

PGD INDUSTRIAL PARK FOR LEASE

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



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

PHASE II UNDER CONSTRUCTION
NOVEMBER 2024 DELIVERY



5,000 to 120,000 SF
NOW PRE-LEASING

PHASE I

PGD Industrial Park has plans for a four 40,000 SF building industrial/flex complex, to be built in phases. 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 5,000± SF unit features two roll-up doors: either 8' x 10' dock-high loading doors or 12' x 14' grade-level loading doors. In Phase II, Units A & H feature both a grade-level and dock-high door, while Units B-G have dock-high doors only, an optional portable ramp can be added to dock-high units for enhanced accessibility. In Phases III & IV, each unit will have both a grade-level door and truckwell with dock-high door. Additionally, 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

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

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

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: November 2024 Phase III & IV: Q1 2025

O/H DOORS: 12' x 14' Grade-Level or 8' x 10' Dock-High
Phase II: Units A & H feature both a Grade-level and Dock-High door. Units B-G have Dock-High doors only, with option to add portable ramps for enhanced accessibility
Phase III & IV: All units have both grade-level and dock-high doors with truckwells

CLEAR HEIGHT: Phase II: 19'± Phase III & IV: 30+' (at beam)

POWER: 3-Phase, 200 AMP, 277 VAC (Different specs can be negotiated)
One Electrical Panel per Unit

FLOOR SLAB: 6" Supporting 4,000 PSI

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

PARKING: 98 Non-exclusive Spaces for each phase

- 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 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



PHASE II UNDER CONSTRUCTION
NOVEMBER 2024 DELIVERY



PORTABLE RAMPS AVAILABLE

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.

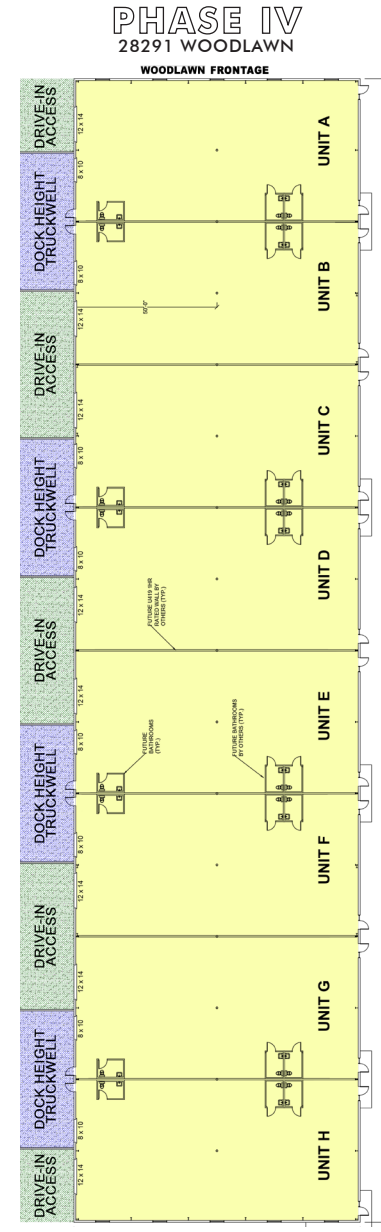
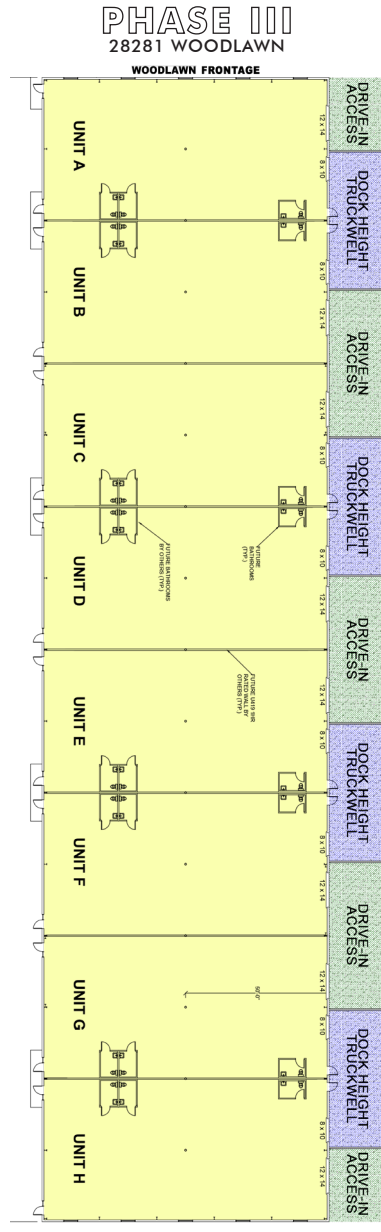
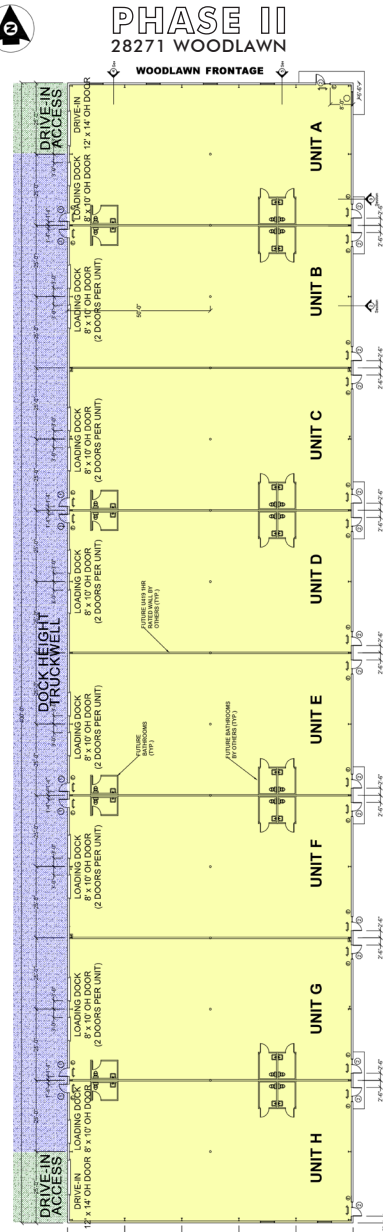
PGD INDUSTRIAL PARK FOR LEASE

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



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

BUILDING LAYOUTS



AVAILABILITY

| AVAILABLE UNITS | UNIT SIZE | | # | OVERHEAD DOORS | |
|-----------------------------------|-----------|------------|---|----------------------|-------------------------|
| | SIZE (SF) | DIMENSIONS | | SIZE | TYPE |
| PHASE II - 28271 WOODLAWN | | | | | |
| 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 |
| PHASE III - 28281 WOODLAWN | | | | | |
| 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' & 12' x 14' | Dock-High & Grade-Level |
| C | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| D | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| E | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| F | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| G | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| H | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| PHASE IV - 28291 WOODLAWN | | | | | |
| 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' & 12' x 14' | Dock-High & Grade-Level |
| C | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| D | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| E | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| F | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| G | 5,000 | 50' x 100' | 2 | 8' x 10' & 12' x 14' | Dock-High & Grade-Level |
| 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
Optional dock-to-ground ramps for dock-high units

AVAILABLE **LEASED**

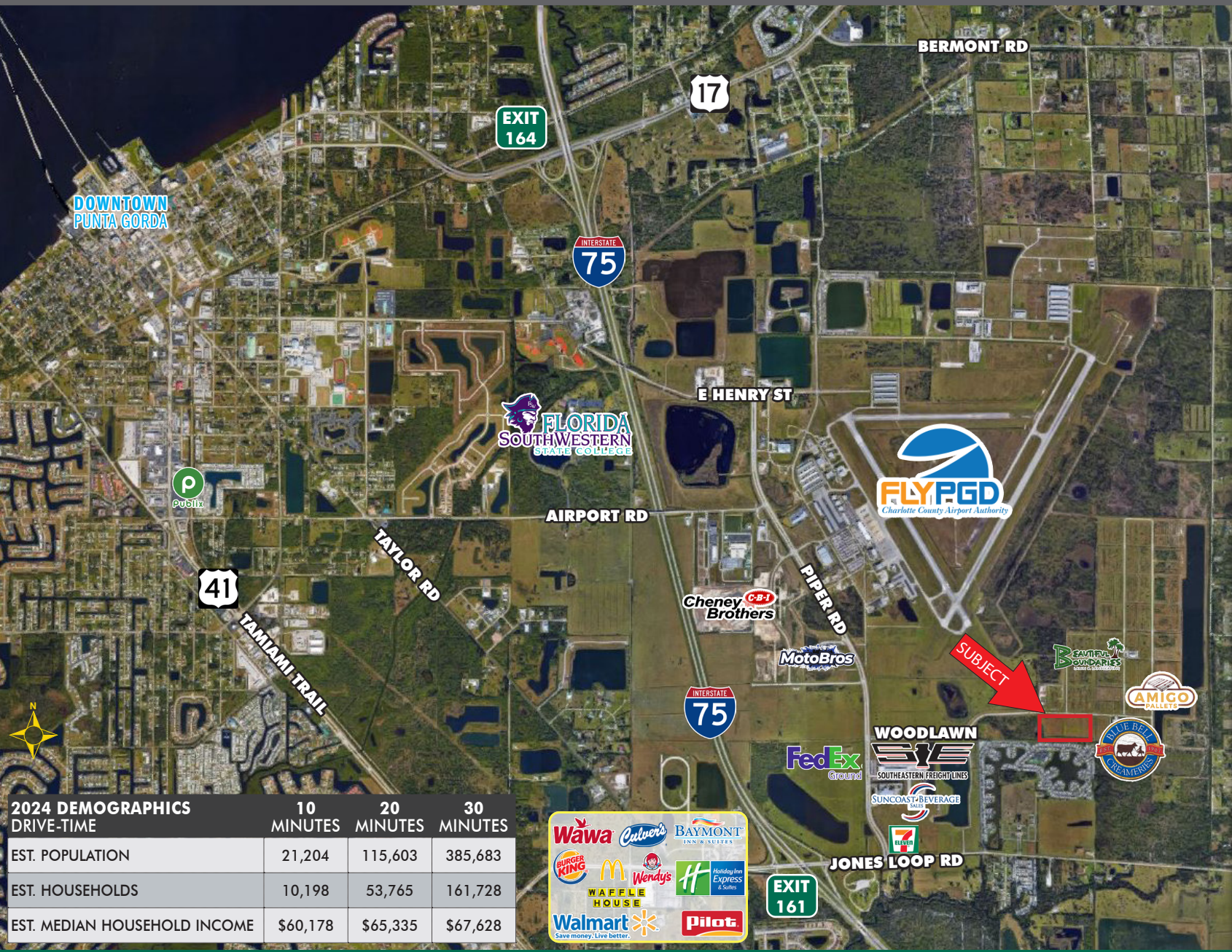
CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREconsultants.com

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

| 2024 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 | \$60,178 | \$65,335 | \$67,628 |



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