

# PGD INDUSTRIAL PARK FOR LEASE

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



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

**UNDER CONSTRUCTION**  
**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 features two roll-up doors: either 8' x 10' dock-high loading doors or 12' x 14' grade-level 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

[CRECONSULTANTS.com](http://CRECONSULTANTS.com)

For illustrative purposes only and subject to change without notice. No liability hereby assumed for errors or omissions. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

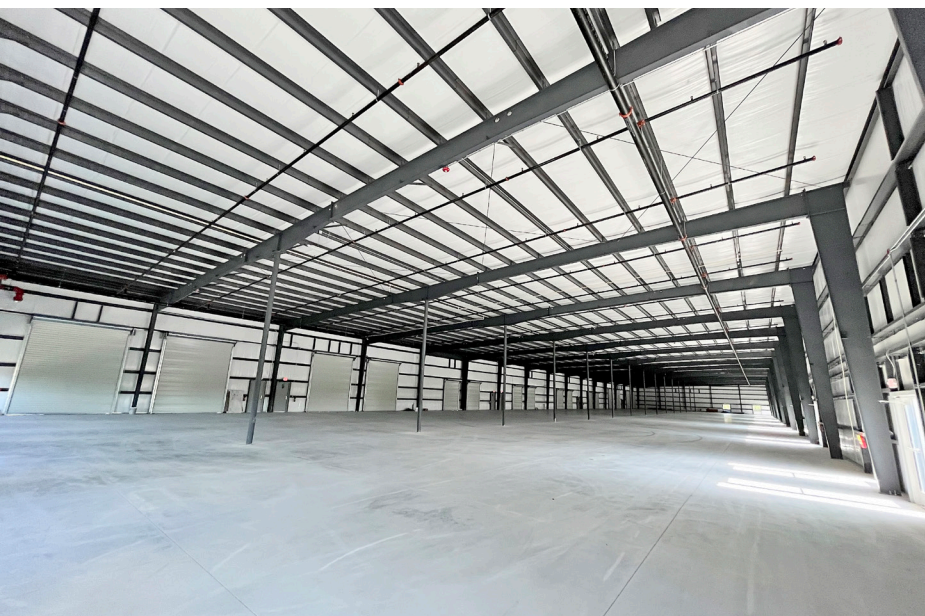


# PGD INDUSTRIAL PARK FOR LEASE

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



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



- BASE LEASE RATE:** \$12.50 PSF NNN (5-Year Lease) or \$12.00 PSF NNN (10-Year Lease) Grey Shell, will negotiate TI
- OPEX:** \$4.75 PSF (Estimated Including Property Tax & Building Insurance)
- UNIT SIZE:** 5,000 - 40,000± SF
- BUILDING SIZE:** Four 40,000± SF buildings. Phase I is fully leased. Phases II, III & IV, totaling 120,000± SF are available for pre-lease, can be divided into eight (8) 5,000± SF units per building
- 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 Units A & H feature both a Grade Level Door & Dock High Door. All other units have Dock-High Doors only.
- CLEAR HEIGHT:** Phase II: 19'9" - 23'9" Phase III: 30' (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
- PARKING:** 98 Non-exclusive Spaces for each phase
  - 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

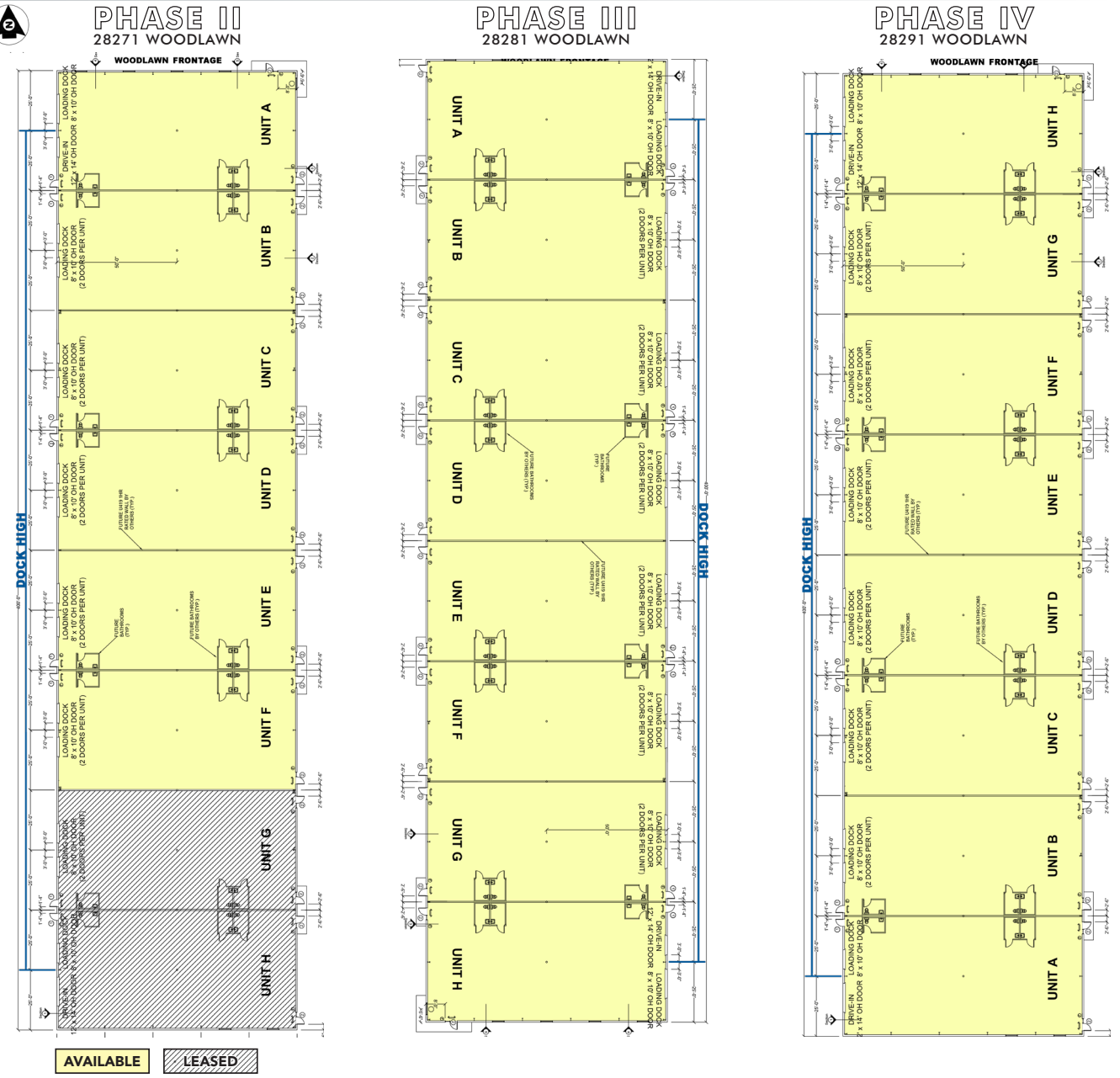
# PGD INDUSTRIAL PARK FOR LEASE

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



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

### BUILDING LAYOUTS



AVAILABILITY

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

Units can be combined in 2,500 SF increments

**CONTACT**  
**FRED KERMANI, CCIM, AIA**  
 Partner  
 239.659.4960  
 Fred.Kermani@CREconsultants.com  
 CREconsultants.com/FredKermani



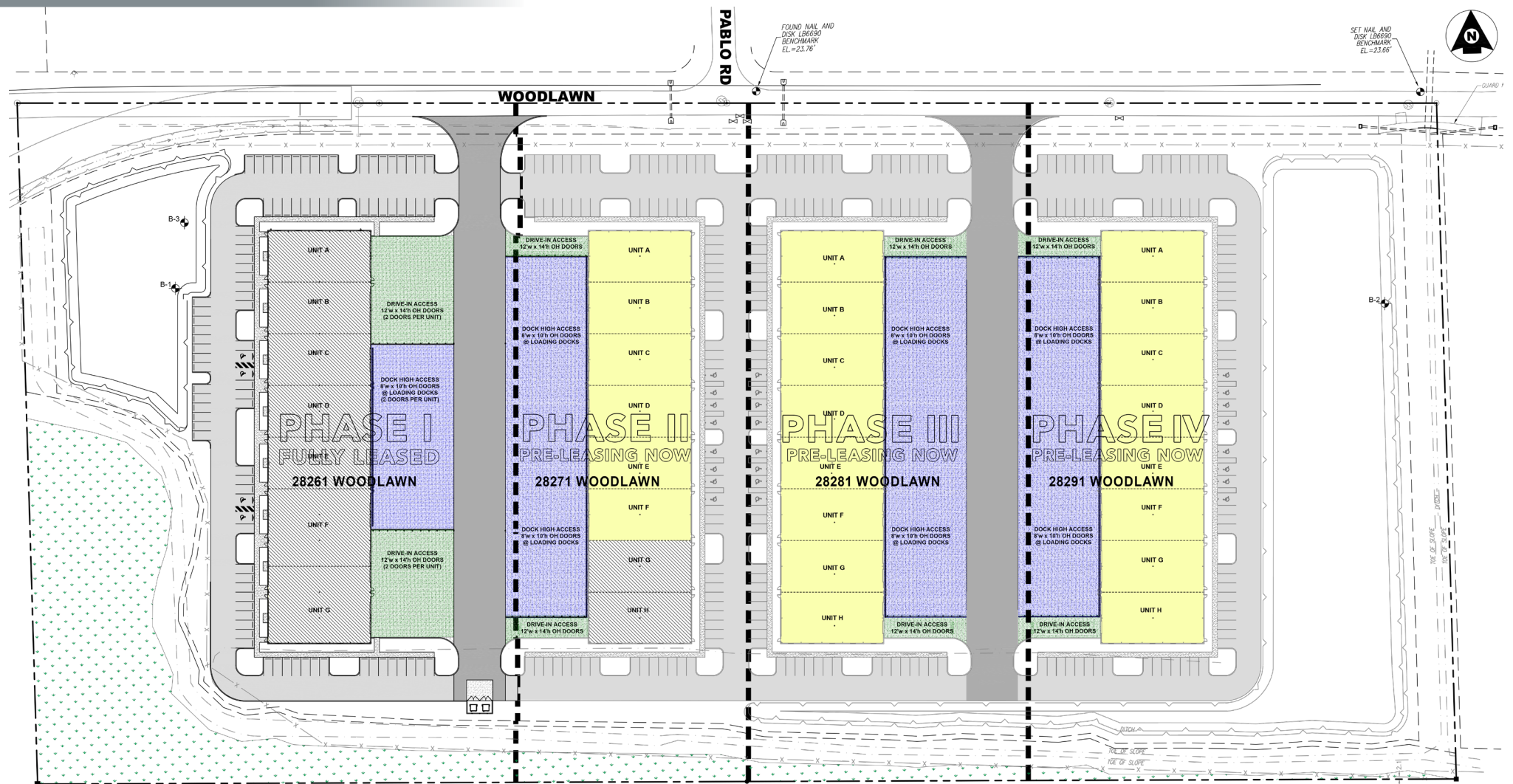
# PGD INDUSTRIAL PARK FOR LEASE

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



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

### SITE PLAN



**AVAILABLE** **LEASED**

**CONTACT**  
**FRED KERMANI, CCIM, AIA**  
 Partner  
 239.659.4960  
 Fred.Kermani@CREconsultants.com  
 CREconsultants.com/FredKermani

For illustrative purposes only and subject to change without notice. No liability hereby assumed for errors or omissions. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

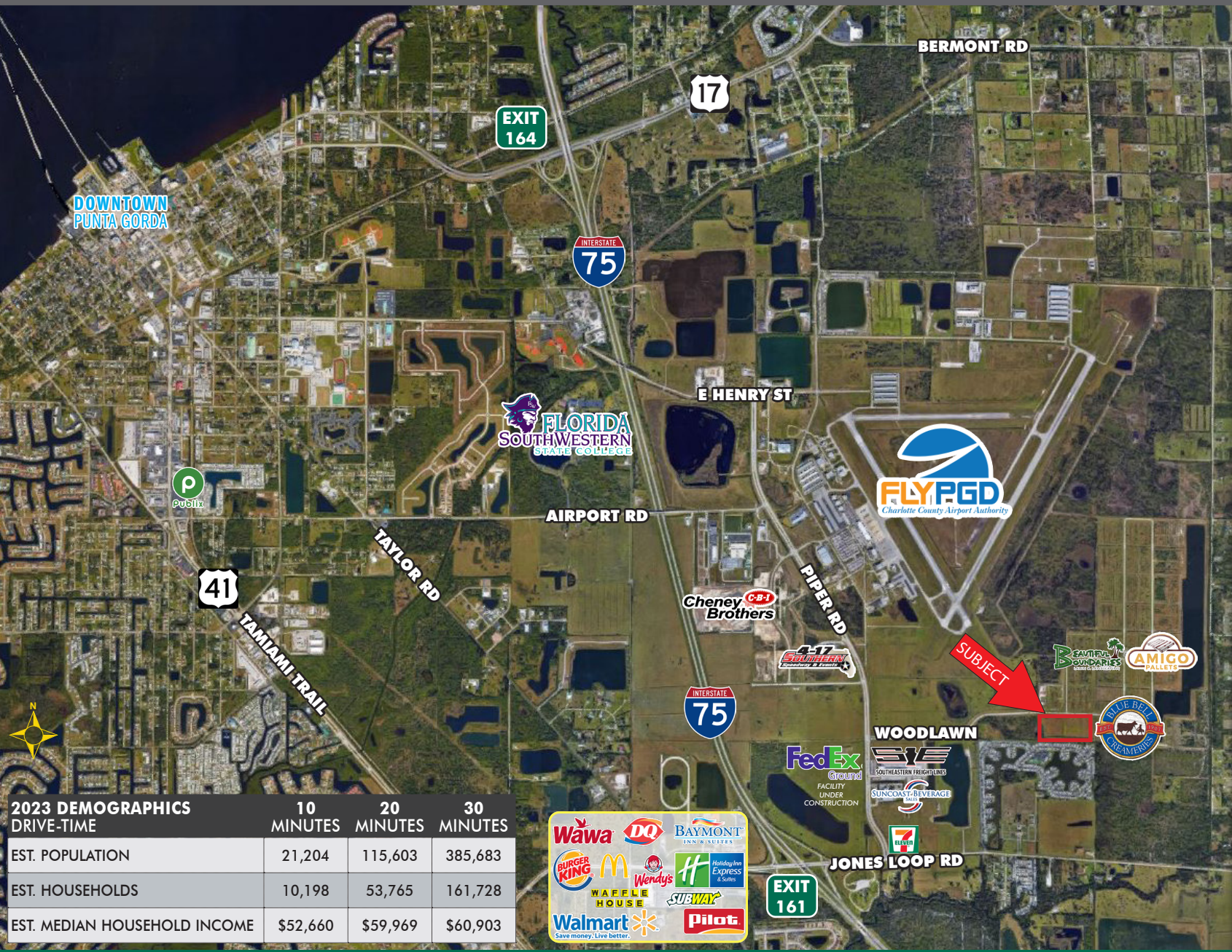


# PGD INDUSTRIAL PARK FOR LEASE

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



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



### 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

**CONTACT**  
**FRED KERMANI, CCIM, AIA**  
 Partner  
 239.659.4960  
 Fred.Kermani@CREconsultants.com  
 CREconsultants.com/FredKermani

CRECONSULTANTS.com

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

07/11/24

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.