

Market View

Charlotte County 4th Quarter 2025



INDUSTRIAL

SECTOR OVERVIEW

In 4Q2025, the Charlotte County industrial sector continued its uneven but ultimately constructive trajectory, as softening quarterly fundamentals contrasted with strong full-year performance. Vacancy rose 110 bps from Q3 and finished the year just under 11%, reflecting a combination of slower deal flow and recently delivered space. Quarterly net absorption turned negative; however, annual absorption remained positive for the fifth consecutive year—reinforcing the market’s underlying demand despite near-term friction.

Leasing activity decelerated in the quarter, with deal volume down 22% QoQ and SF leased falling by roughly 50%, indicative of smaller tenant requirements and elongated decision timelines. On an annual basis however, total deals surged 136% while volume expanded nearly 5x over 2024 levels by SF. Asking rents softened 5% QoQ and 7.1% YoY, suggesting landlords are recalibrating expectations as supply-demand dynamics normalize.

Sales activity delivered mixed results. While transaction count held flat QoQ, dollar volume fell by 75%, indicating fewer large-scale trades despite a 70% increase in SF transferred. On a full-year basis, fundamentals remained strong, with closings doubling, dollar volume rising nearly 250%, and SF traded up ~130% YoY. Pricing held relatively firm, with both average and median values finishing near \$150 PSF—evidence of continued investor conviction amid short-term normalization.

SUPPLY

SUBMARKET	# BLDGS	TOTAL SF	VACANCY RATE
Punta Gorda	238	3,750,609	16.8%
Port Charlotte	207	2,126,801	4.1%
All Other Areas	121	1,090,692	3.4%
TOTAL	566	6,968,102	10.8%

DEMAND

SUBMARKET	LEASES	LEASED SF	NET ABSORPTION
Punta Gorda	7	21,500	10,196
Port Charlotte	9	14,753	-13,892
All Other Areas	0	0	1,100
TOTAL	16	36,253	-2,596

NEW & UNDER CONSTRUCTION



488,100

SF Delivered YTD

281,190



SF Under Construction

TOP LEASES

	DESCRIPTION	ADDRESS	BUILT	SF LEASED	TENANT
1	Class A Warehouse	Curry Commerce Center 17990 Curry Preserve Dr, Punta Gorda	2025	6,000	Primer
2	Class B Warehouse	PGD Industrial Park - Phase II 28271 Woodlawn, Punta Gorda	2025	5,000	The Boat Lift Guys
3	Class A Warehouse	Curry Commerce Center 17990 Curry Preserve Dr, Punta Gorda	2026	4,500	CCMC Community Center

* Excludes Renewals

TOP SALES

	DESCRIPTION	ADDRESS	BUILT	ASSET SF	SALE \$ PSF	SALE TYPE
1	Class B Warehouse	XUMA Rental & Supply 1129 Tamiami Trl, Port Charlotte	1977	12,144	\$2,600,000 \$214.10 PSF	Owner User
2	Class B Showroom (9-Condo Portfolio)	5260 Duncan Rd, Punta Gorda	2007	12,002	\$1,077,800 \$89.80 PSF	Investment
3	Class C Warehouse	501 Paul Morris Dr, Englewood	2008	5,000	\$500,000 \$100 PSF	Owner User

* Includes User and Investment Sales

INDUSTRIAL

Market Statistics

LEASE ACTIVITY

	# Executed Leases	Total SF Leased	Avg Deal Size	Current Avg. Asking Rate
SPACES UNDER 2,500 SF				BASE RENT
Punta Gorda	4	6,000	1,500	\$17.89
Port Charlotte	7	8,803	1,258	\$14.22
All Other Areas	0	0	n/a	n/a
TOTAL	11	14,803	1,346	\$14.59
SPACES FROM 2,500 - 4,999 SF				BASE RENT
Punta Gorda	1	4,500	4,500	\$12.60
Port Charlotte	2	5,950	2,975	\$15.80
All Other Areas	0	0	n/a	\$19.00
TOTAL	3	10,450	3,483	\$15.36
SPACES FROM 5,000 - 9,999 SF				BASE RENT
Punta Gorda	2	11,000	5,500	\$13.74
Port Charlotte	0	0	n/a	\$14.90
All Other Areas	0	0	n/a	\$19.00
TOTAL	2	11,000	n/a	\$14.48
SPACES FROM 10,000 - 24,999 SF				BASE RENT
Punta Gorda	0	0	n/a	\$13.63
Port Charlotte	0	0	n/a	\$15.21
All Other Areas	0	0	n/a	n/a
TOTAL	0	0	n/a	\$14.14
SPACES FROM 25,000 SF+				BASE RENT
Punta Gorda	0	0	n/a	\$9.00
Port Charlotte	0	0	n/a	n/a
All Other Areas	0	0	n/a	n/a
TOTAL	0	0	n/a	\$9.00

SALES ACTIVITY

# Sold	Median Sold PSF	# Sold	Median Sold PSF
USER SALES		INVESTMENT SALES	
2	\$170	3	\$152
0	n/a	1	\$163
1	\$134	0	n/a
3	\$160	4	\$152
USER SALES		INVESTMENT SALES	
0	n/a	0	n/a
0	n/a	0	n/a
0	n/a	0	n/a
0	n/a	0	n/a
USER SALES		INVESTMENT SALES	
0	n/a	0	n/a
0	n/a	0	n/a
1	\$100	0	n/a
1	\$100	0	n/a
USER SALES		INVESTMENT SALES	
0	n/a	1	\$90
1	\$214	0	n/a
0	n/a	0	n/a
1	\$214	1	\$90
USER SALES		INVESTMENT SALES	
0	n/a	0	n/a
0	n/a	0	n/a
0	n/a	0	n/a
0	n/a	0	n/a

8.1%
Punta Gorda

CAP RATES

Reflect the average of advertised rates as reported to Costar over past 4-quarters (4 Sales)

6.7%
Port Charlotte

7.4%
Charlotte County

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