

# PGD INDUSTRIAL PARK FOR LEASE

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



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

**PHASE II BUILDING SHELL COMPLETED  
READY FOR TENANT IMPROVEMENTS  
PHASE III UNDER CONSTRUCTION AUGUST 2025 DELIVERY**



**5,000 to 110,000 SF  
NOW PRE-LEASING**

### PHASE 1

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

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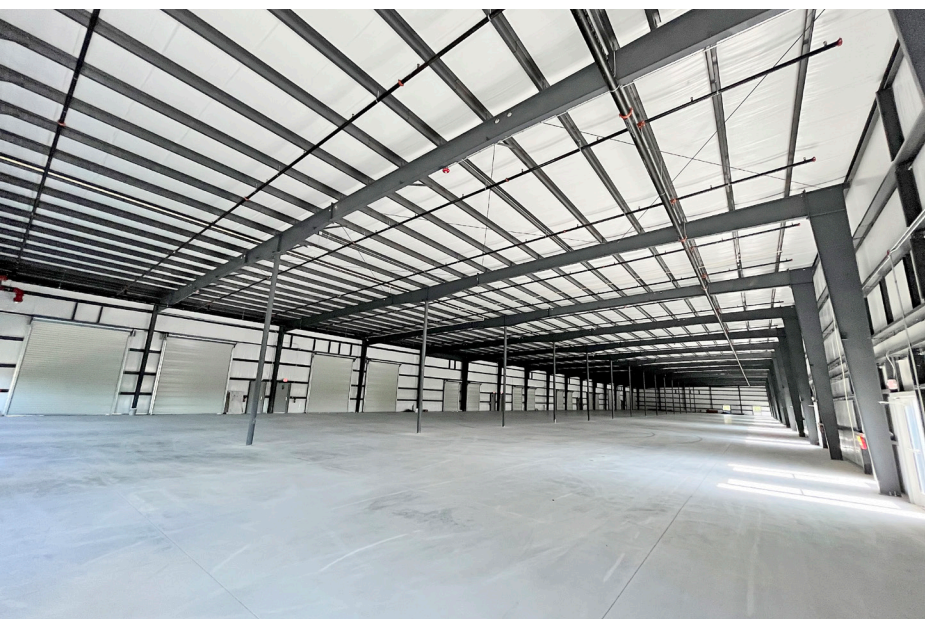


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**BASE LEASE RATE:** In-Line: \$12.50 PSF NNN  
 End-Cap: Units A&B: \$14.50 PSF NNN and Units G&H: \$14.00 PSF NNN  
 Minimum 5-Year Lease, Grey Shell, Will Negotiate TI

**OPEX:** \$3.68 PSF (Estimated)

**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: January 2025 Phase III & IV: Q3 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 & 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 III & IV, or fenced storage area in lieu of any future phases



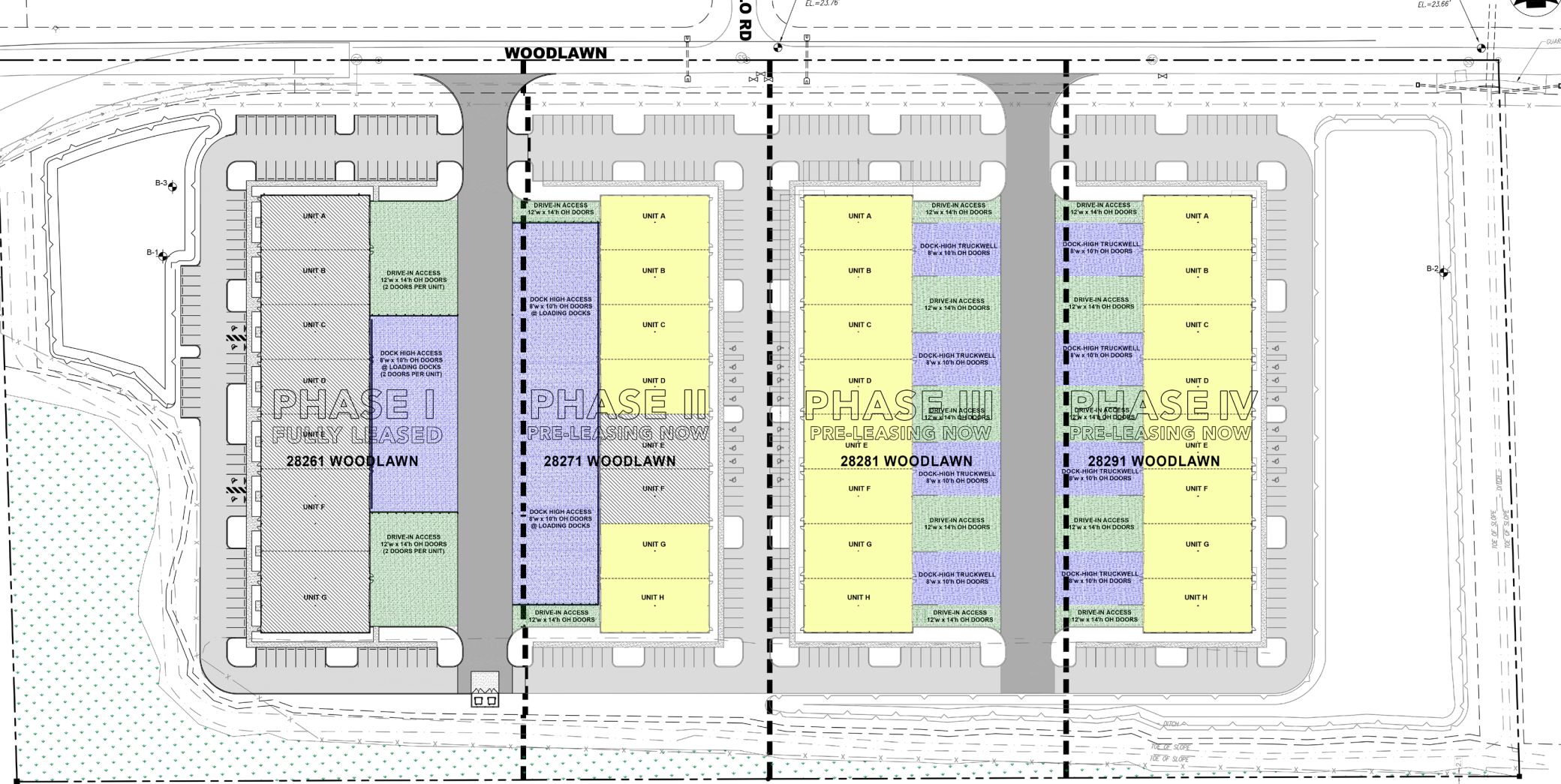
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### SITE PLAN



**AVAILABLE** **LEASED**

UNITS	SIZE (SF)	LEASE RATE (PSF NNN)	MONTHLY BASE RENT	OPEX (PSF ESTIMATED)	MONTHLY OPEX	MONTHLY 3% SALES TAX	MONTHLY TOTAL
A & B	10,000	\$14.50	\$12,083.33	\$3.68	\$3,066.67	\$454.50	\$15,604.50
C - F	5,000	\$12.50	\$5,208.33	\$3.68	\$1,533.33	\$202.25	\$6,943.92
G & H	10,000	\$14.00	\$11,666.67	\$3.68	\$3,066.67	\$442.00	\$15,175.33

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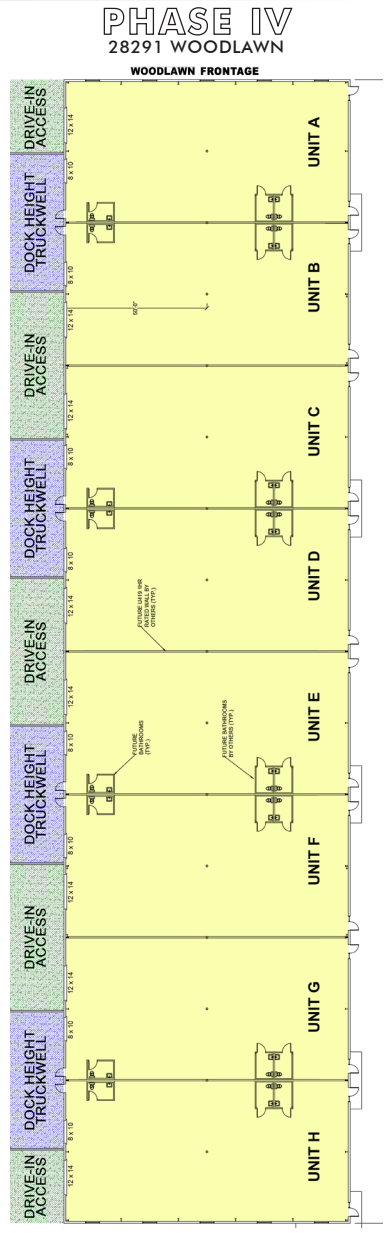
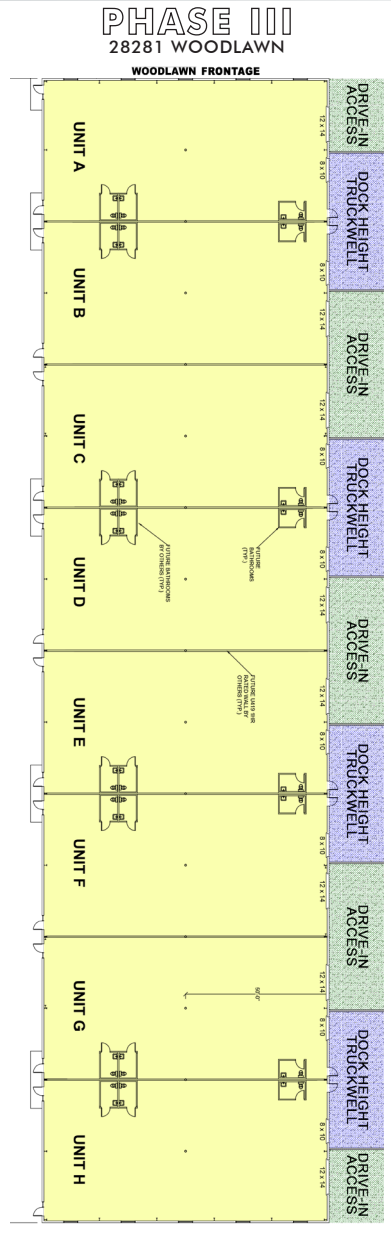
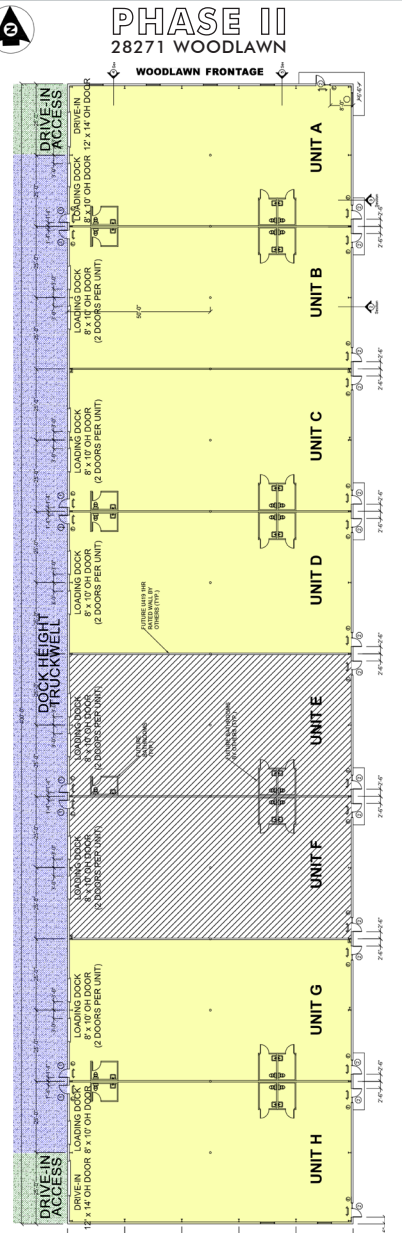
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### BUILDING LAYOUTS



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
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' & 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
<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' & 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  
Phase II: Optional dock-to-ground ramps for dock-high units

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**PHASE II CONSTRUCTION FINISHED**  
**INTERIOR SPACES READY FOR CUSTOMIZATION**



**PORTABLE RAMPS AVAILABLE FOR PHASE II ONLY**

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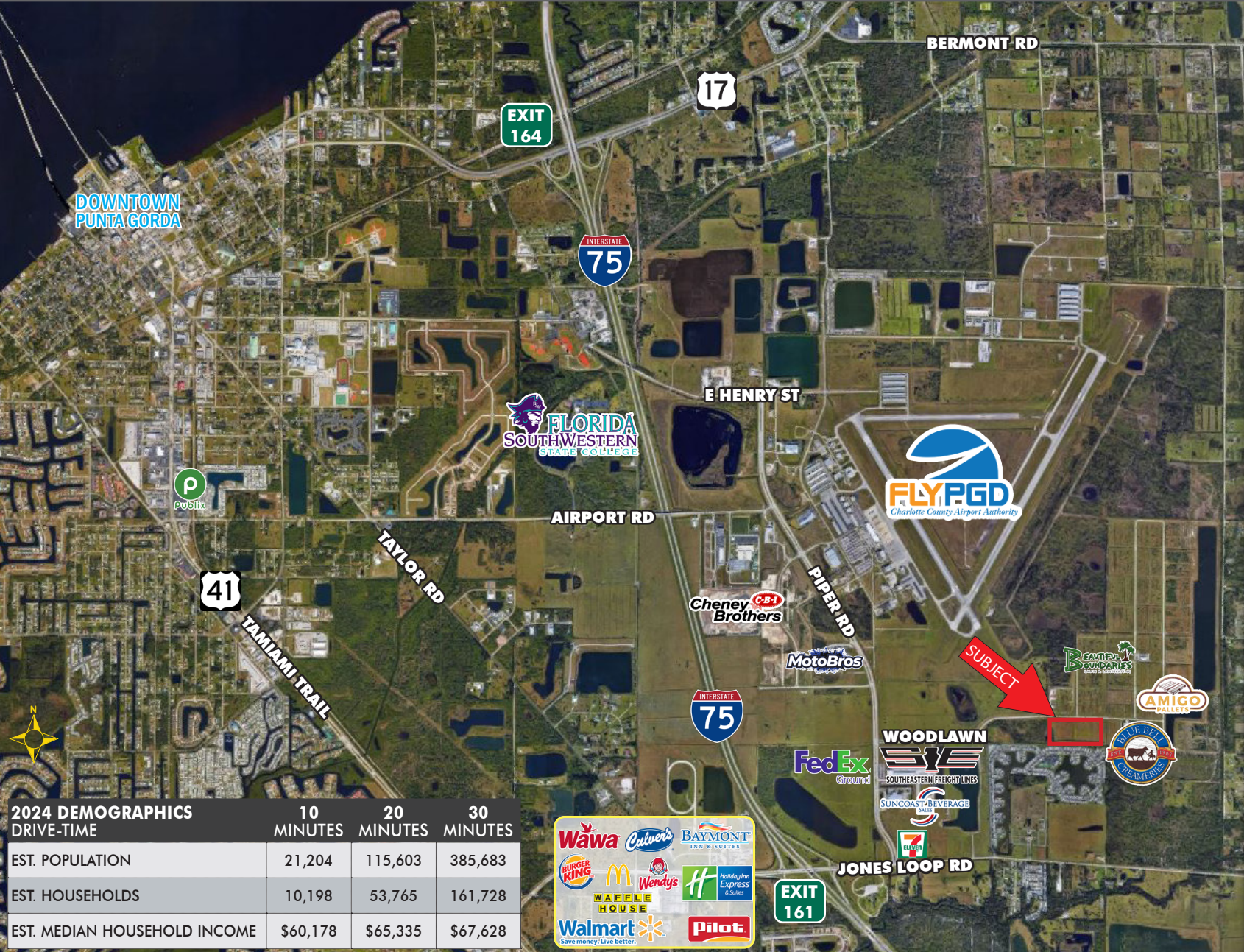


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### DISTANCE DRIVE TIMES

- 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

2024 DEMOGRAPHICS DRIVE-TIME	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



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