

# TRIPLE NET SALES INDUSTRIAL LEASEBACK

8381 Duffie Drive, Punta Gorda, FL 33982



## Turnkey Operation

.....  
End-to-end countertop and cabinetry solutions for all project types.



## Modern Facility

.....  
63,770+ SF tilt-wall facility. Showrooms, production, and warehousing.



## Advanced Technology

.....  
CNC, waterjet, and Precision tooling for fast, accurate, large-scale production.



## Established Brand

.....  
Trusted Business in SW Florida for 35+ years. Strong industry ties.

## Fabrication Facility

### TURNKEY SOLID SURFACE & GRANITE

.....  
This premier offering includes two synergistic businesses—Solid Surface Countertops and Balentine Builders Services—operating from a brand-new, purpose-built 63,770 SF facility in Punta Gorda. Designed for high-volume precision fabrication, the property features advanced CNC and robotic waterjet technology, integrated showrooms, executive offices, and dedicated cabinetry warehouse space.\*

### PROPERTY DETAILS

- **PRICE:** \$14,200,000 @ \$222.68 PSF
- **LOCATION:** Punta Gorda, FL
- **BUILDING:** 63,770 SF Total
- **LAND:** 5 ACRES
- **CAP RATE:** 6%
- **LEASE:** 10 Years
- **ZONING:** ECAP
- **PARKING:** 47 SPACES



Six Mile Corporate Park  
12140 Carissa Commerce Ct  
Suit 102  
Fort Myers, FL 33966



239.481.3800 Tel  
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# FOR SALE

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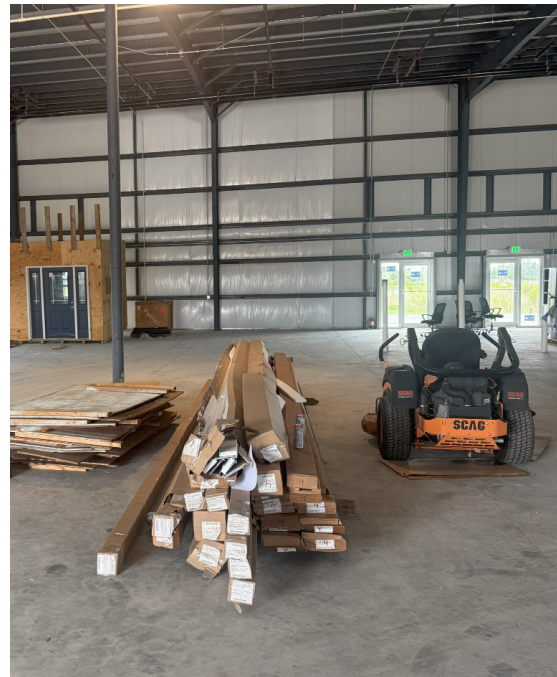
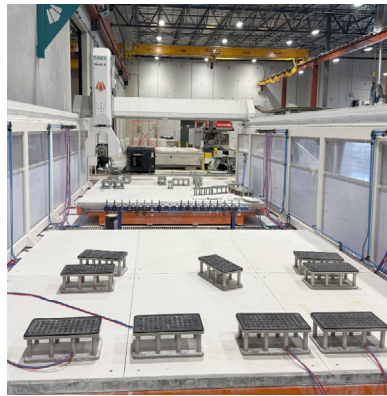


Commercial Real Estate Consultants, LLC  
Florida Licensed Real Estate Broker

- **Two synergistic businesses** — Solid Surface Countertops and Balentine Builders Services, offered together under single ownership. *\*Real estate only.*
- **Brand-new, purpose-built** 48,770 SF tilt-wall facility plus a 15,000 SF warehouse, designed for high-output precision countertop fabrication and cabinetry production.
- **Advanced technology:** CNC machinery, robotic waterjet cutting, CAD-driven design, and automated material handling systems included in business sale.
- **National and regional builder** relationships, serving commercial contractors, multifamily developers, and custom homeowners. Over 45 years of combined experience and trusted brand presence through Gulf Coast Cabinets & Countertops.
- **Strong vendor partnerships** with global cabinetry manufacturers and premium material suppliers. Purpose-built for scalability: fully sprinklered facilities, high-capacity electrical service, gantry cranes, compressed air and water recycling systems.

.....

- **LOADING DOCK:** (3) 10 X 10 doors & 12x 14
- **PROPERTY ID:** 412314400010
- **BLDG 1:** 48,770 SF / 2,000 AMPS
- **BLDG 2:** 15,000 SF / 225 AMPS
- **CITY WATER & SEWER**
- **FIRE SPRINKLERS:** Throughout



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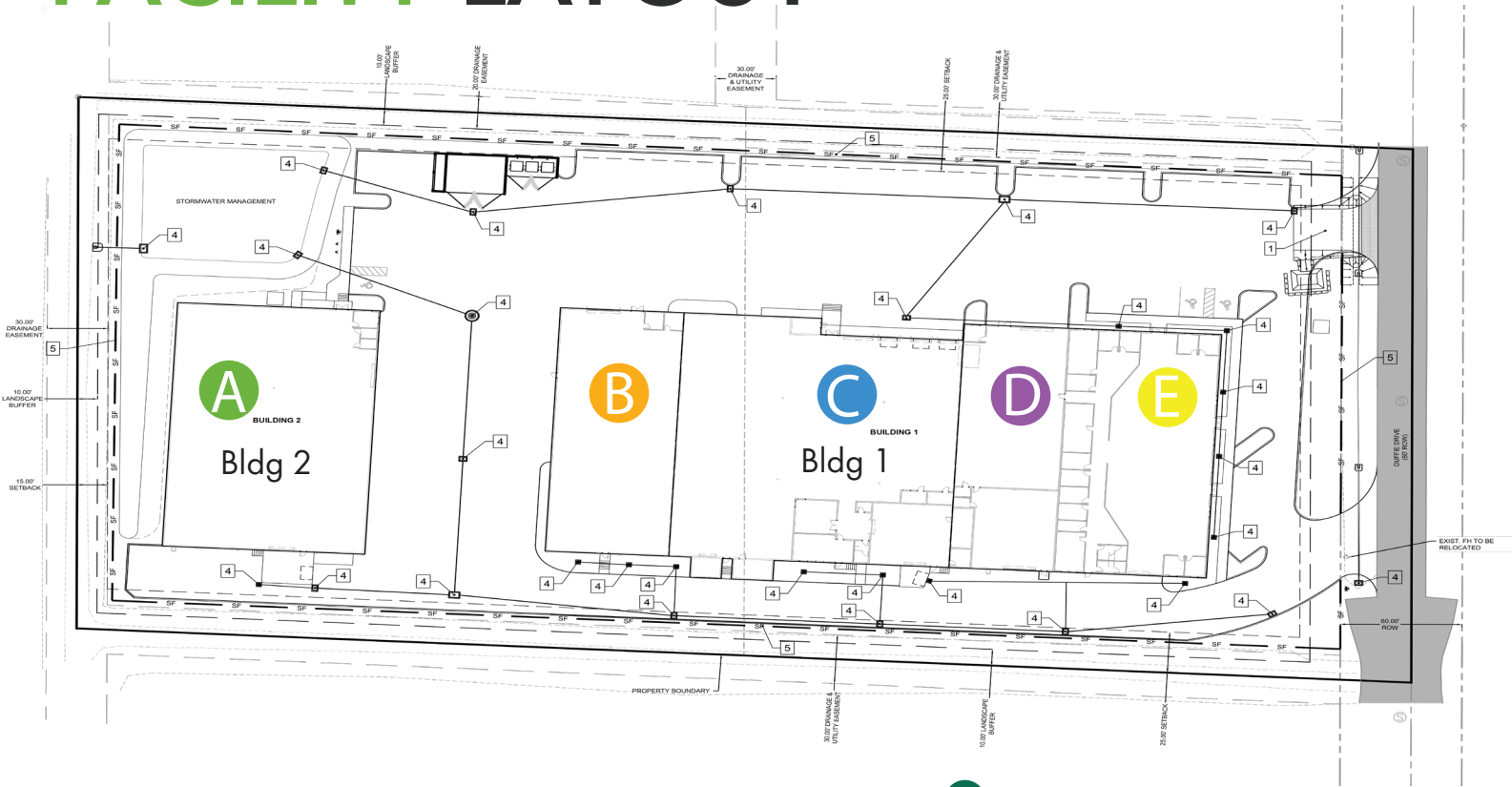


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## FACILITY LAYOUT



## WAREHOUSE BREAKDOWN

- A** WAREHOUSE 15,000 SF •••• Open warehouse, bathroom, 2 roll up doors, & loading dock
- B** WAREHOUSE 9,000 SF •••• Granite receiving warehouse, gantry cranes, & slab scanner
- C** PRODUCTION 20,740 SF •••• Granite production, slab carts w/ rails, dust collection system cutting, edging, polishing machinery, bathrooms, & production office
- D** PRODUCTION 7,760 SF •••• Corian production, workshop, & delivery office
- E** PRODUCTION 11,250 SF •••• Showroom, office, conference room, breakroom, & bathroom

## Fabrication Warehouse



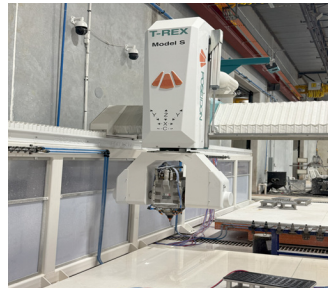
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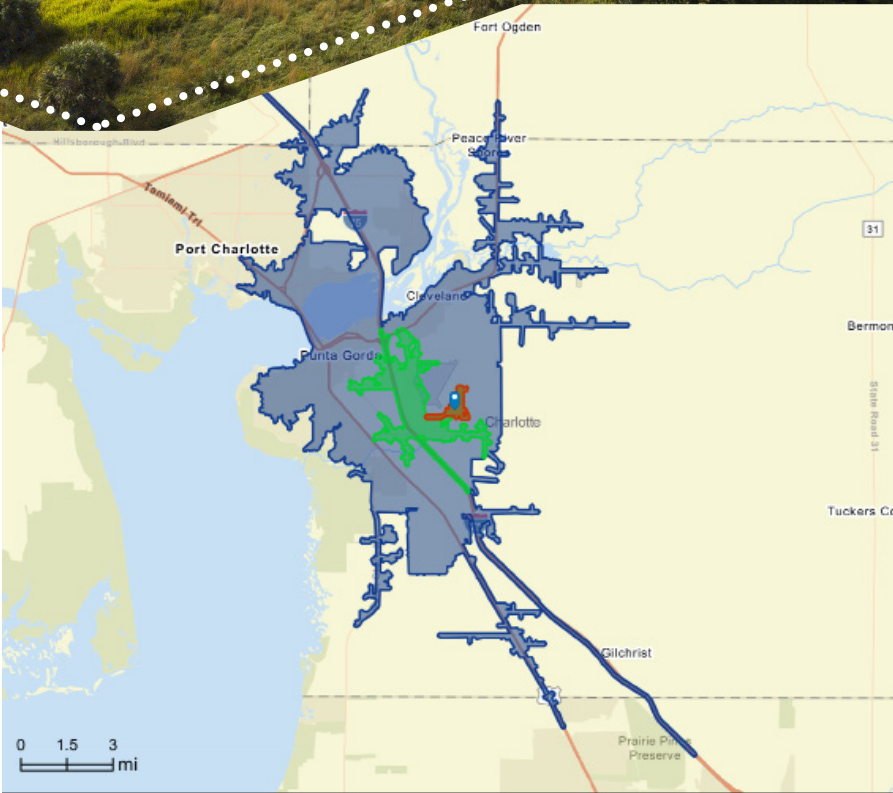
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## ZONING Enterprise Charlotte Airport Park (ECAP)

The intent of the ECAP district is to create a mixed-use zoning district which enhances and promotes economic development within its boundaries as well as within the county, and which provides for quality and consistency in design and development while still maintaining flexibility in design and development standards. It is envisioned as a framework that encourages investment, supports a diverse range of business opportunities, and ensures that growth occurs in a coordinated and sustainable manner.

Demographics	1 Mile	3 Miles	5 Miles
EST Population 2025	815	7,695	29,868
EST Population Growth 2030	901	8,698	32,146
EST Median Household Income 2025	\$85,503	\$83,781	\$75,160
EST Median Household Income 2030	\$98,366	\$94,736	\$85,408
Average Household Income	\$98,176	\$101,810	\$102,625
Traffic Count -- AADT 2024 (Piper Road at Woodlawn) 10,500			



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