



COMMERCIAL REAL ESTATE SERVICES

## CHARLOTTE COUNTY PARK OF COMMERCE

The Charlotte County Park of Commerce is an upscale 167+ acre mixed-use commercial, professional, office and light industrial master-planned development in Punta Gorda, Florida. The property is adjacent to the northern boundary of the Charlotte County Airport.

The Charlotte County Park of Commerce features a wide range of fully developed parcels to accommodate commercial and industrial users of all sizes. A 15 acre lake serves as master drainage for the entire business park, which allows customers the ability to develop their lots with no requirement for additional storm water retention. Additionally, medians are attractively landscaped and monument signs are placed at the entry.

To protect property values and ensure consistent aesthetic quality throughout the Charlotte County Park of Commerce, uniform building codes and architectural standards are established for the customer to design the facilities to suit their needs.

In addition to the fully developed parcels for sale, the developer offers flex space, warehouse and office space available for lease, and various sized aircraft hangars for sale.

### **COST, LOCATION, WORKFORCE FUEL NORTH PORT GROWTH**

Nestled along Florida's Southwest Gulf Coast between Sarasota and Naples, Florida, Charlotte County is approximately 100 miles south of Tampa. An abundance of small communities like Punta Gorda, Englewood, Port Charlotte, El Jobean, Manasota Key, Cape Haze and Placida are located in this County. Active lifestyles in the County are filled with more than 70 parks and nature preserves, miles of beaches, fishing and sailing. The area is also home to 16 golf courses and numerous annual sporting events.



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### LOCATION

- Midway between Tampa, Florida and Marco Island, Florida, this location is perfectly situated to provide service to the entire Southwest Florida area.
- Adjacent to the northern boundary of the Charlotte County Airport with convenient access to Interstate 75 via Exit 161 (James Loop Road) and Exit 164 (US Highway 17).
- The area around the Charlotte County Airport is designated by Charlotte County to be the epicenter of new job and economic growth.

### PROPERTY

- Comprised of 112 condominium airplane hangars with airside access, and 87 lots, Charlotte County Park of Commerce is an upscale 167 acre mixed-use master planned development.
- Lots range in size from 1.2 acres to 4.2 acres. Individual or multiple lots may be combined to accommodate industrial and commercial users of all sizes.
- Properties are offered for sale, lease or build-to suit.

### ZONING AND LAND USE

- Enterprise Charlotte Airport Park Zoning allows for most light industrial, commercial, professional, office, institutional and governmental uses.
- Designated by Forbes Magazine and Money Magazine as one of the top five counties in the United States as “Best Small Place for Business and Careers”

### INFRASTRUCTURE

- Water and sewer – Punta Gorda Utilities
- Electric – Florida Power and Light
- Natural Gas – TECO Peoples Gas
- Telephone and Fiber Optics – Embarq
- A 15 acre lake serves as the Master Storm Water Retention System