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# For sale or lease

Industrial buildings with outdoor storage

**19500 Peachland Blvd.,  
Port Charlotte, FL 33948**

## Property features

- 1-10± acres for sale or lease
- Lots 2 & 3 can be combined
- Mix of existing office, proposed warehouse, & outdoor storage
- Fully fenced
- Conveniently located in Port Charlotte off of Veterans Blvd. between U.S. 41 & I-75

## Overview

Land size: **1-10± acres**

Building size: **3,640 SF (total)**

Zoning: **II (industrial intensive)**

Click [here](#) for permitted uses



**4.2 miles (6 mins)**  
to I-75

**28 miles (40 mins)**  
to Venice, FL

**1.3 miles (2 mins)**  
to US 41

**36 miles (47 mins)**  
to Ft. Myers

**Brad Berzins, SIOR**  
Managing Director  
Brad.Berzins@jll.com  
+1 239 673 2765

**Peter Cecora, SIOR**  
Senior Managing Director  
Peter.Cecora@jll.com  
+1 813 387 1297

**Haley Blorstad**  
Associate  
Haley.Blorstad@jll.com  
+1 239 571 5681





# Additional information

Lots 2 & 3 can be combined for a total of 2.65± acres with two office buildings totaling 3,640 SF

## LOT #1

Fully leased to EquipmentShare on a brand-new, 10-year lease. Call for details.



## LOT #2

- 1.75± acres for outdoor storage
- Site cleared & stabilized
- Full access from Peachland Blvd.
- New asphalt millings
- Power, water & sewer stubbed to the site
- For sale - call for details
- **Lease rate: \$10,000/month NNN**

## LOT #3

- 0.90± acres
- 2 buildings
  - 2,565 SF (office)
  - 1,075 SF (office in shell condition)
- Concrete block construction
- New sewer and water lines to the existing buildings
- For sale - call for details
- **Lease rate: \$8,750/month NNN**

## LOT #4

- 1.80± acres for outdoor storage
- Site is cleared, stabilized and fenced
- Power, water & sewer stubbed to the site
- For sale - call for details
- **Lease rate: \$11,000/month NNN**

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# Proposed BTS site plan - lot #4

## Industrial building with outdoor storage

### Proposed building specs

- 7,500 SF total
- 60' wide by 125' long
- 18'-21' clear height
- Drive-thru
- Clear span (no columns)
- Four (4) 14' width by 16' height grade-level doors
- Wash bay possible
- Office BTS
- 20' concrete apron around the building
- Asphalt millings in the yard
- 400A, 3-phase power
- Deliver in approximately 12-15 months. Call for pricing, details, etc.



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