PGD INDUSTRIAL PARK FOR LEASE INDUSTRIAL/FLEX SPACE WITH INCENTIVES/BUILT-TO-SUIT



28261-28271-28281-28291 WOODLAWN, PUNTA GORDA, FL 33982



PGD Industrial Park has plans for a four 40,000 SF building industrial/flex complex, to be built in phases. Phase I has been fully leased. Each phase will be a grey shell building that can be divided into up to eight 5,000± SF spaces measuring 50′ x 100′ each. Each unit has two roll-up doors; either dock high access with 8′ x 10′ roll-up loading doors or 12′ x 14′ grade level roll-up loading doors. In addition, each unit has a front and rear entry door, two restrooms and plumbing for a third. Demising walls will be provided by the landlord, upon determination of tenant's size.

PGD Industrial Park is the ideal location for companies searching for brand-new space for manufacturing, warehousing, industrial offices and distribution in a thriving market. Within minutes of I-75, one of the premier industrial corridors in the country, drivers are granted access to all of the major markets in Florida. Three-quarters of Florida's population can be reached within a 150-mile radius of Southwest Florida.

CONTACT

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LEASE RATE: To Be Negotiated with TI (3% Annual Escalations)

OPEX: \$4.00 PSF/Year (Estimated Including Property Tax & Building Insurance)

UNIT SIZE: 5,000 - 40,000± SF

BUILDING SIZE: Four 40,000± SF buildings totaling 160,000± SF in four Phases

Phase I is fully leased. Phases II, III & IV are pre-leasing now and can

be divided into eight (8) 5,000± SF units.

LAND SIZE: 20.38± Acres (1,345' x 660')

LOCATION: Located off Piper Road, the main road accessing the Punta Gorda

Airport, with quick access to I-75 via Jones Loop Road 1± mile east of

I-75, Exit 161 (Jones Loop Road), and 1/2 mile from Punta Gorda Airport

ZONING: ECAP - Enterprise Charlotte Airport Park (Charlotte County)

Click here for zoning uses

ASSOCIATION: Part of the Airport Commerce Center Authority Owners Association

YEAR BUILT: Phase I: 2021 Phase II, III, IV: September 2024

O/H DOORS: 12' x 14' Grade Level or 8' x 10' Dock High

CLEAR HEIGHT: 19'9" - 23'9" (at beam)

POWER: 3-Phase, 200 AMP, 277 VAC (Different specs can be negotiated)

One Electrical Panel per Unit

RESTROOMS: Each tenant will be provided with two restrooms & plumbing for a third

PARCEL ID: 412314300005

Ideal for distribution/fulfillment center

Building is fully fire sprinklered

■ Fiber optic internet & phone

R-19 Roof & R-10 Wall Insulation

■ Immediate I-75 interchange access

 Accepting pre-leasing for future Phases II, III & IV, or we can provide fenced storage area in lieu of any future phases

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	UNIT G			•			(2 DOORS PER UNIT)		OUTO Prinches	
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	100 miles	DRIVE-IN ACCESS 6 12 x 14" OH DOORS (2 DOORS PER UNIT) 7 01 10	FUTURE RESTROOMS	CSMTER VANDOWS IN EACH BAY (TVP.)		(d)	UNIT A	

1		UNIT SIZE			OVERHEAD DOORS			
	AVAILABLE UNITS	SIZE (SF)	DIMENSIONS	#	SIZE	TYPE		
		P	HASE II - 28271	WOOD	LAWN			
į	А	5,000	50' x 100'	2	12' x 14'	Grade Level		
	В	5,000	50' x 100'	2	8' x 10'	Dock High		
	С	5,000	50' x 100'	2	8' x 10'	Dock High		
	D	5,000	50' x 100'	2	12' x 14'	Grade Level		
	E	5,000	50' x 100'	2	12' x 14'	Grade Level		
	F	5,000	50' x 100'	2	8' x 10'	Dock High		
	G	5,000	50' x 100'	2	8' x 10'	Dock High		
	Н	5,000	50' x 100'	2	12' x 14'	Grade Level		
		LAWN						
	А	5,000	50' x 100'	2	12' x 14'	Grade Level		
	В	5,000	50' x 100'	2	8' x 10'	Dock High		
	С	5,000	50' x 100'	2	8' x 10'	Dock High		
	D	5,000	50' x 100'	2	12' x 14'	Grade Level		
	E	5,000	50' x 100'	2	12' x 14'	Grade Level		
	F	5,000	50' x 100'	2	8' x 10'	Dock High		
	G	5,000	50' x 100'	2	8' x 10'	Dock High		
	Н	5,000	50' x 100'	2	12' x 14'	Grade Level		
		Pi	HASE IV - 28291	WOOD	LAWN			
	А	5,000	50' x 100'	2	12' x 14'	Grade Level		
	В	5,000	50' x 100'	2	8' x 10'	Dock High		
	С	5,000	50' x 100'	2	8' x 10'	Dock High		
	D	5,000	50' x 100'	2	12' x 14'	Grade Level		
	Е	5,000	50' x 100'	2	12' x 14'	Grade Level		
	F	5,000	50' x 100'	2	8' x 10'	Dock High		
	G	5,000	50' x 100'	2	8' x 10'	Dock High		
	Н	5,000	50' x 100'	2	12' x 14'	Grade Level		
	Unite can h	a combined	in 2 500 SE incre	monte				

Units can be combined in 2,500 SF increments

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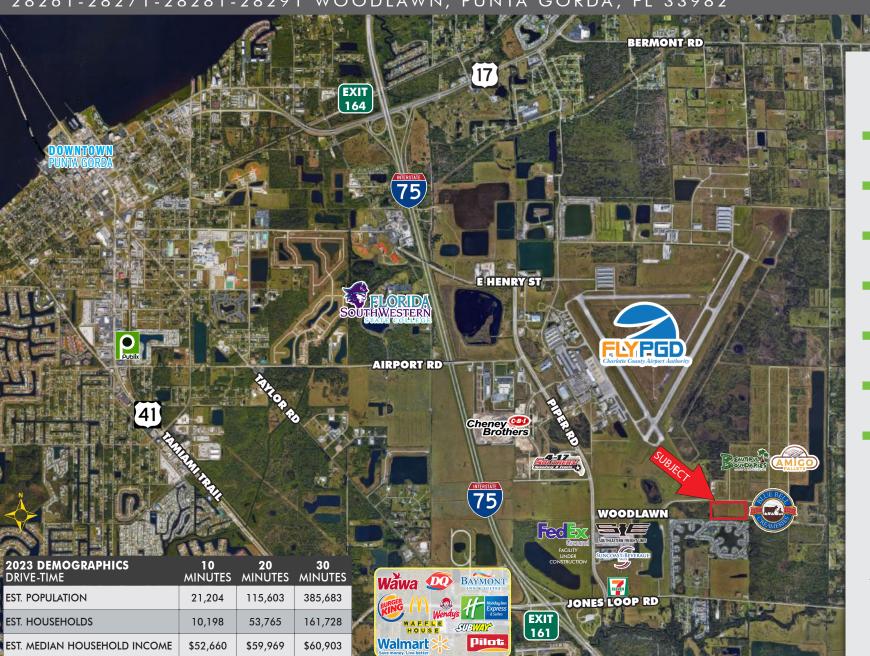
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DISTANCE DRIVE TIMES

- Punta Gorda Airport 0.5± Miles
- I-75 1.5± Miles
- US 41 3.2± Miles
- Downtown Punta Gorda 5± Miles
- Fort Myers 23± Miles
- SWFL International Airport 37± Miles
- Sarasota Bradenton International Airport 61± Miles

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