

DEVELOPMENT/INVESTMENT

FLEX BUILDING & TWO BUILDING PADS

FOR SALE

3769-3779-3789 ACLINE ROAD, PUNTA GORDA, FL 33950



PLEASE DO NOT DISTURB THE TENANTS

PRICE:	\$2,090,000 Total Package	
BUILDING SIZE:	Building A:	16,000± SF (Eight 2,000± SF Condo Units)
	Pads B & C:	Approved for a 20,000± SF Building on each pad
LAND SIZE:	5.73± Acres (400' x 624.8') includes 60,000± SF of building pads plus 4.35± Acres of common area (parking and driveway)	
LOCATION:	Located on Acline Road, the extension of South Jones Loop, 1 mile west of I-75, exit 161, and ¼ mile east of US 41/Tamiami Trail	
YEAR BUILT:	2008	
ZONING:	IG - Industrial General (Charlotte County)	
FUTURE LAND USE:	High Density Industrial	
IMPACT FEES:	Originally paid \$90,000 for all three buildings in 2008	
UTILITIES:	Water & sewer	

ACLINE CENTER

The offering consists of 8 fully leased condo units, in flex building "A" and 2 pads for future buildings B & C.

Building A: Ten 2,000± SF flex condo units built in 2008 – Units A5 and A7 are already sold and are excluded from the offering. Layout of units varies from 650 to 800 SF of office and 1,200 to 1,350 SF of warehouse spaces. Each unit includes one handicapped restroom, 3' rear access door and a 12' x 10' roll-up overhead delivery door. Office ceiling height is 10' and warehouse is 11'-6" to the lowest beam.

Building Pads B & C: Each are prepared for a 20,000 SF building with 10 flex condo units with the same layout as Building A. The building permits for these two buildings are expired and must be renewed. Concrete slabs and all the site improvements including electric, plumbing, parking lot, utility lines, water retention, landscaping, etc are in place. \$60,000 paid Impact Fees.

CONTACT

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03/17/20

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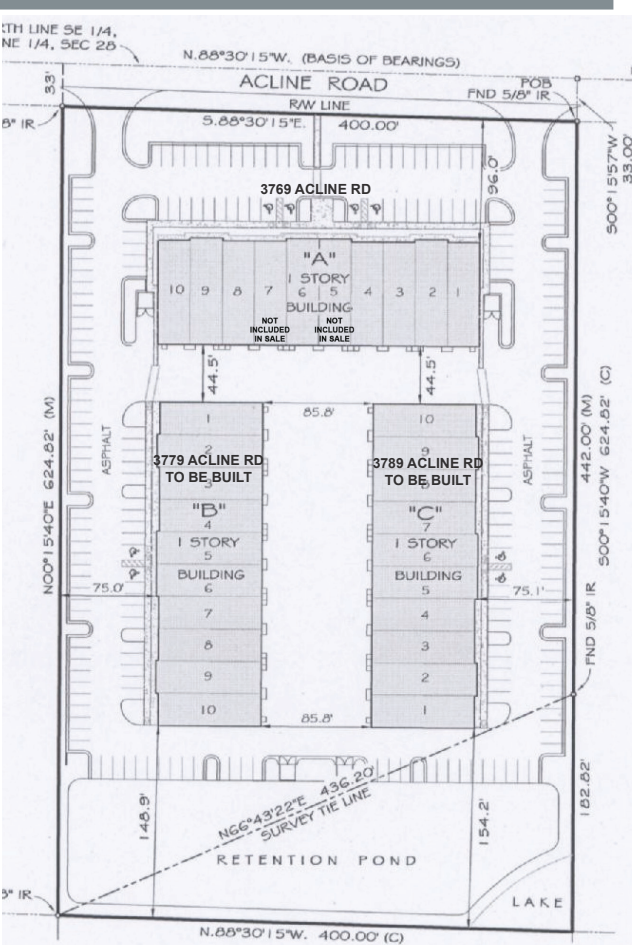
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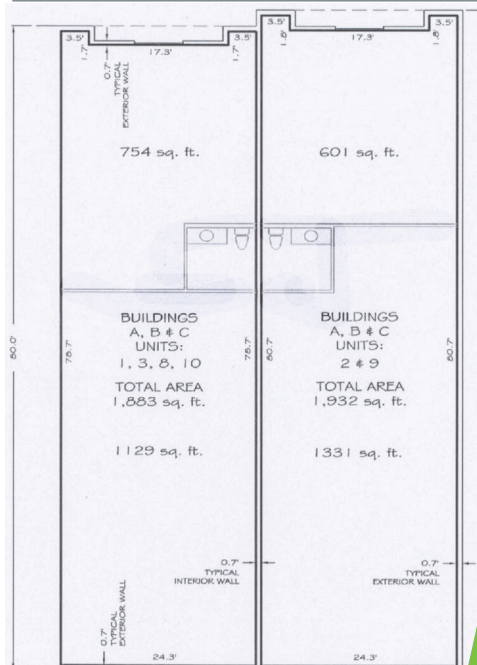
HIGHLIGHTS

- Offering includes 8 fully leased condo units in building A and 2 building pads B & C with \$60,000 paid Impact Fees
- Drawings for 20,000± SF flex buildings on each pad available
- Each pad can accommodate 10 flex condo units
- Slabs and utility lines for future buildings B and C are in place
- 216 parking spaces for the entire center

SURVEY



TYPICAL FLOOR PLAN



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BUILDING A

UNIT	ADDRESS	PARCEL ID	SIZE (SF)	2019 RE TAXES
CE	3769 Acline Road	412328677000	-	-
A1	3769 Acline Road	412328677001	2,000	\$1,858.95
A2	3769 Acline Road	412328677002	2,000	\$1,983.31
A3	3769 Acline Road	412328677003	2,000	\$1,858.95
A4	3769 Acline Road	412328677004	2,000	\$1,860.84
A6	3769 Acline Road	412328677006	2,000	\$1,906.04
A8	3769 Acline Road	412328677008	2,000	\$1,858.95
A9	3769 Acline Road	412328677009	2,000	\$1,983.31
A10	3769 Acline Road	412328677010	2,000	\$1,858.95
TOTAL			16,000	\$15,169.30

BUILDING A | REAR VIEW



BUILDING PAD B

UNIT	ADDRESS	PARCEL ID	SIZE (SF)	2019 RE TAXES
CE	3779 Acline Road	412328677000	-	-
B1	3779 Acline Road	412328677011	2,000	\$312.41
B2	3779 Acline Road	412328677012	2,000	\$312.41
B3	3779 Acline Road	412328677013	2,000	\$312.41
B4	3779 Acline Road	412328677014	2,000	\$312.41
B5	3779 Acline Road	412328677015	2,000	\$312.41
B6	3779 Acline Road	412328677016	2,000	\$312.41
B7	3779 Acline Road	412328677017	2,000	\$312.41
B8	3779 Acline Road	412328677018	2,000	\$312.41
B9	3779 Acline Road	412328677019	2,000	\$312.41
B10	3779 Acline Road	412328677020	2,000	\$312.41
TOTAL			20,000	\$3,124.10

BUILDING PADS B & C



BUILDING PAD C

UNIT	ADDRESS	PARCEL ID	SIZE (SF)	2019 RE TAXES
CE	3789 Acline Road	412328677000	-	-
C1	3789 Acline Road	412328677021	2,000	\$312.41
C2	3789 Acline Road	412328677022	2,000	\$312.41
C3	3789 Acline Road	412328677023	2,000	\$312.41
C4	3789 Acline Road	412328677024	2,000	\$312.41
C5	3789 Acline Road	412328677025	2,000	\$312.41
C6	3789 Acline Road	412328677026	2,000	\$312.41
C7	3789 Acline Road	412328677027	2,000	\$312.41
C8	3789 Acline Road	412328677028	2,000	\$312.41
C9	3789 Acline Road	412328677029	2,000	\$312.41
C10	3789 Acline Road	412328677030	2,000	\$312.41
TOTAL			20,000	\$3,124.10

RENDERING



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