



GASPARILLA CENTER BLD C

7205 GASPARILLA ROAD BUILDING C
PORT CHARLOTTE, FLORIDA 33981

PROPERTY HIGHLIGHTS

- New construction completed in 2026
- Flexible unit sizes from ±1,222 to 1,625 SF
- Multiple units or an entire building available for larger space requirements
- Open-span warehouse design
- Optional buildout includes ±500 SF of air-conditioned office
- LED warehouse lighting and one ADA restroom
- 12' x 16' overhead doors; Units C7 and C11 feature 12' x 12' doors
- Ample on-site parking



For More Information

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NEW INDUSTRIAL FLEX UNITS FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	16,866 SF
Available SF:	1,222 - 1,625 SF
Lot Size:	3.7 Acres
Year Built:	2026
Zoning:	IG

PROPERTY OVERVIEW

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

Property Type: Industrial / Flex Space for Lease
Available Unit Sizes: $\pm 1,222$ – $1,625$ SF

Building C features 11 newly constructed industrial/flex units offering flexible space for warehousing, distribution, contractors, storage, and other light industrial or service-oriented businesses. Available units range from approximately 1,220 to 1,620 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.

Positioned along Gasparilla Road just south of State Road 776/S. McCall Road, the property offers convenient access throughout Port Charlotte, Englewood, and the greater Charlotte County area. 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:
Eight $\pm 1,625$ SF units
One $\pm 1,422$ SF unit
Two $\pm 1,222$ SF units

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7205 Gasparilla Road Building C

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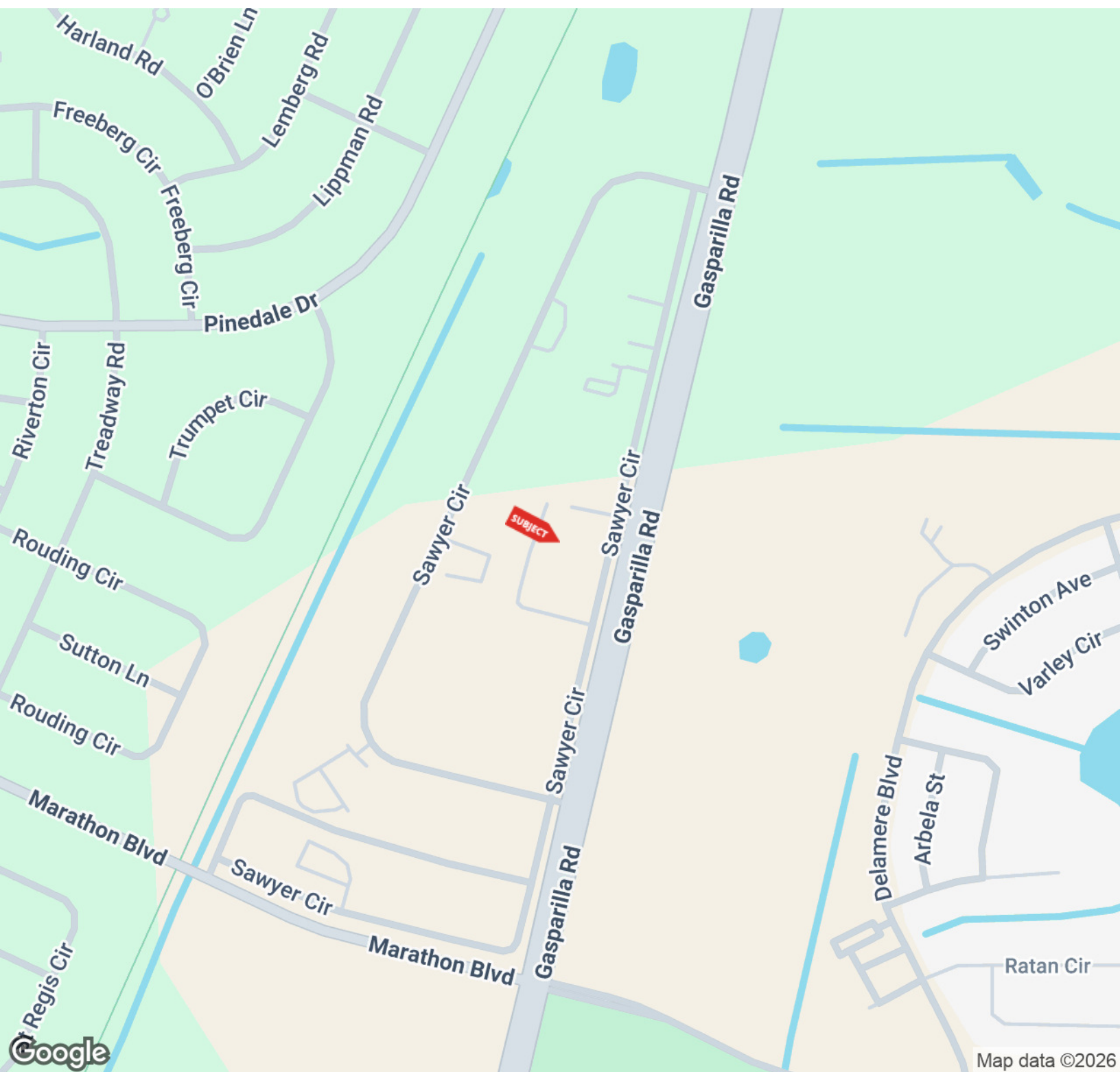


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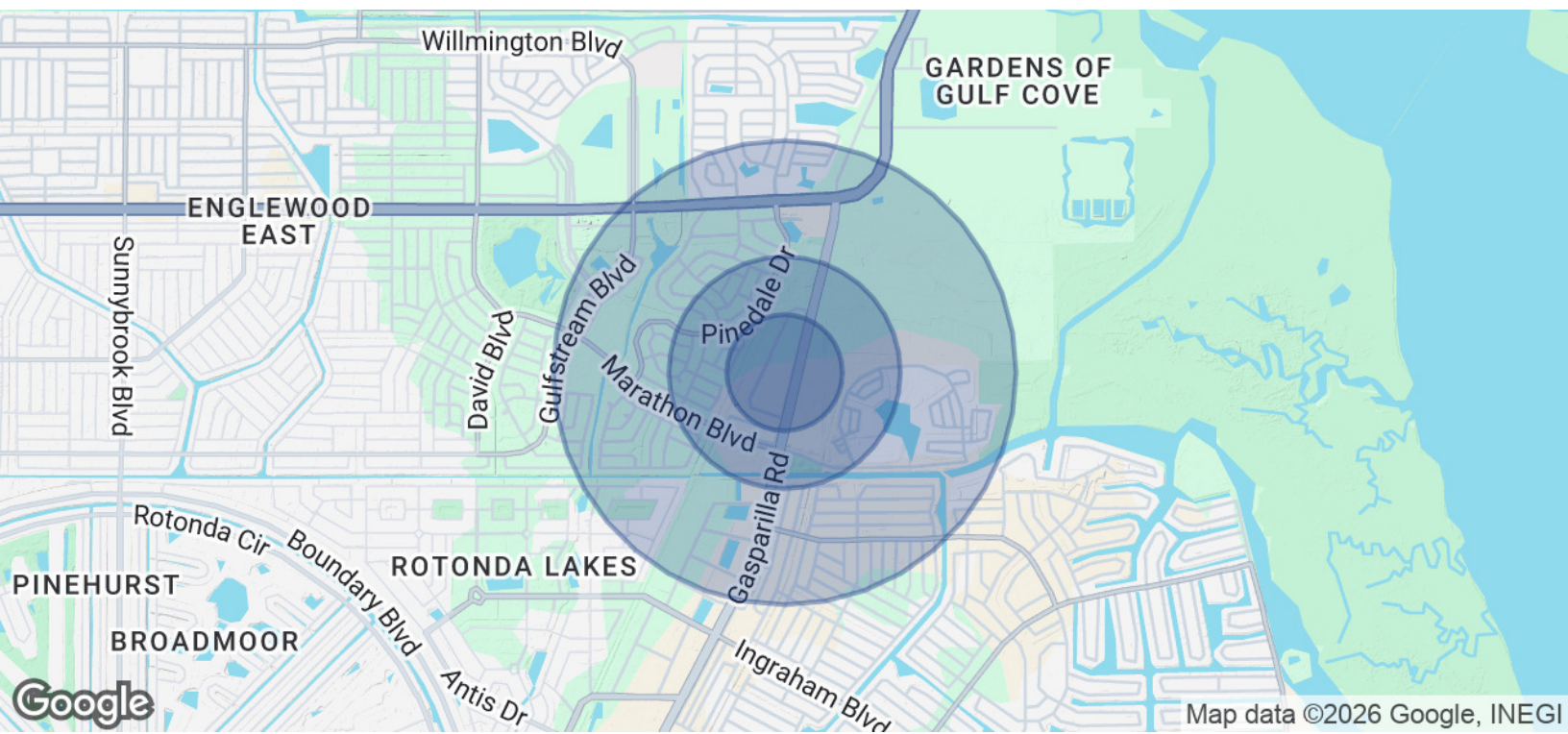


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	102	395	1,585
Average Age	65.8	65.0	64.2
Average Age (Male)	66.0	64.6	63.4
Average Age (Female)	63.5	63.2	63.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	194	765
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$87,016	\$88,349	\$91,908
Average House Value	\$277,748	\$280,734	\$300,277

2023 American Community Survey (ACS)

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