

# WOODLAWN INDUSTRIAL PARK PHASE I

## INDUSTRIAL/FLEX SPACE FOR LEASE



28261 WOODLAWN, PUNTA GORDA, FL 33982



**5,000 to 40,000 SF**  
**AVAILABLE NOW**

Woodlawn Industrial Park has plans for a four-40,000 SF-building industrial/flex complex, to be built in phases. Phase I is a brand-new gray shell building that can be divided into up to eight 5,000± SF spaces measuring 50' x 100' each. Each unit has two roll-up doors; four (4) units have dock high access with 8' x 10' roll-up loading doors and four (4) units have 12' x 14' grade level roll-up loading doors. In addition, each unit has a front and rear entry door, and complete plumbing rough-in for two restrooms. Demising walls will be provided by the landlord, upon determination of tenant's size.

Woodlawn 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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- LEASE RATE:** \$11.50 PSF NNN with 3% Annual Escalations
  - CAM:** \$3.00 PSF (Estimated)
  - UNIT SIZE:** 5,000 - 40,000± SF
  - BUILDING SIZE:** Four 40,000± SF buildings totaling 160,000± SF in four Phases Phase I is available immediately and can be divided into eight (8) 5,000± SF units
  - 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)
  - ASSOCIATION:** Part of the Airport Commerce Center Authority Owners Association
  - YEAR BUILT:** 2021
  - O/H DOORS:** Eight 12' x 14' Grade Level  
Eight 8' x 10' Dock High
  - CLEAR HEIGHT:** 19'9" - 23'9" (at beam)
  - POWER:** 3-Phase (480/277 VAC)
  - RESTROOMS:** Each unit is prepared for two restrooms
- Building is fully fire sprinklered
  - Ideal for distribution/fulfillment center
  - Fiber optic internet & phone
  - Immediate I-75 interchange access
  - R-19 Roof & R-10 Wall Insulation
  - Pre-leasing on Phase II to begin soon

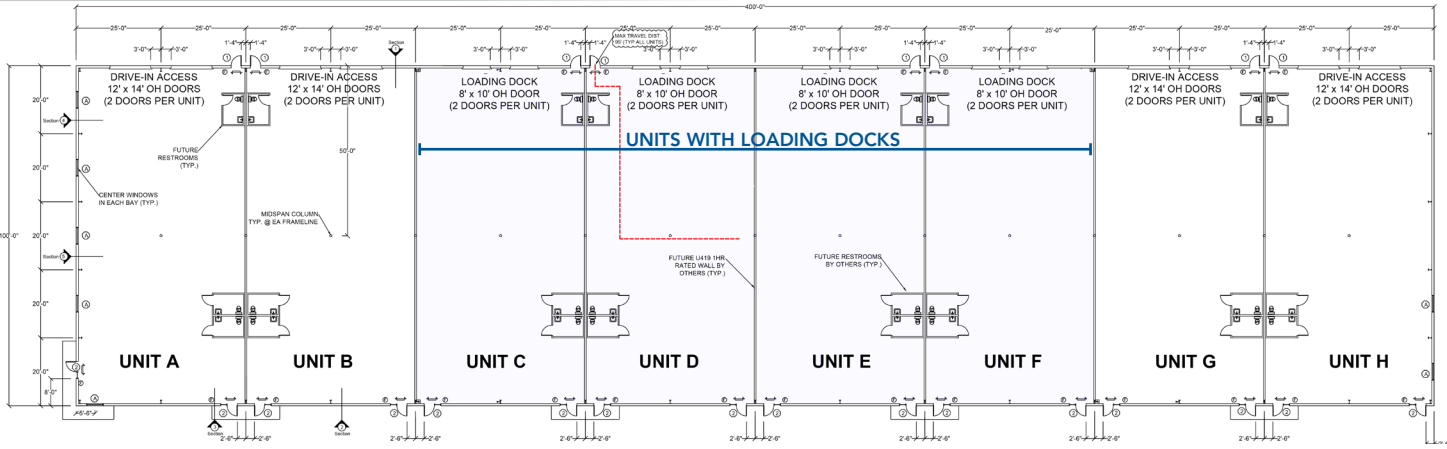
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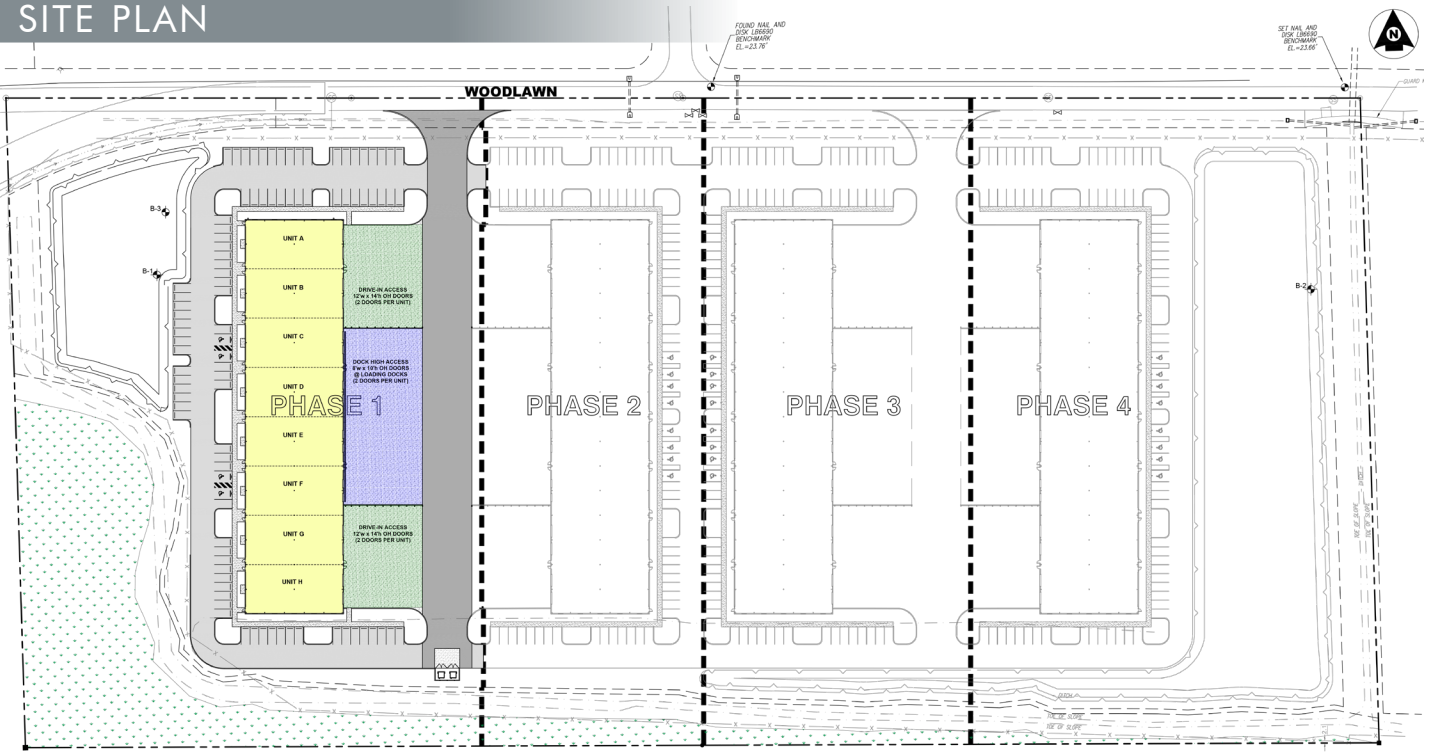
### BUILDING LAYOUT



AVAILABLE UNITS	UNIT SIZE		OVERHEAD DOORS		
	SIZE (SF)	DIMENSIONS	#	SIZE	TYPE
A	5,000	50' x 100'	2	12' x 14'	Grade Level
B	5,000	50' x 100'	2	12' x 14'	Grade Level
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	12' x 14'	Grade Level
H	5,000	50' x 100'	2	12' x 14'	Grade Level
<b>TOTAL</b>	<b>40,000</b>	<b>400' x 100'</b>	<b>16</b>		

Units can be combined

### SITE PLAN



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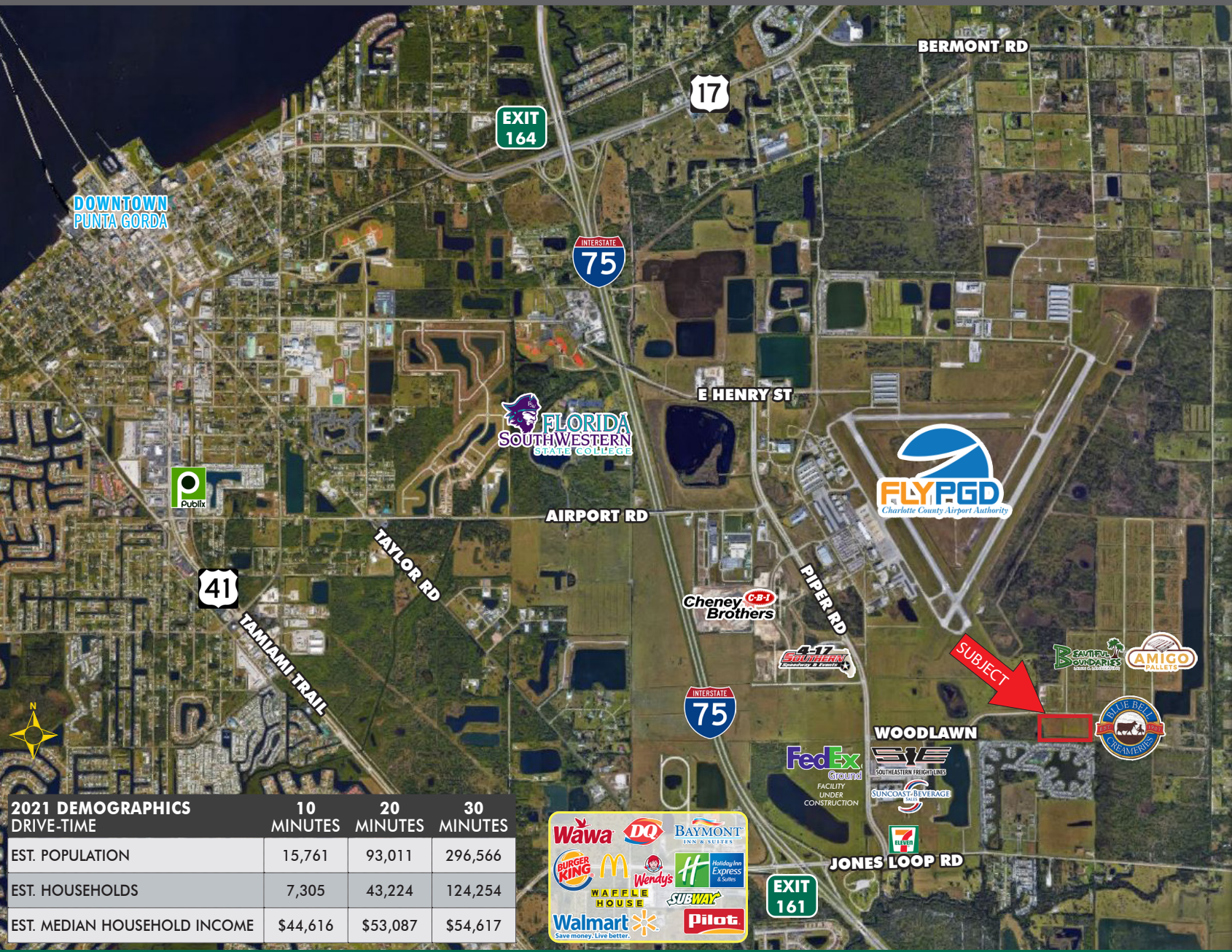
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### DISTANCE DRIVE TIMES

- 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

2021 DEMOGRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
EST. POPULATION	15,761	93,011	296,566
EST. HOUSEHOLDS	7,305	43,224	124,254
EST. MEDIAN HOUSEHOLD INCOME	\$44,616	\$53,087	\$54,617

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