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FOR SALE OR LEASE

5445 WILLIAMSBURG DR | PUNTA GORDA, FL 33982

35,150± SF STANDALONE WAREHOUSE  
IN PUNTA GORDA





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# EXECUTIVE SUMMARY

## *Industrial Property Minutes from Downtown Punta Gorda*

Located in the 1775 Industrial Park, just minutes from I-75 in Punta Gorda. 5445 Williamsburg has five large overhead doors and features clear heights 16'-22'. Property rests on 1.65± acres and has secured yard storage with two points of ingress/egress. Three Phase power ready for machinery and manufacturing. Drive thru capability in Warehouse. Rail access on Seminole Gulf Railway located just steps from the property and is shared with the Park.

### PROPERTY OVERVIEW

BUILDING SIZE	35,150 SF
YEAR BUILT	1983
PARCEL SIZE	1.65± AC
ZONING	IG
CLEAR HEIGHT	16'-22'
OH DOOR	(5) as large as 16' w x 14' h
ELECTRIC SERVICE	Three Phase



### SALE

**The sale also includes 5441 Constitutional Ave**, a 1.48± AC site located adjacent to the property and zoned Industrial General (IG). This added parcel provides expanded utility for buyers seeking additional yard space, future development potential, or enhanced operational flexibility, making this a rare multi-parcel industrial opportunity in Punta Gorda.

SALE PRICE                      \$4,100,000

### LEASE

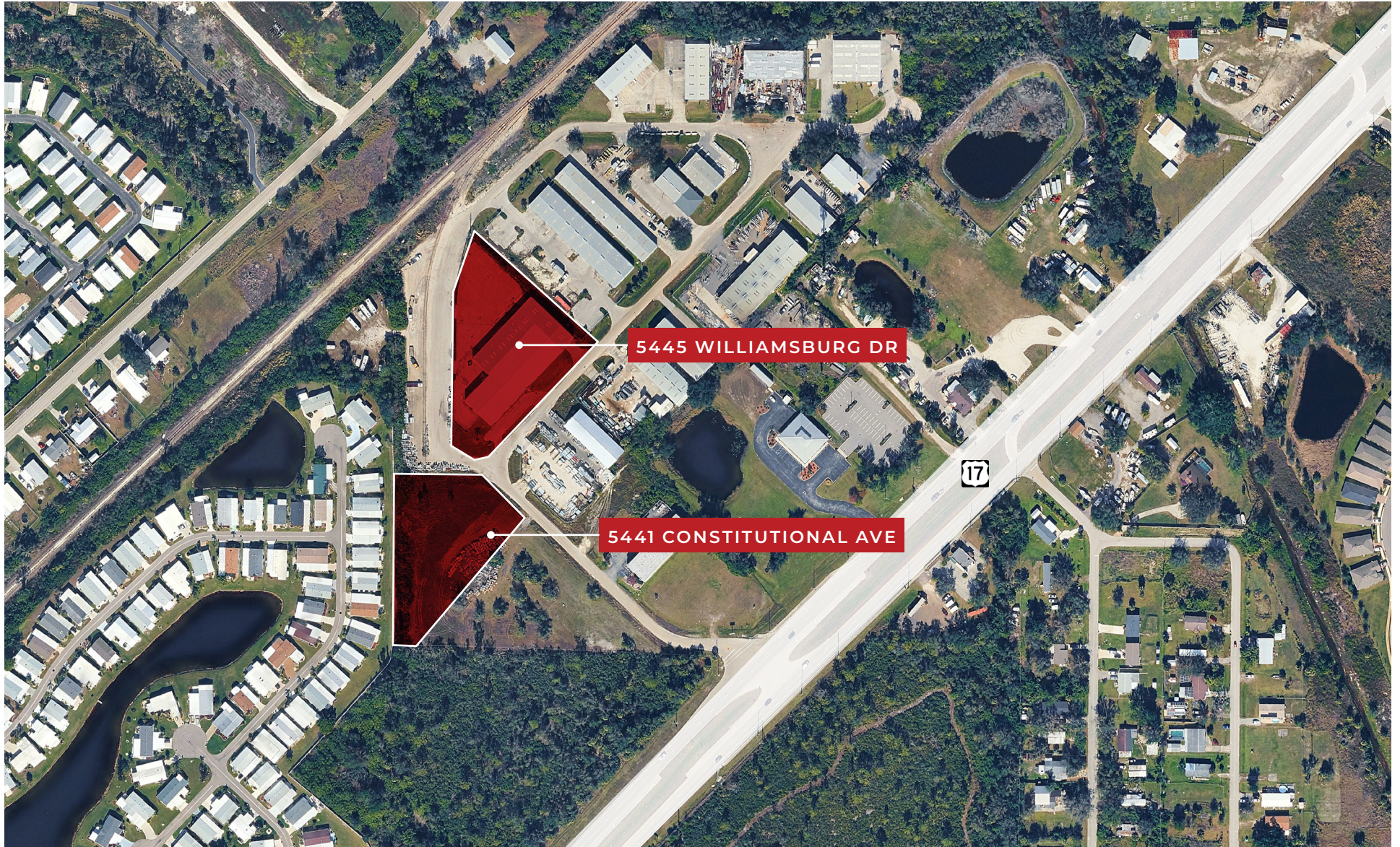
This property is ready for immediate occupancy, offering flexible industrial space in a prime Punta Gorda location. Contact us today for full details or to arrange a private tour.

LEASE RATE                      \$9.00 NNN



# SALE DETAILS

ADDITIONAL PARCEL | 5441 CONSTITUTIONAL AVE





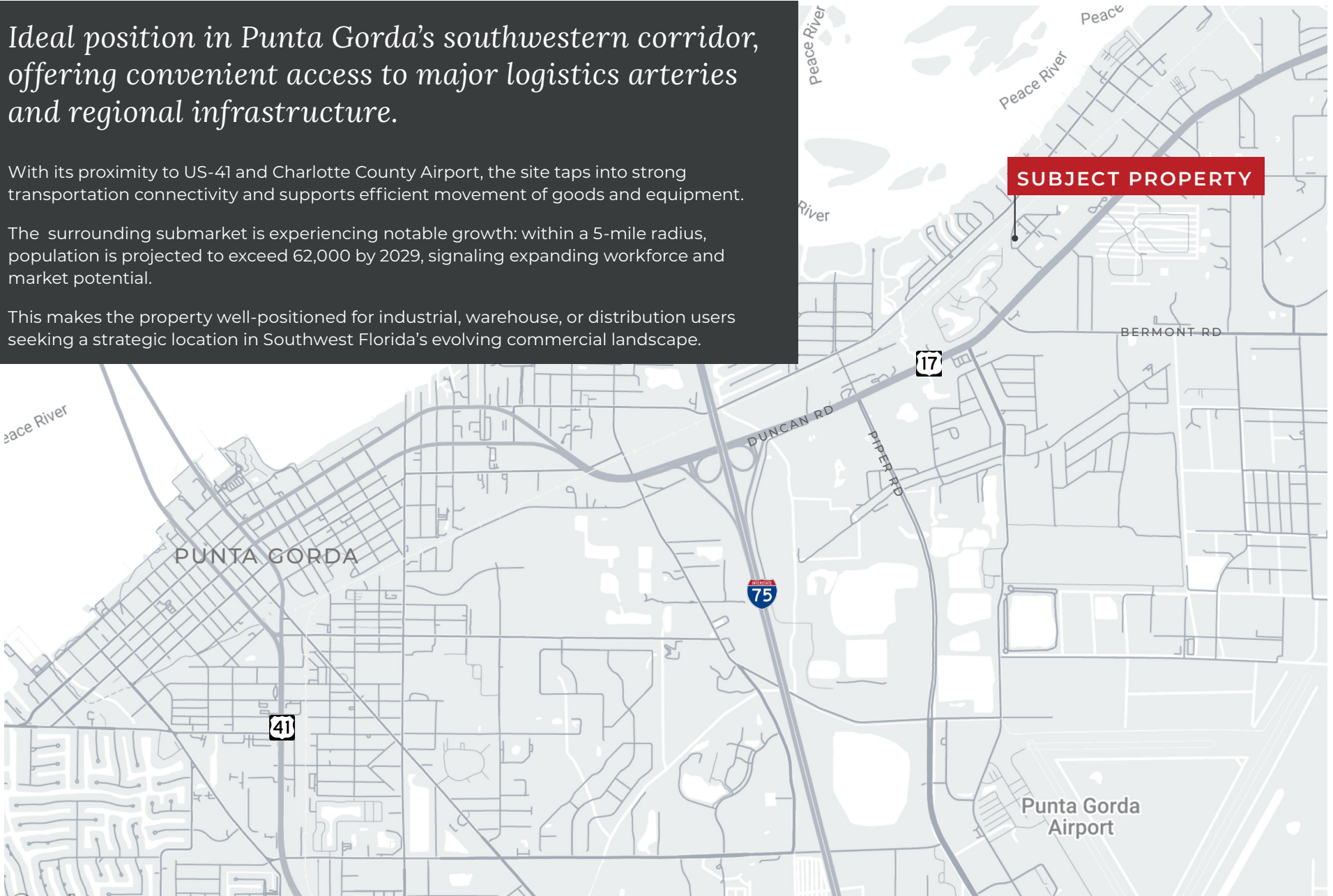
# LOCATION OVERVIEW

*Ideal position in Punta Gorda's southwestern corridor, offering convenient access to major logistics arteries and regional infrastructure.*

With its proximity to US-41 and Charlotte County Airport, the site taps into strong transportation connectivity and supports efficient movement of goods and equipment.

The surrounding submarket is experiencing notable growth: within a 5-mile radius, population is projected to exceed 62,000 by 2029, signaling expanding workforce and market potential.

This makes the property well-positioned for industrial, warehouse, or distribution users seeking a strategic location in Southwest Florida's evolving commercial landscape.



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