

SALE / LEASE

4210 WHIDDEN BLVD
4210 Whidden Blvd Port Charlotte, FL 33980



PROPERTY DESCRIPTION

Exceptional opportunity to own or lease this industrial general (IG) warehouse property! Situated on a spacious 40,000 square foot lot, the building offers 8,424 square feet total with 8,100 rentable square feet. The facility includes a well-appointed 1,586 square foot showroom and office space. Key features include two overhead doors, three man doors, generous warehouse space, a mezzanine level, and two restrooms. The warehouse boasts high ceilings throughout. Additionally, there is a fenced yard for secure outdoor storage.

Great location, just three miles from I75 and less than one mile from Tamiami Trail, this property provides excellent accessibility.

Please do not disturb tenant.

Call Kayla Weiss-Bohnstedt to schedule your showing
941-268-4423.

PROPERTY HIGHLIGHTS

- Opportunity to lease or purchase this IG warehouse!
- Great location near I75 and Tamiami Tr

OFFERING SUMMARY

Sale Price:	\$1,500,000
Zoning:	IG
Lease Rate:	\$13.00 PSF/yr + \$3.36 PSF/yr (NNN)
Rentable SF:	8,100 SF
Building Size:	8,424 SF
Lot Size:	40,000 SF
Year Built:	2006

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,132	17,222	48,104
Total Population	4,405	37,758	105,181
Average HH Income	\$69,727	\$73,972	\$82,664

Kayla Weiss-Bohnstedt
(941) 268-4423



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PROPERTY OVERVIEW

The property features IT infrastructure installed throughout both the office and warehouse areas. The IT server room is on the mezzanine.

The warehouse offers impressive ceiling heights, reaching approximately 33 feet 2 inches at the peak and approximately 21 feet 4 inches along the building's sides.

The front drive-in overhead door measures 13 feet 11 inches wide by 11 feet 11 inches tall, while the side overhead door is 13 feet 10 inches wide by 11 feet 11 inches tall. The side entrance includes both drive-in access and a recessed loading dock designed to accommodate semi-trucks for convenient loading and unloading operations. Additionally, there is a fenced yard for secure outdoor storage.

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PROPERTY HIGHLIGHTS

- 2 Overhead Doors with drive in access and a recessed loading dock
- High ceilings - 33 feet 2 inches at peak
- Great location near I75 and Tamiami Tr

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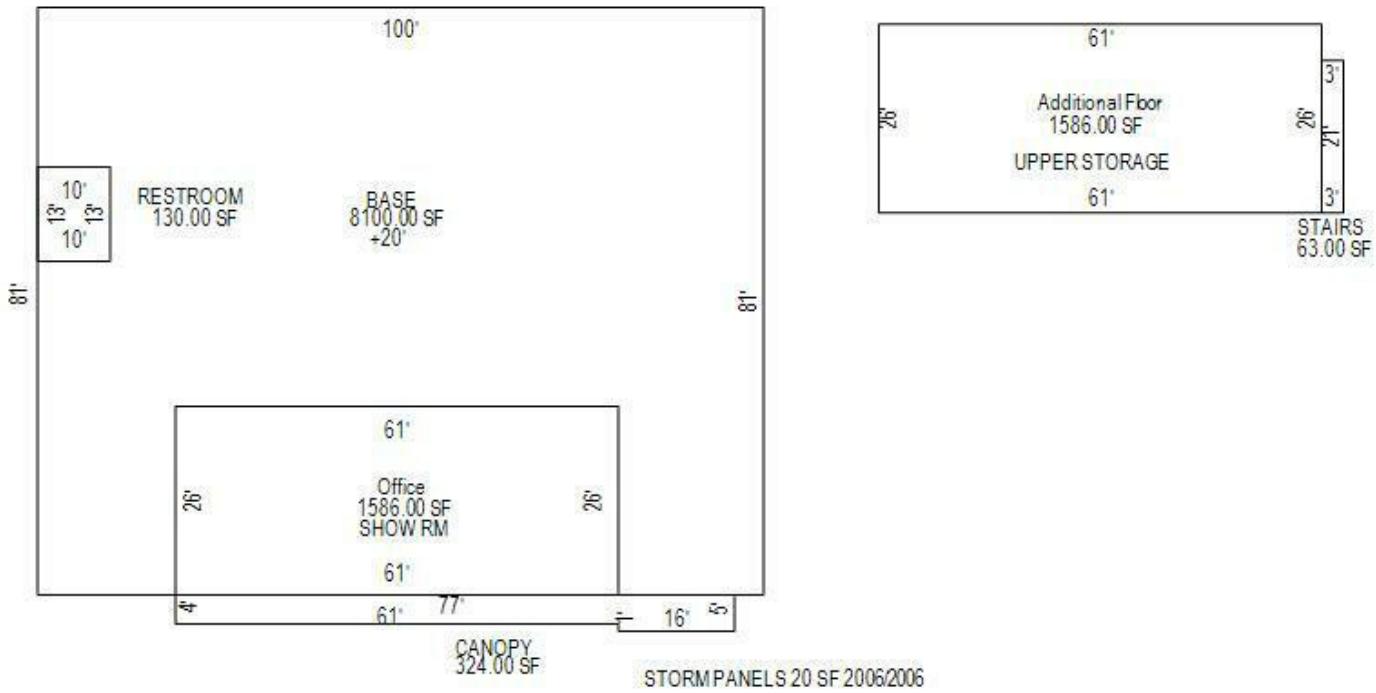
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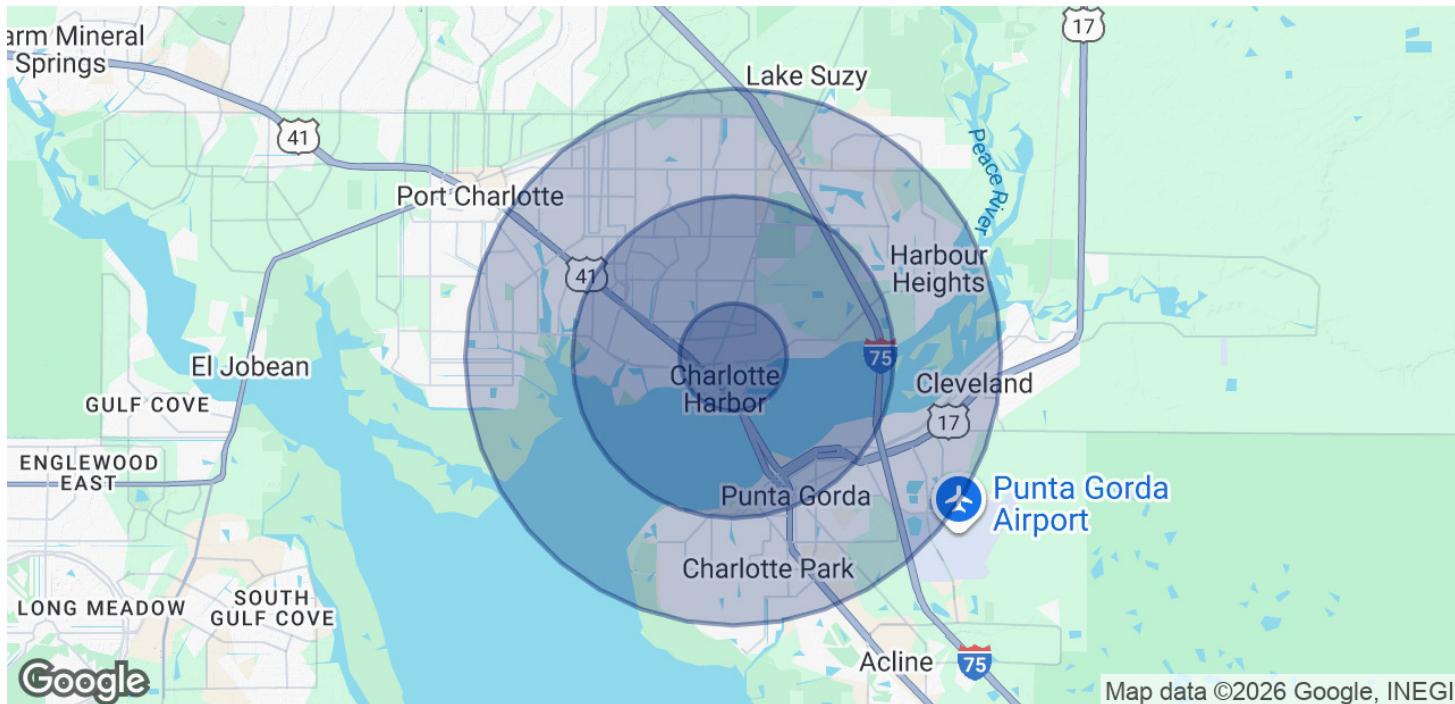
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,405	37,758	105,181
Average Age	56	52	54
Average Age (Male)	54	51	53
Average Age (Female)	58	53	55

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,132	17,222	48,104
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$69,727	\$73,972	\$82,664
Average House Value	\$344,930	\$290,390	\$345,367

Demographics data derived from AlphaMap

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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



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2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

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2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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Coldwell Banker Commercial Realty
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