



GASPARILLA CENTER BLD B

7205 GASPARILLA ROAD BUILDING B
PORT CHARLOTTE, FLORIDA 33981

PROPERTY HIGHLIGHTS

- New construction completed in 2026
- Unit sizes ranging from ±1,230 to 1,830 SF
- Multiple units or an entire building available for larger space requirements
- Functional open-span warehouse layouts
- Optional buildout includes ±500 SF of air-conditioned office
- LED warehouse lighting and one ADA-accessible restroom
- 12' x 16' overhead doors; Units B2 and B4 have 12' x 12' doors
- Ample on-site parking



For More Information

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NEW CONSTRUCTION INDUSTRIAL FLEX SPACE



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	16,700 SF
Available SF:	1,230 - 1,830 SF
Lot Size:	3.7 Acres
Zoning:	IG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7205 Gasparilla Road – Building B, Port Charlotte, FL

Property Type: Industrial / Flex Space for Lease
Available Unit Sizes: ±1,230–1,830 SF

Building B offers 10 newly constructed industrial/flex units designed to accommodate warehousing, distribution, contractors, storage, and other light industrial or service-oriented businesses. Available units range from approximately 1,230 to 1,830 SF and feature functional open-span layouts.

Optional buildouts range from 500 SF of air-conditioned office space with LED-lit warehouse areas and an ADA-accessible restroom to fully built-out, fully air-conditioned buildings. Each unit includes an overhead door to support convenient loading and daily operations. On-site parking is ample, and tenants with larger requirements may lease multiple adjacent units or an entire building, subject to availability.

Located along Gasparilla Road just south of State Road 776/S. McCall Road, the property provides convenient access throughout Port Charlotte, Englewood, and the surrounding Charlotte County market. Auto repair uses are not permitted. The property is also located near Harbor Village, a new approximately 1,100-acre development planned to include up to 3,475 homes, supporting continued growth in the surrounding area.

Available Unit Breakdown:
Five ±1,830 SF units
Three ±1,630 SF units
One ±1,430 SF unit
One ±1,230 SF unit

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7205 Gasparilla Road Building B

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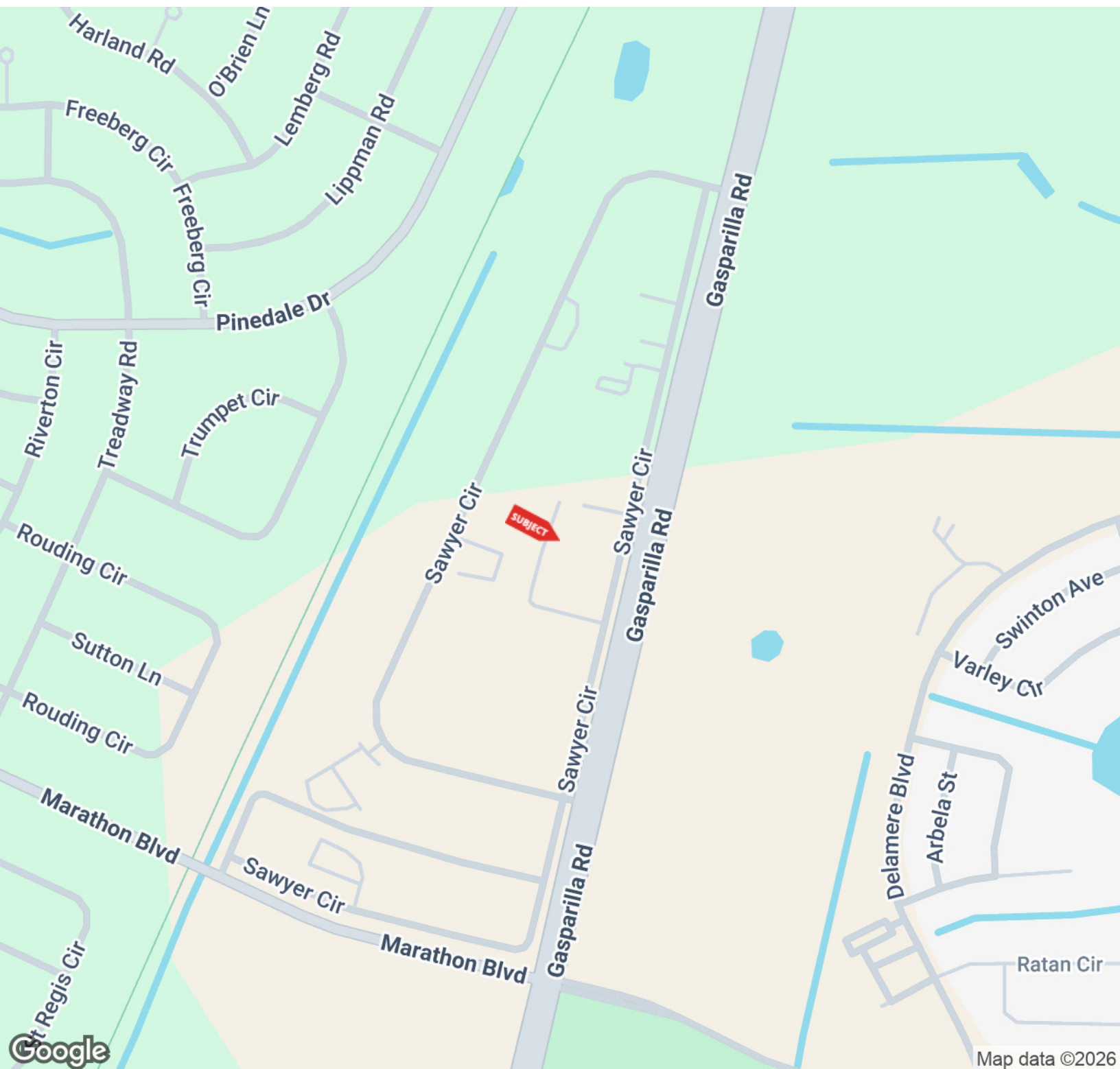


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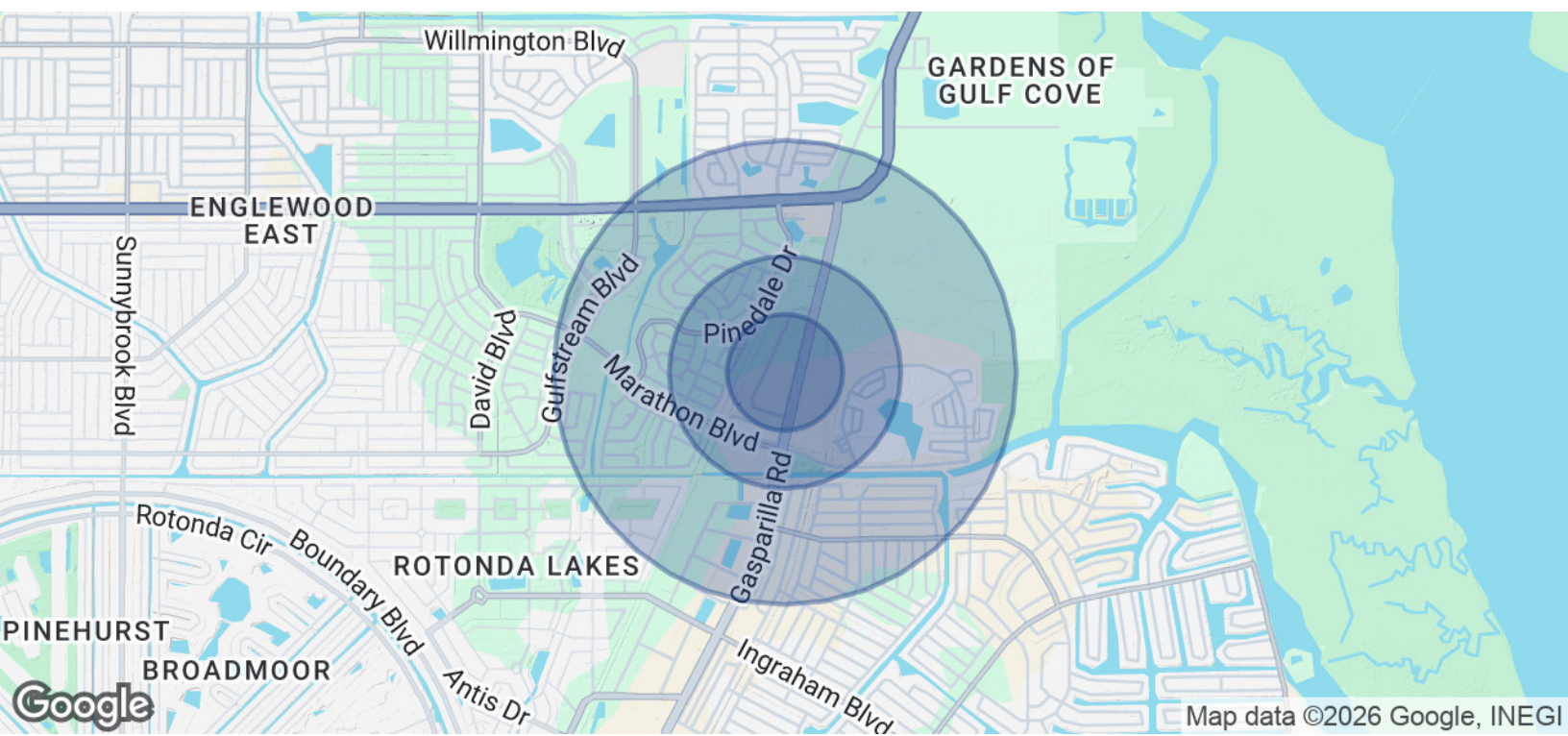


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	104	398	1,592
Average Age	65.3	64.9	64.2
Average Age (Male)	65.7	64.6	63.4
Average Age (Female)	62.9	63.1	63.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	195	767
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$85,715	\$88,134	\$91,844
Average House Value	\$278,727	\$281,399	\$299,636

2023 American Community Survey (ACS)

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