



Riverside Realty Services

WAREHOUSE/ DISTRIBUTION FACILITY

START AT **\$2,700,000**

**18230 PAULSON DRIVE,
PORT CHARLOTTE, FL 33954**

LAND 1.04 ACRES **ZONED** INDUSTRIAL



960 sq ft
OFFICE/SHOWROOM



15,300
NET RENTABLE AREA

- Tenant occupied sale with established tenant, Gemaire Distributors, who started in 1969 and is a leading HVAC distributor with 85 locations across the southern US.
- Gross lease of \$179,220 in 2026, lease through 12/31/2029 and renewable to 12/31/31.
- Loading Ramp, two 7' overhead doors, six 12' overhead doors, two 14' overhead doors, 20 ft ceiling height in Warehouse.
- 13 miles to Charlotte County Airport, immediate access to Veterans (SR-776) and Tamiami Trail (US41) and 6 miles to I-75.

CONTACT US



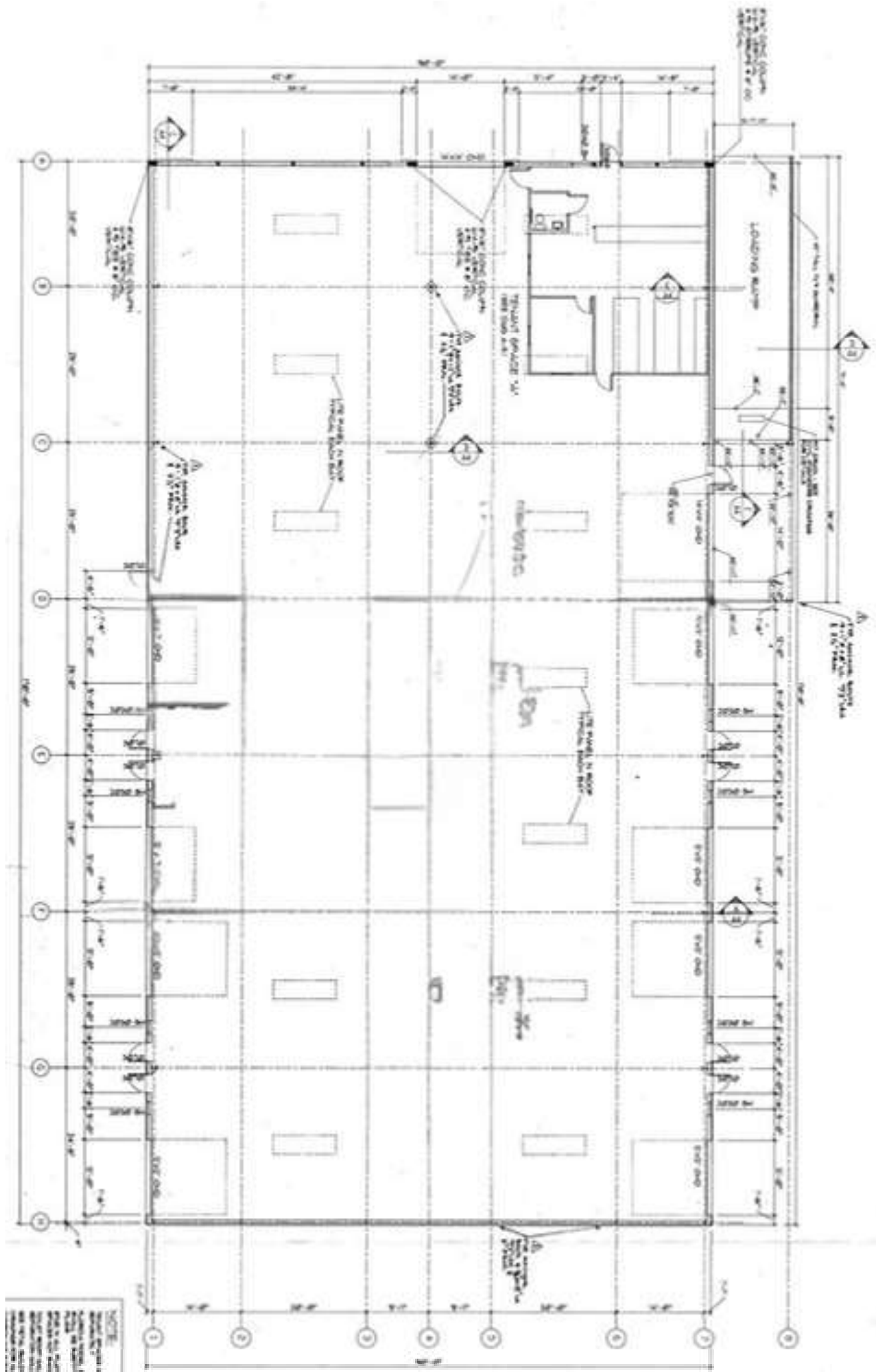
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NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.
 5. ALL CEILING HEIGHTS ARE 8'0" UNLESS NOTED OTHERWISE.
 6. ALL FLOOR FINISHES ARE 1/2" CONCRETE ON 4" GRAVEL.
 7. ALL WALL FINISHES ARE 5/8" GYPSUM BOARD ON STUDS.
 8. ALL CEILING FINISHES ARE 5/8" GYPSUM BOARD ON JOISTS.
 9. ALL ELECTRICAL AND PLUMBING ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL PLUMBING CODE.
 10. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ASHRAE HANDBOOK AND THE ASHRAE DESIGN GUIDE.

TRACT "H"

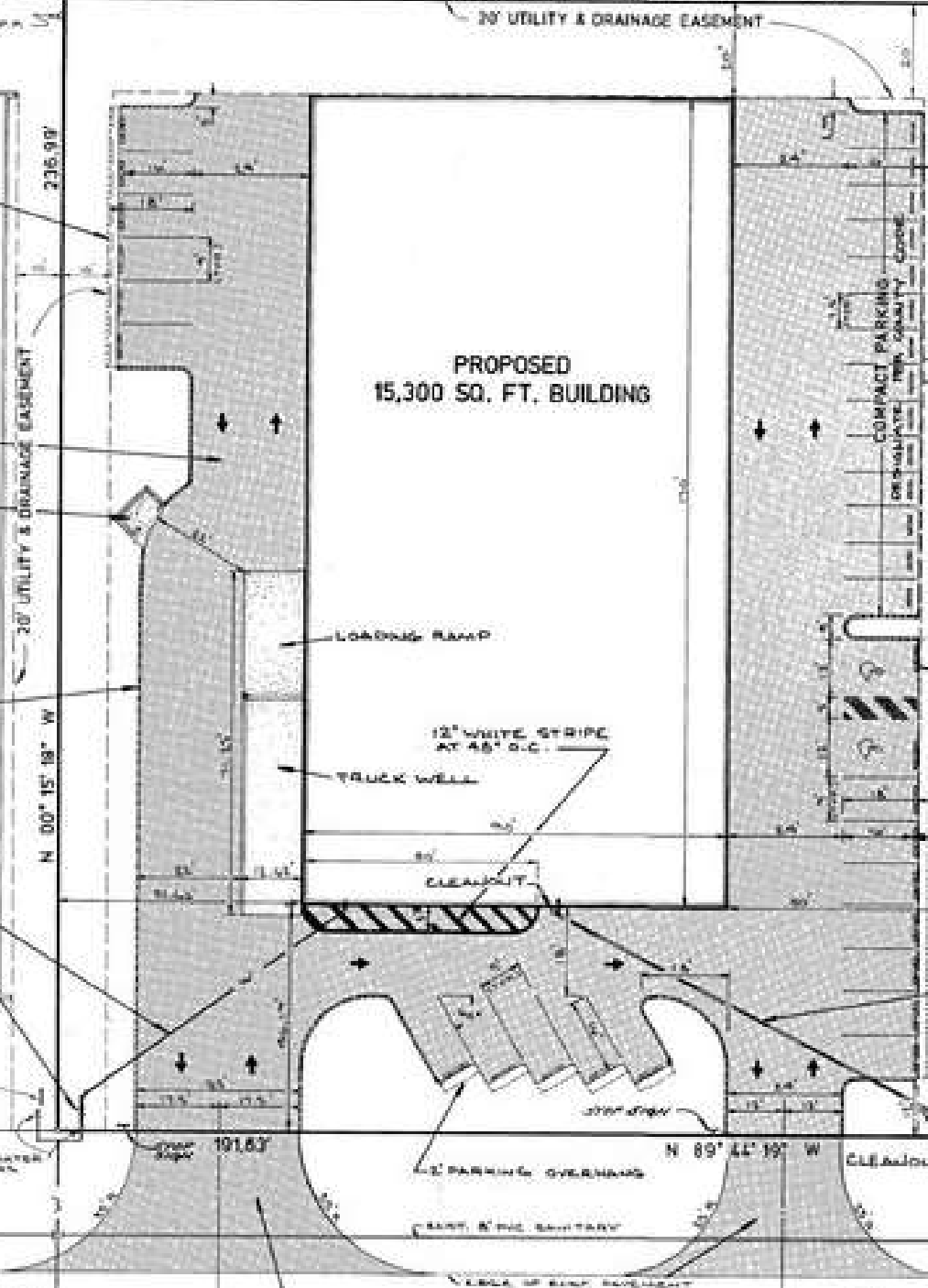
S 89° 44' 19" E

191.63

LOT 1

LOT

PROPOSED
15,300 SQ. FT. BUILDING



PAULSON

DRIVE

(A 100' RIGHT-OF-WAY)

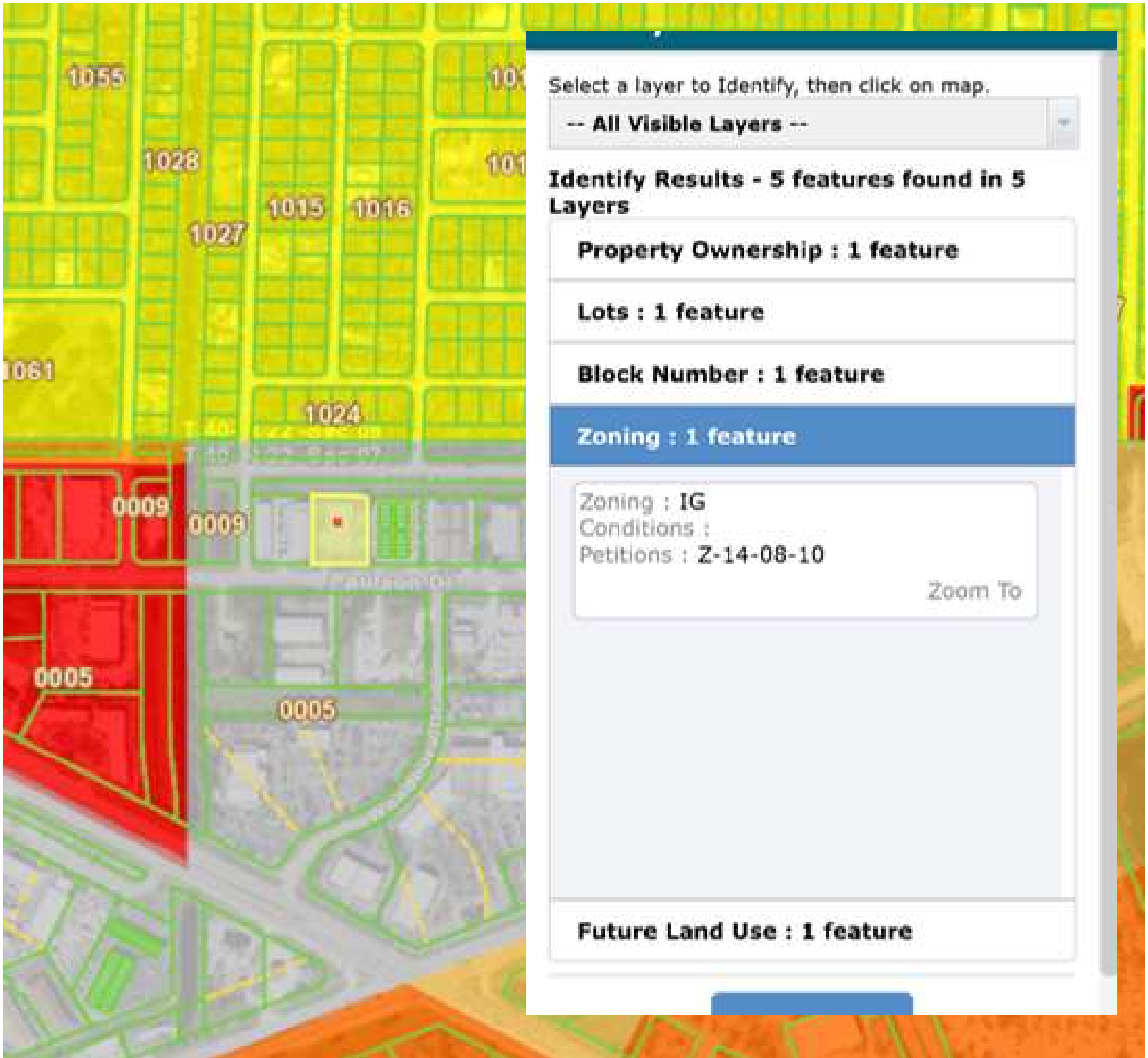
1" TYPE III ASPHALT ON 6" SUELL BASE
 COMPACTED TO 98% WITH MINIMUM
 LBR OF 100 ON SUB BASE COMPACTED
 TO 95% WITH MINIMUM LBR OF 40,
 (ENTIRE RIGHT-OF-WAY ONLY)

100' 0"	1.75
100' 0"	1.75
100' 0"	1.75
100' 0"	1.75

Location Map and Aerial



Current Zoning Map



The image shows an aerial map with various zoning overlays. A central parcel is highlighted in yellow. To its left, a parcel is highlighted in red. Other parcels are labeled with numbers such as 1055, 1028, 1027, 1015, 1016, 1061, 1024, 0009, and 0005. An information panel is overlaid on the right side of the map.

Select a layer to Identify, then click on map.
-- All Visible Layers --

Identify Results - 5 features found in 5 Layers

- Property Ownership : 1 feature
- Lots : 1 feature
- Block Number : 1 feature
- Zoning : 1 feature**
- Future Land Use : 1 feature

Zoning : IG
Conditions :
Petitions : Z-14-08-10

Zoom To

Zoning

Sec. 3-9-43. - Industrial general (IG).

- (a) *Intent.* The purpose and intent of this district is to allow various light industrial and higher-intensity commercial uses. All industrial processes shall take place within completely enclosed buildings unless approved by a special exception. Storage of materials and finished products may be permitted within an enclosed yard with appropriate screens and buffering.
- (b) *Permitted uses (P) and structures:*
- (1) Biofuel production, less than five thousand (5,000) gallons per day.
 - (2) Biofuel production, five thousand (5,000) to fifteen thousand (15,000) gallons per day.
 - (3) Boat, travel trailer, and motor vehicle sales, including recreational vehicles and campers.
 - (4) Boat, travel trailer and motor vehicle repair, services, and storage, including recreational vehicles and campers.
 - (5) Building trades contractor's office with storage yard on-premises and heavy equipment.
 - (6) Commercial laundry.
 - (7) Commercial vehicle rental.
 - (8) Dairy, grain, fruit, field crop, and vegetable processing.
 - (9) Distribution center, wholesaling, warehousing.
 - (10) Dry cleaner.
 - (11) Emergency services.
 - (12) Essential services. (See [section 3-9-71](#), essential services.)
 - (13) Farm equipment sales and service.
 - (14) Gas station.
 - (15) Government uses and facilities.
 - (16) Heavy machinery, equipment rental, sales, service.
 - (17) Heliport, helistop.
 - (18) Industrial marina.
 - (19) Light manufacturing and assembly in a completely enclosed building.
 - (20) Lumberyard.
 - (21) Mass transit station.
 - (22) Motor vehicle wash.
 - (23) Nonretail food production.
 - (24) Paid or public parking lot, garage, structure.
 - (25) Printing, lithographing, publishing, and similar establishments.
 - (26) Research, testing facility.

- (27) Sales and storage of mobile homes.
 - (28) Sawmill, machine shop.
 - (29) Sexually oriented business. (See [section 3-9-84](#), sexually oriented businesses.)
 - (30) Telecommunications facility, fifty (50) feet or less in height. (See [section 3-9-68](#), communication towers.)
 - (31) Telecommunications facility, greater than fifty (50) feet in height. (See [section 3-9-68](#), communication towers.)
 - (32) Truck stop.
 - (33) Vocational, trade, or business school.
- (c) *Permitted accessory uses and structures:* Uses, including retail sales, and structures which are customarily accessory and clearly incidental and subordinate to permitted and conditional uses and structures are also permitted in this district; however, no residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.
- (d) *Conditional use (C) and structures:* (For rules and regulations for any use designated as a conditional use, see [section 3-9-69](#), conditional uses and structures.)
- (1) Laboratories, class 1, 2, 3.
 - (2) Mini transfer station. (See [section 3-9-70](#), debris and waste facilities.)
 - (3) Minor yard trash processing facility. (See [section 3-9-70](#), debris and waste facilities.)
 - (4) Outdoor storage yard.
 - (5) Private off-site parking.
 - (6) Recovered materials processing facility. (See [section 3-9-70](#), debris and waste facilities.)
 - (7) Residential household hazardous waste collection center. (See [section 3-9-70](#), debris and waste facilities.)
 - (8) Waste tire collection center. (See [section 3-9-70](#), debris and waste facilities.)
- (e) *Prohibited uses and structures:* Any use or structure not specifically or by reasonable implication permitted herein, or permitted by special exception, shall be unlawful in this district, including the following:
- (1) Animal slaughterhouses.
 - (2) Any use not conforming to industrial performance standards.
 - (3) Chemical and fertilizer manufacturing.
 - (4) Explosives manufacturing.
 - (5) Hospitals and clinics, except clinics in connection with industrial activity.
 - (6) Paper and pulp manufacturing.

- (7) Petroleum refining.
 - (8) Place of worship. (See [section 3-7-82](#), places of worship.)
 - (9) Residential dwellings, except as permitted under accessory uses.
 - (10) Stockyards and feeding pens.
 - (11) Tanneries with curing or storage of raw hides.
 - (12) Wrecking yards, including automotive vehicle wrecking yards and junkyards.
- (f) *Special exceptions (S):* (For procedure, see [section 3-9-6.2](#), special exceptions.)
- (1) Airport.
 - (2) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (3) Biofuel production, greater than fifteen thousand (15,000) gallons per day.
 - (4) Composting facility. (See [section 3-9-70](#), debris and waste facilities.)
 - (5) Flammable liquid storage.
 - (6) Light manufacturing and assembly not in a completely enclosed building.
 - (7) Materials recovery facility. (See [section 3-9-70](#), debris and waste facilities.)
 - (8) Transfer station. (See [section 3-9-70](#), debris and waste facilities.)
 - (9) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to [section 3-9-6](#), board of zoning appeals.

(g) *Development standards:*

IG		
Lot (min.)		Adjacent to nonindustrial uses
Area (sq. ft.)	12,000	12,000
Width (ft.)	100	100

Setbacks (min. ft.)		
Front	10	25
Side (interior)	0	10
Side (street)	10	15
Rear (interior)	10	15
Rear (street)	10	20
Abutting water	20	20
Bulk (max.)		
Lot Coverage of all buildings	50%	50%
Height (ft.)	60	60
Density (units/acre)	0	0

All uses shall conform to the industrial performance standards as set forth in section 3-9-75.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

If the IG district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs*. Signs shall be in accordance with section 3-9-85.

FEMA Flood Map

