

PGD INDUSTRIAL PARK FOR LEASE

INDUSTRIAL/FLEX SPACE WITH INCENTIVES/BUILT-TO-SUIT



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

**NOW PRE-LEASING
PHASE II, III & IV**



**5,000 to 120,000 SF
AVAILABLE SEPTEMBER 2024**

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

FRED KERMANI, CCIM, AIA

Partner

239.659.4960

Fred.Kermani@CREconsultants.com

CREconsultants.com/FredKermani

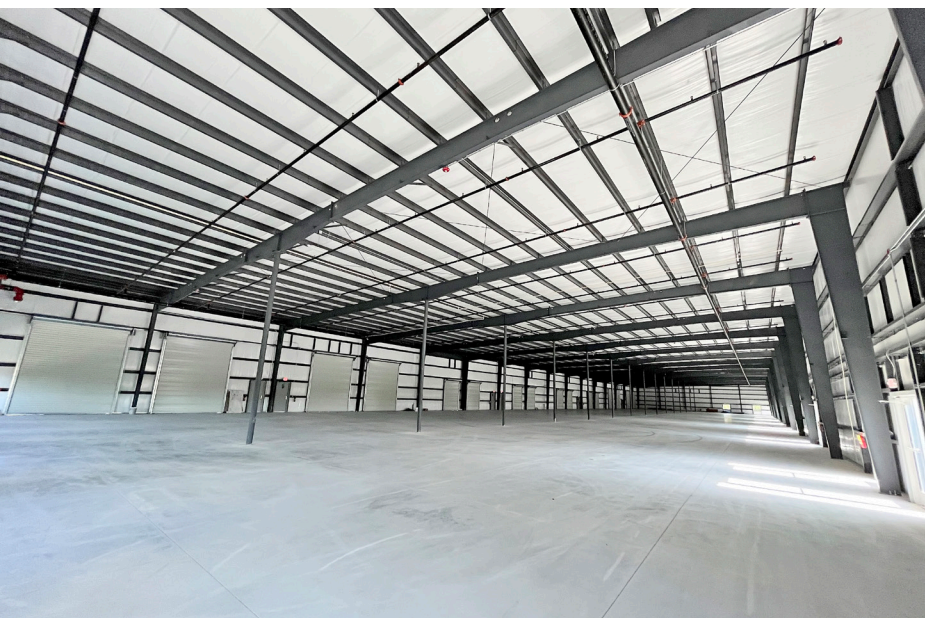
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- LEASE RATE:** To Be Negotiated with TI (3% Annual Escalations)
- OPEX:** \$4.00 PSF/Year (Estimated Including Property Tax & Building Insurance)
- UNIT SIZE:** 5,000 - 40,000± SF
- BUILDING SIZE:** Four 40,000± SF buildings totaling 160,000± SF in 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

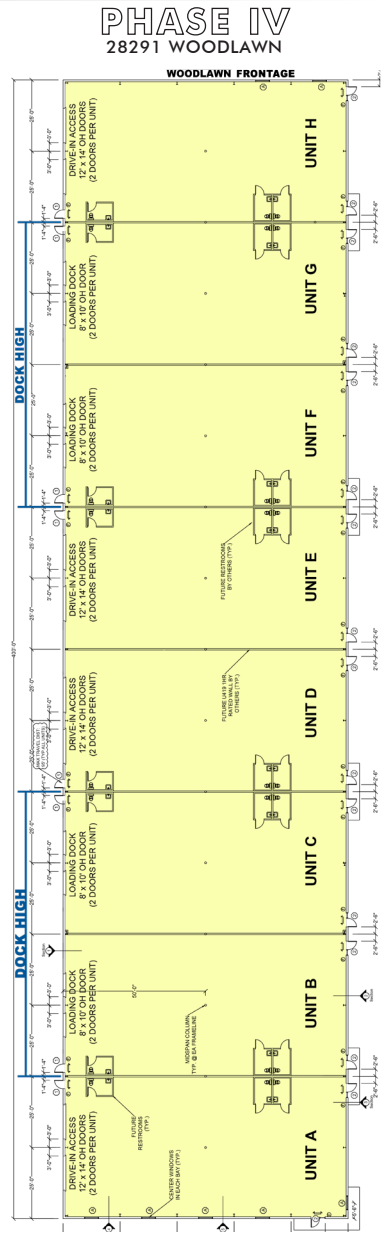
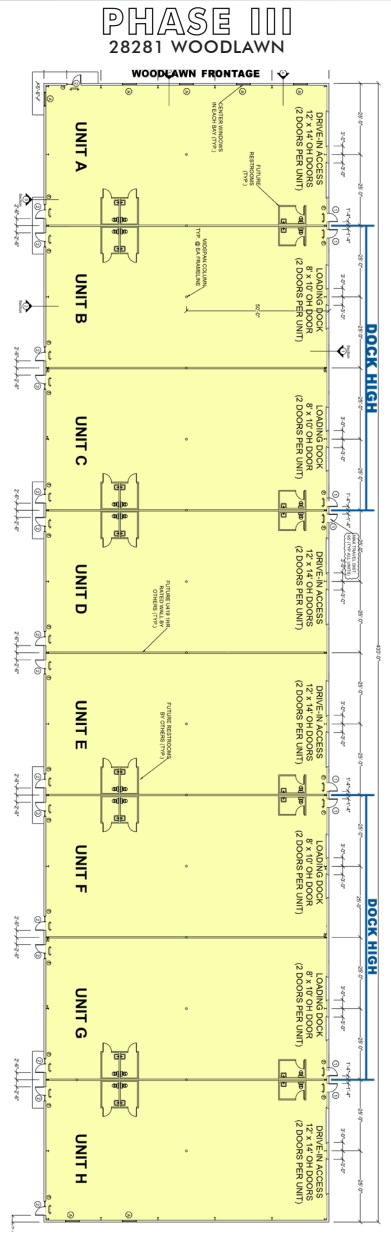
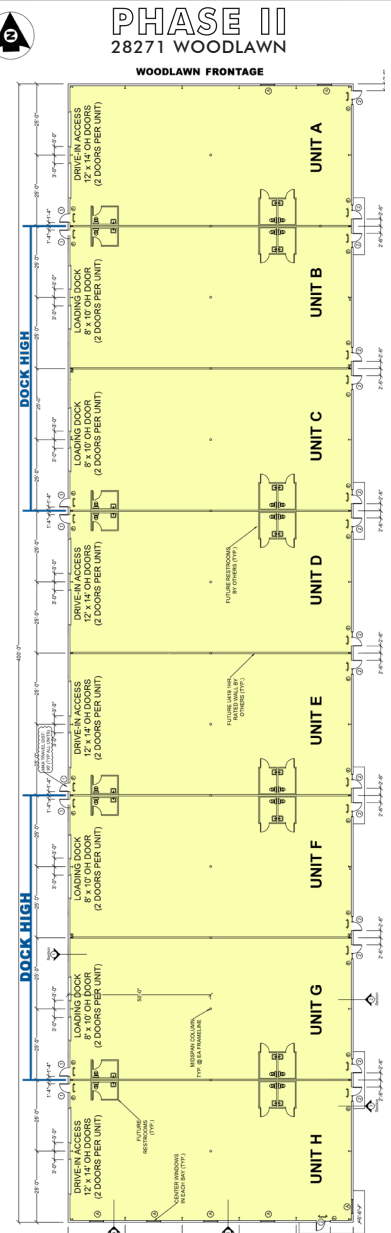
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BUILDING LAYOUTS



AVAILABLE

AVAILABILITY

AVAILABLE UNITS	UNIT SIZE		#	OVERHEAD DOORS	
	SIZE (SF)	DIMENSIONS		SIZE	TYPE
PHASE II - 28271 WOODLAWN					
A	5,000	50' x 100'	2	12' x 14'	Grade Level
B	5,000	50' x 100'	2	8' x 10'	Dock High
C	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
H	5,000	50' x 100'	2	12' x 14'	Grade Level
PHASE III - 28281 WOODLAWN					
A	5,000	50' x 100'	2	12' x 14'	Grade Level
B	5,000	50' x 100'	2	8' x 10'	Dock High
C	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
H	5,000	50' x 100'	2	12' x 14'	Grade Level
PHASE IV - 28291 WOODLAWN					
A	5,000	50' x 100'	2	12' x 14'	Grade Level
B	5,000	50' x 100'	2	8' x 10'	Dock High
C	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
H	5,000	50' x 100'	2	12' x 14'	Grade Level

Units can be combined in 2,500 SF increments

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SITE PLAN



AVAILABLE

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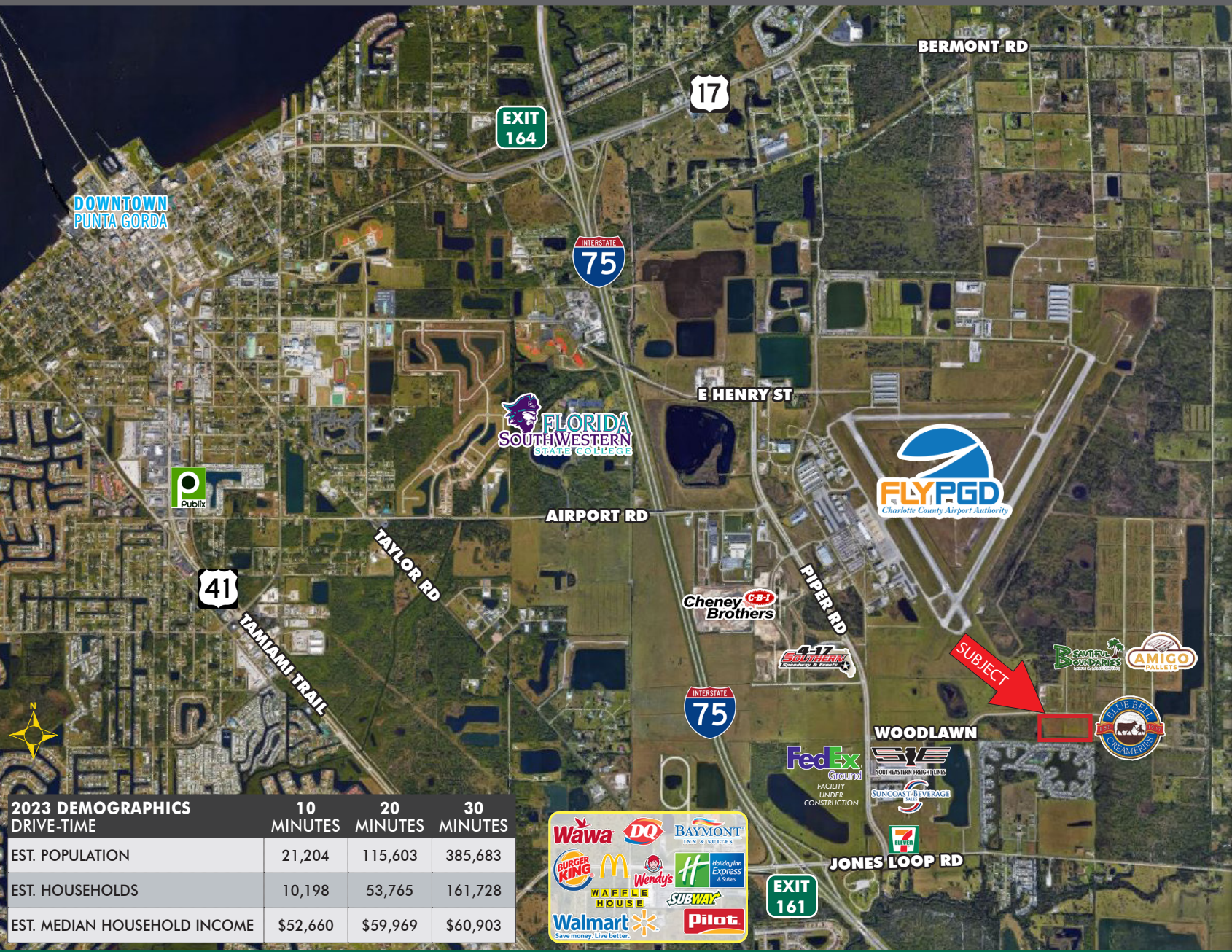
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DISTANCE DRIVE TIMES

- 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

2023 DEMOGRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
EST. POPULATION	21,204	115,603	385,683
EST. HOUSEHOLDS	10,198	53,765	161,728
EST. MEDIAN HOUSEHOLD INCOME	\$52,660	\$59,969	\$60,903

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12140 Carissa Commerce Ct., Suite 102, Fort Myers, FL 33966 | 1100 Fifth Ave. S, Suite 404, Naples, FL 34102

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