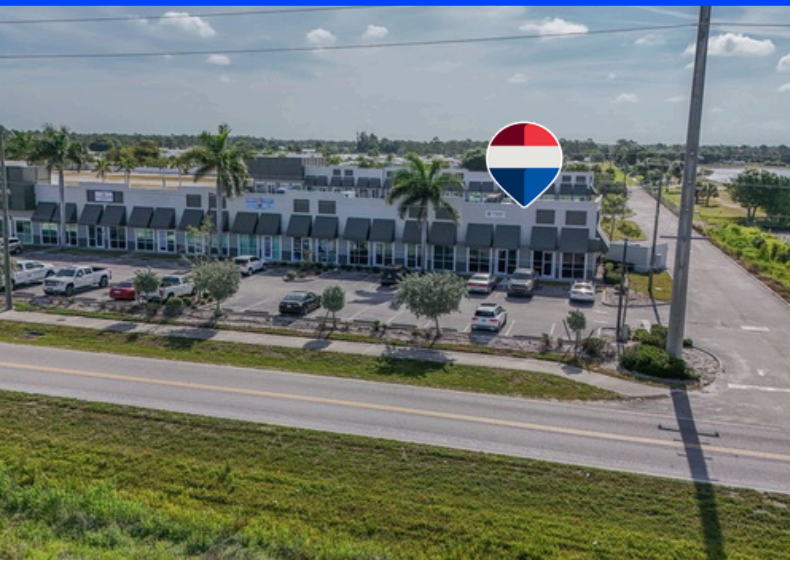
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AERIAL PHOTOS



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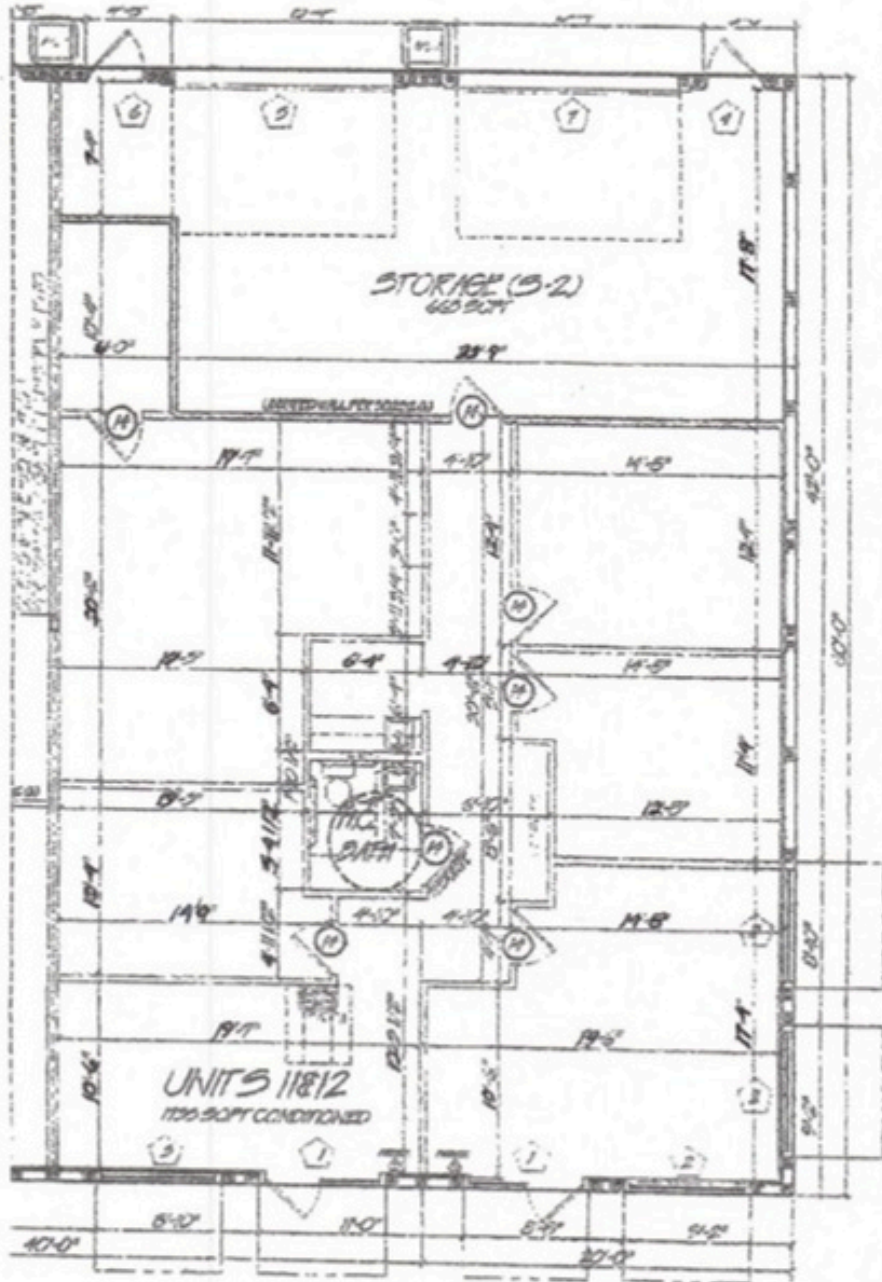


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FLOORPLAN

TAYLOR PARK, LLC
Suites 111 & 112 B Building
6640 Taylor Road, Punta Gorda, FL 33950



AREA SCHEDULE

OFFICE:	1755 S.F.
STORAGE:	665 S.F.
TOTAL UNIT:	2400 S.F.



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AREA OVERVIEW

LOCATION DESCRIPTION

Situated at 6640 Taylor Rd in Punta Gorda, this property benefits from a strategic position within one of Southwest Florida's fastest-growing commercial corridors. Taylor Road is a well-traveled industrial and service-oriented thoroughfare, providing strong accessibility for both employees and clients.

The property offers convenient connectivity to Interstate 75 via nearby Jones Loop Road, allowing for efficient north-south travel throughout the state. Its proximity to Punta Gorda Airport further enhances regional accessibility, making it ideal for businesses requiring travel or logistics capabilities.

Surrounded by a mix of light industrial, flex, and service-based users, this location supports a wide range of commercial operations. Additionally, the property is just minutes from downtown Punta Gorda, offering access to restaurants, retail, and waterfront amenities, while still maintaining a professional business environment.

This central location within Charlotte County provides an excellent balance of accessibility, visibility, and proximity to key infrastructure, making it a strong choice for businesses looking to establish or expand in the Southwest Florida market.

12,362 TOTAL
RESIDENTIAL UNITS

Approved • Permitted • Under Construction

- ✓ Master planned communities
- ✓ National builders active
- ✓ Long term residential pipeline
- ✓ Significant population growth underway

MAJOR COMMUNITIES BREAKDOWN

- ↑ Turnleaf • 1,474 units
- ↑ Starling at Esplanade • 1,440 units
- ↑ Heritage Landing • 2,476 units
- ↑ Lennar Willow • 1,689 units
- ↑ Coral Creek • 999 units
- ↑ Firelight • 1,000 units
- ↑ Mark Linder • 894 units
- + Additional projects bringing total to to **12,362**

* Data compiled from local development approvals and builder announcements

COMING SOON TO PUNTA GORDA STATION

TIPSY
nails & spa

MAVIS
TIRE & BRAKES

CHIPOTLE
MEXICAN GRILL

MATTRESS
Warehouse

Chick-fil-
AspenDental

Valvoline.

AMERICA'S BEST
CONTACTS & EYEGLASSES

MARCO'S

Starbucks

Panera
BREAD®



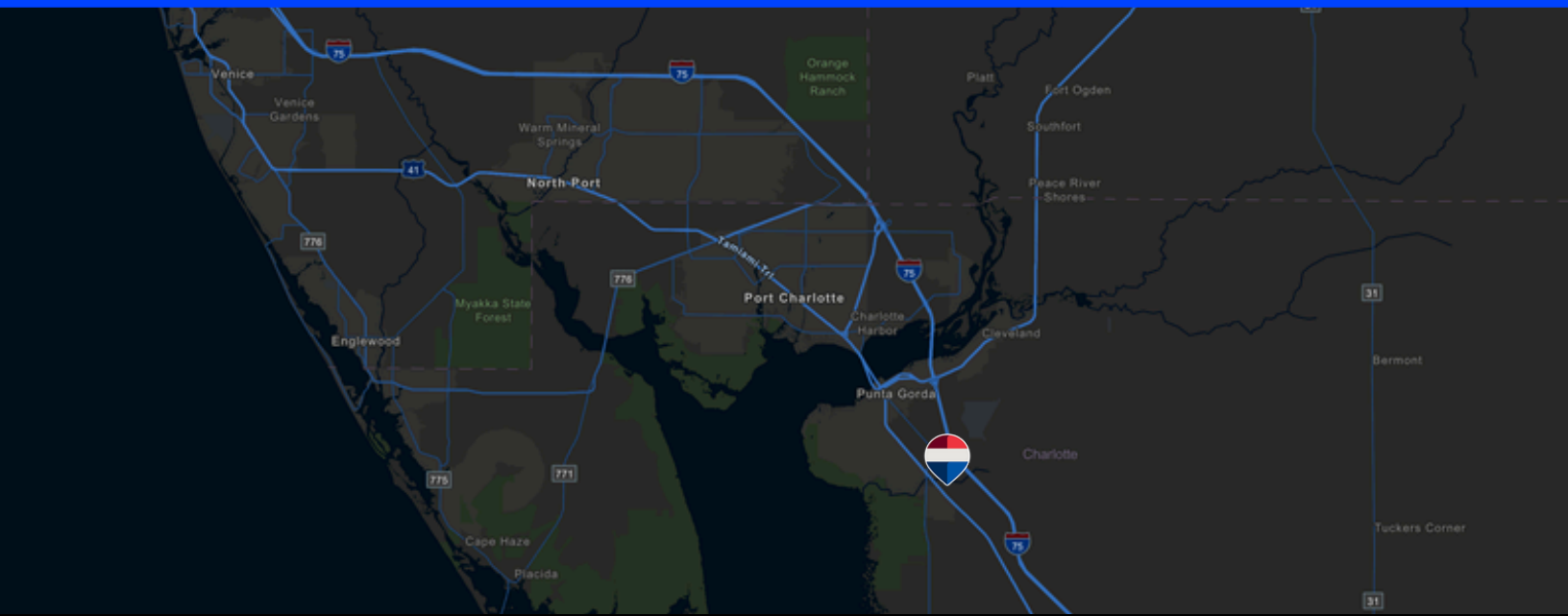
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LOCATION MAP



RETAILER MAP



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