

# 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

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**Partner**

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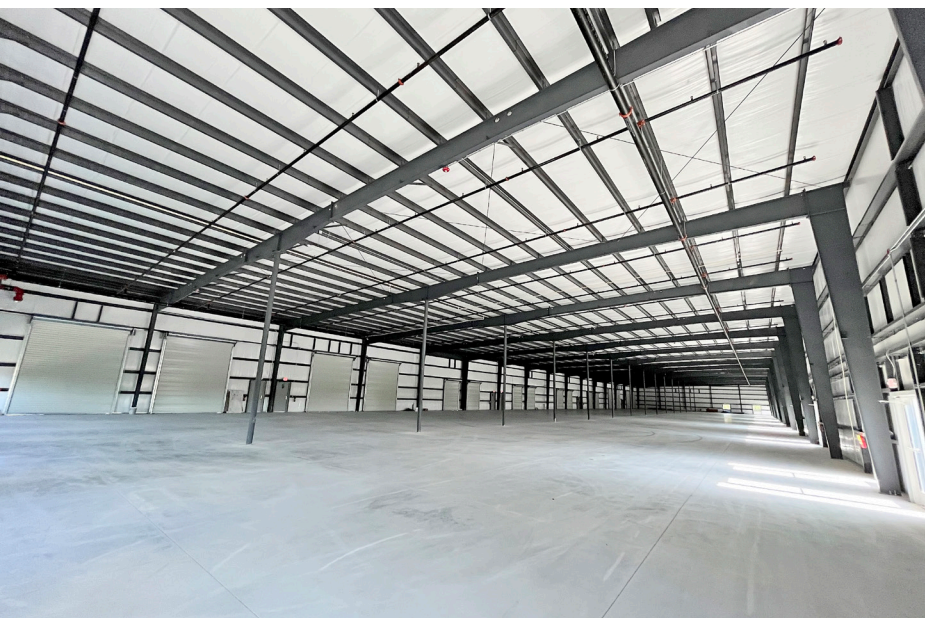


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**BASE LEASE RATE:** From \$12.50 PSF NNN (5-Year Lease) or From \$12.00 PSF NNN (10-Year Lease) Grey Shell, will negotiate TI

**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
- Immediate I-75 interchange access
- Building is fully fire sprinklered
- Accepting pre-leasing for future Phases II, III & IV, or we can provide fenced storage area in lieu of any future phases
- Fiber optic internet & phone
- R-19 Roof & R-10 Wall Insulation

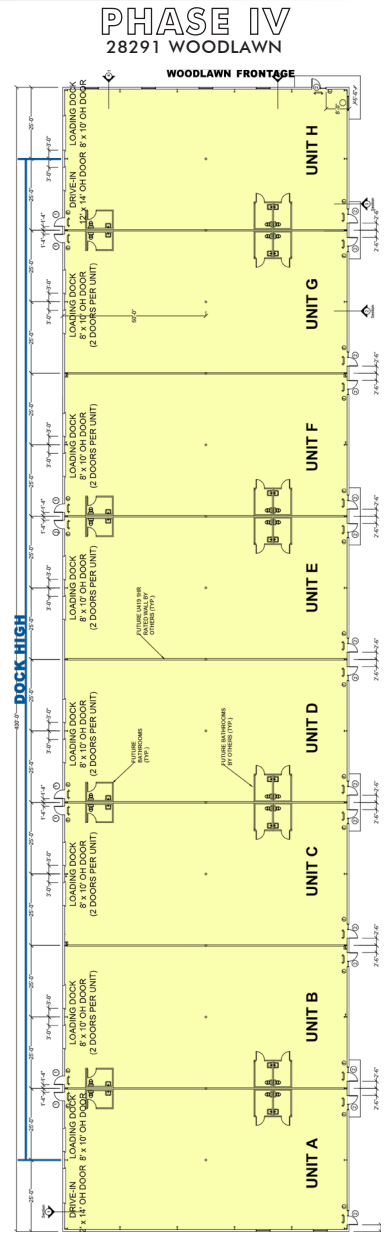
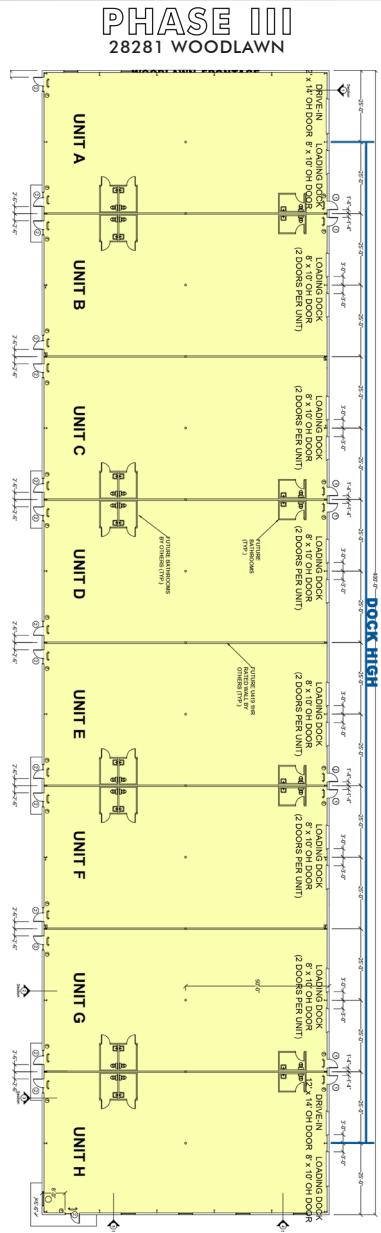
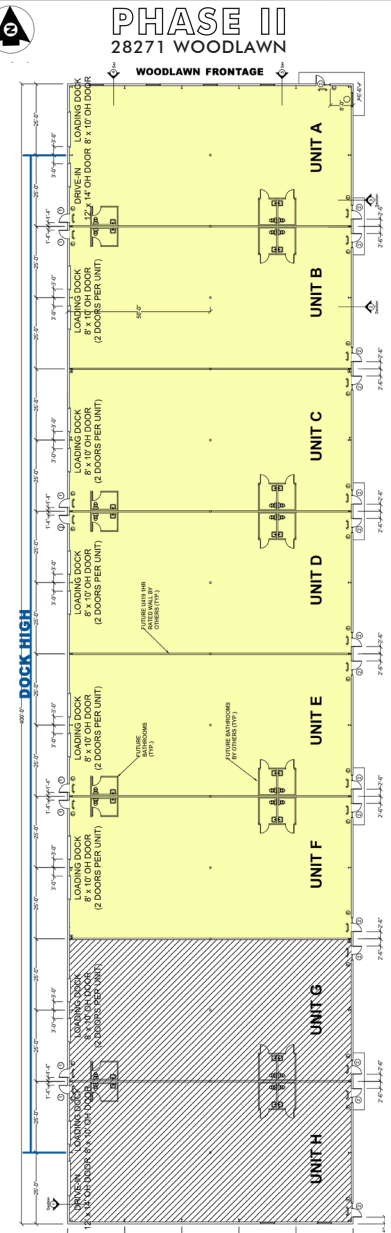
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### BUILDING LAYOUTS



**AVAILABLE** **LEASED**

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

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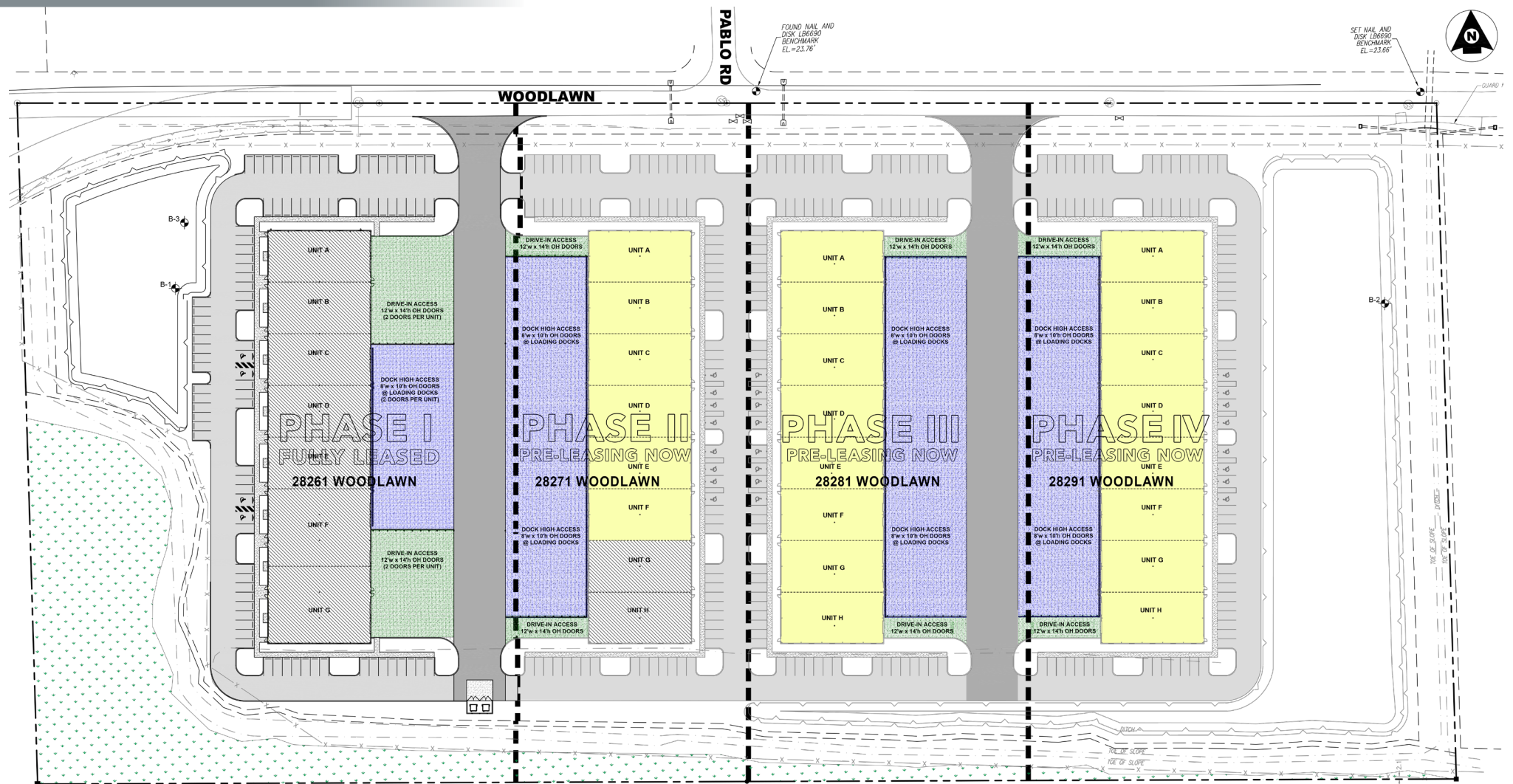
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### SITE PLAN



**AVAILABLE** **LEASED**

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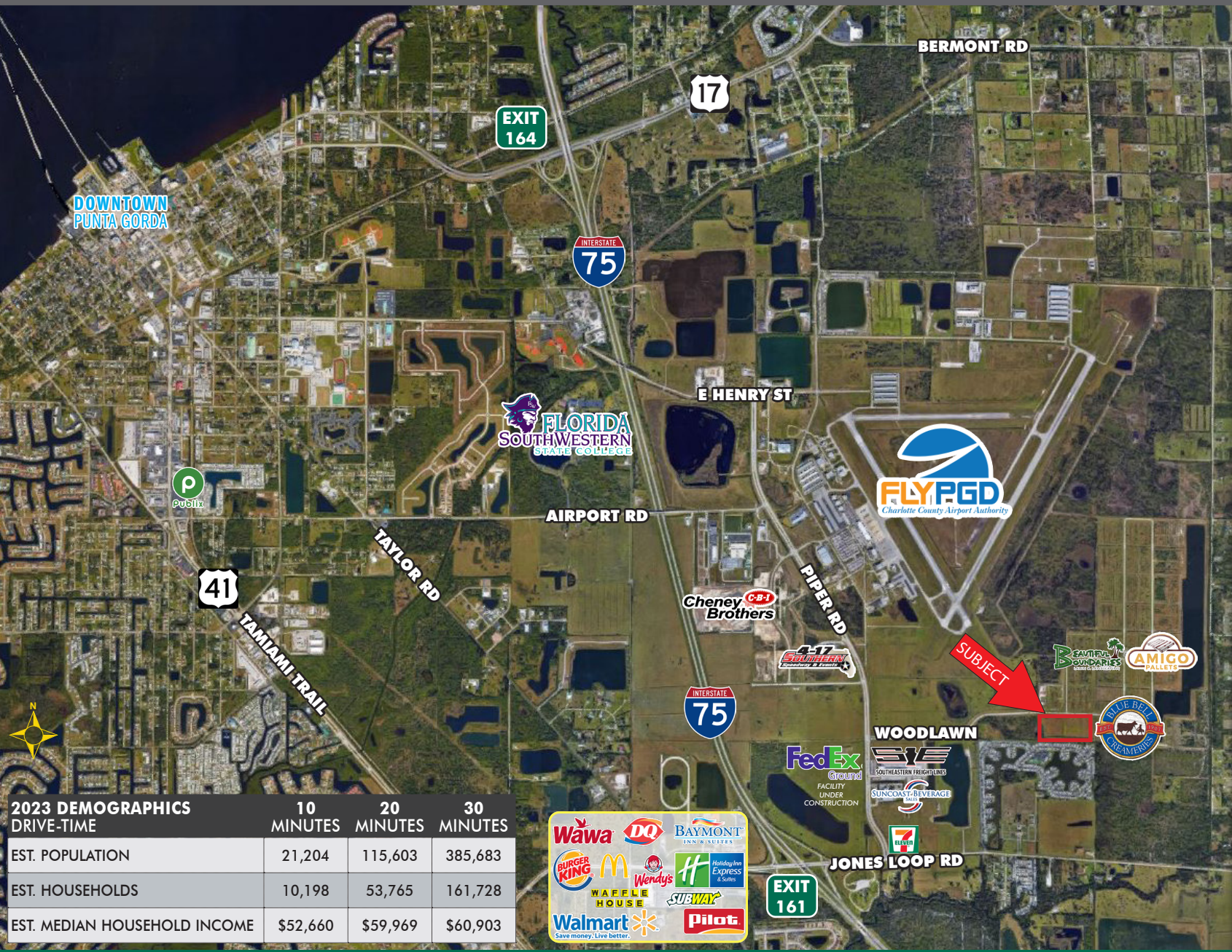


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### DISTANCE DRIVE TIMES

- 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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