

PGD INDUSTRIAL PARK FOR LEASE

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



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

PHASE II COMPLETE — READY FOR TENANT
PHASE III & IV UNDER CONSTRUCTION — DECEMBER 2026 DELIVERY



5,000 to 95,000 SF
NOW LEASING

PHASE 1

PGD Industrial Park is a four-building industrial/flex complex totaling 160,000 SF, developed in phases of 40,000 SF per building. 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. Phases III & IV both feature a grade-level and dock-high door, an optional portable ramp can be added to dock-high units for enhanced accessibility. In Phases III & IV, each unit will have a grade-level 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.

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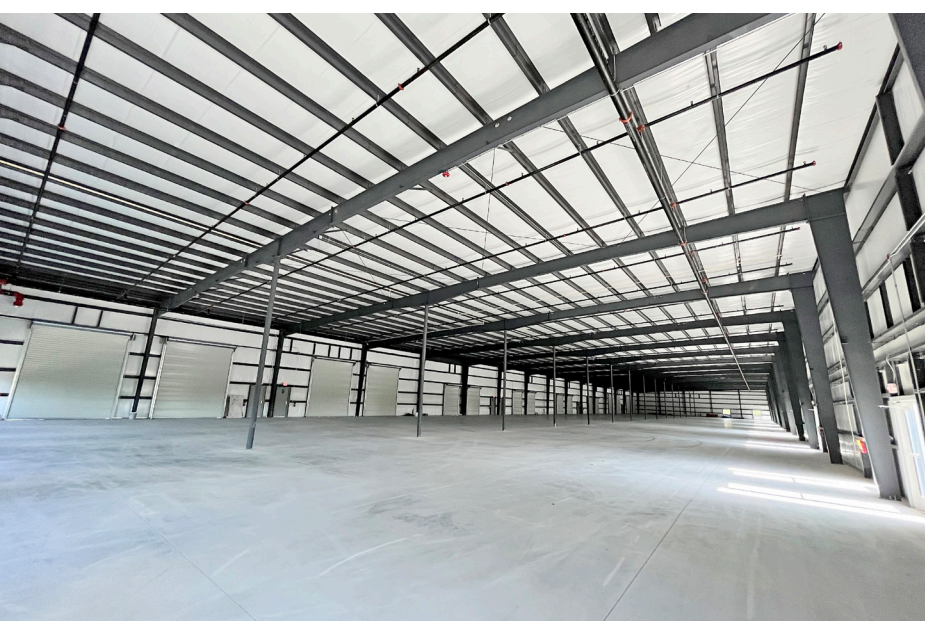
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BASE LEASE RATE: In-Line (Unit B-G): \$13.50 PSF NNN

End-Caps (Unit A & H): \$14.50 PSF NNN

Minimum 5-Year Lease, Grey Shell

OPEX: \$3.68 PSF (Estimated 2026)

UNIT SIZE: 5,000 - 40,000± SF

BUILDING SIZE: Two 40,000± SF buildings, can be divided into eight 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

O/H DOORS: 12' x 14' Grade-Level or 8' x 10' Dock-High
Phase III & IV: All units have both grade-level & dock-high doors with truckwells

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

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

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

PARKING: 98 Non-exclusive Spaces for each phase

- Fully Fire Sprinklered
- Comcast Fiber Optic Internet & Phone
- R-19 Roof & R-10 Wall Insulation
- Immediate I-75 Interchange Access
- Accepting Pre-Leasing for Future Phases III & IV, with option of having a fenced storage area.

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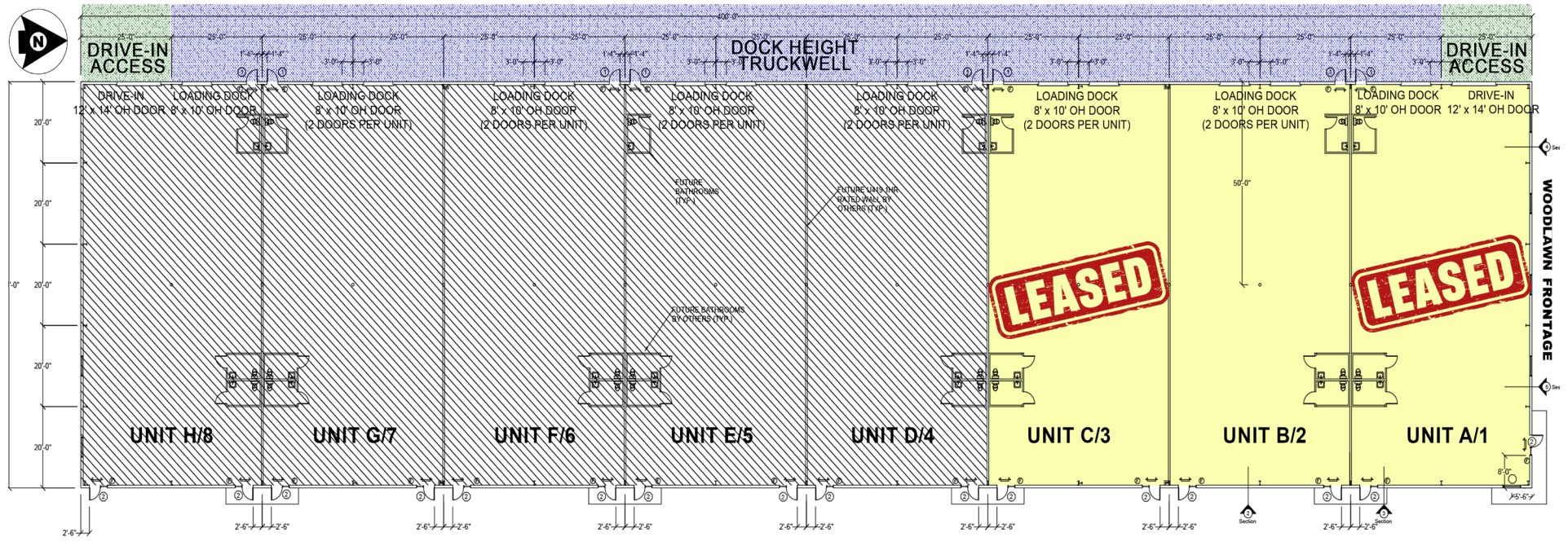


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BUILDING LAYOUTS

PHASE II

28271 WOODLAWN



| PHASE | UNIT | SIZE (SF) | LEASE RATE (PSF NNN) | MONTHLY BASE RENT | OPEX (PSF) | MONTHLY OPEX | MONTHLY TOTAL |
|-------|------|-----------|----------------------|-------------------|------------|--------------|---------------|
| II | B/2 | 5,000 | \$13.50 | \$5625.00 | \$3.68 | \$1,533.33 | \$7,158.33 |

AVAILABLE
LEASED

TRUCK WELL

CONTACT

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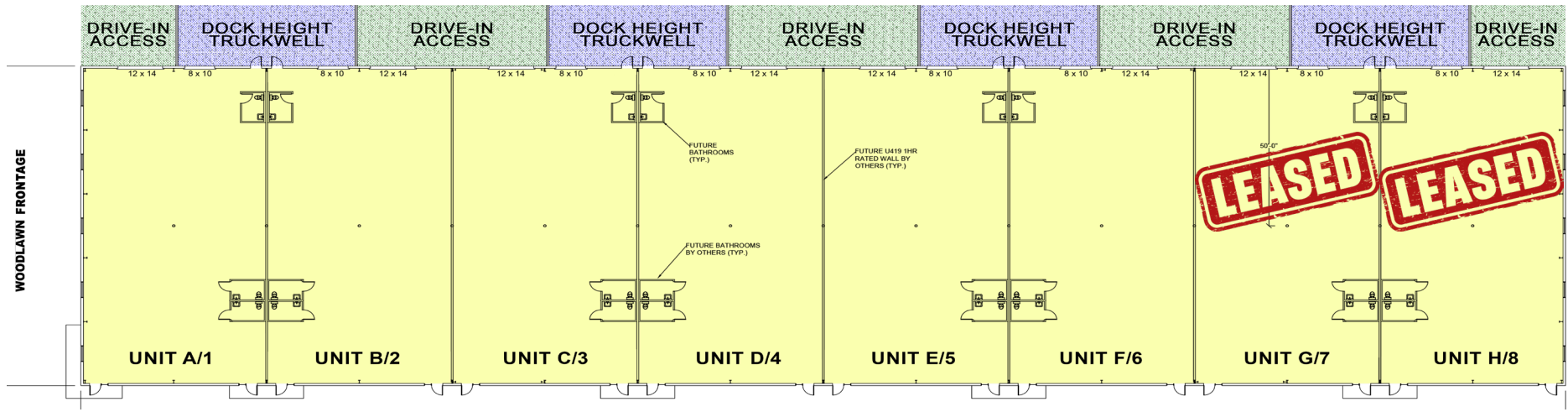
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BUILDING LAYOUTS

PHASE III 28281 WOODLAWN



| PHASE | UNIT | SIZE (SF) | LEASE RATE (PSF NNN) | MONTHLY BASE RENT | OPEX (PSF) | MONTHLY OPEX | MONTHLY TOTAL |
|-------|-----------|-----------|----------------------|-------------------|------------|--------------|---------------|
| III | A/1 H/8 | 5,000 | \$14.50 | \$6,041.67 | \$3.68 | \$1,533.33 | \$7,575.00 |
| III | B/2 - G/7 | 5,000 | \$14.00 | \$5,833.33 | \$3.68 | \$1,533.33 | \$7,366.67 |

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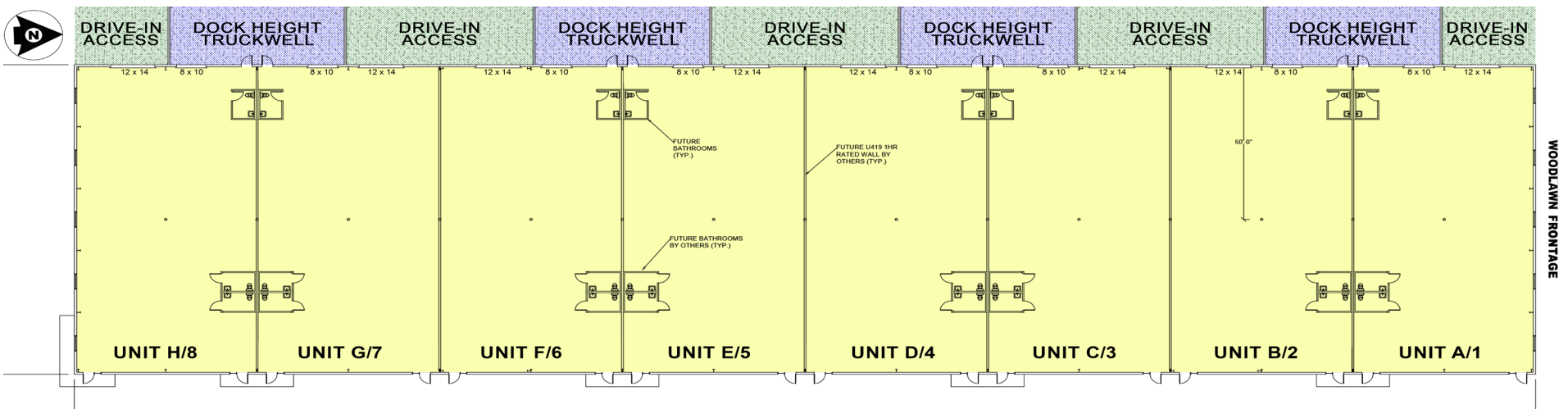


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BUILDING LAYOUTS

PHASE IV

28291 WOODLAWN



| PHASE | UNIT | SIZE (SF) | LEASE RATE (PSF NNN) | MONTHLY BASE RENT | OPEX (PSF ESTI-) | MONTHLY OPEX | MONTHLY TOTAL |
|-------|----------|-----------|----------------------|-------------------|------------------|--------------|---------------|
| IV | A/1 H/8 | 5,000 | \$14.50 | \$6,041.67 | \$3.68 | \$1,533.33 | \$7,575.00 |
| IV | B/2 - G7 | 5,000 | \$14.00 | \$5,833.33 | \$3.68 | \$1,533.33 | \$7,366.67 |

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



STEEL RAMPS AVAILABLE FOR PHASE II ONLY



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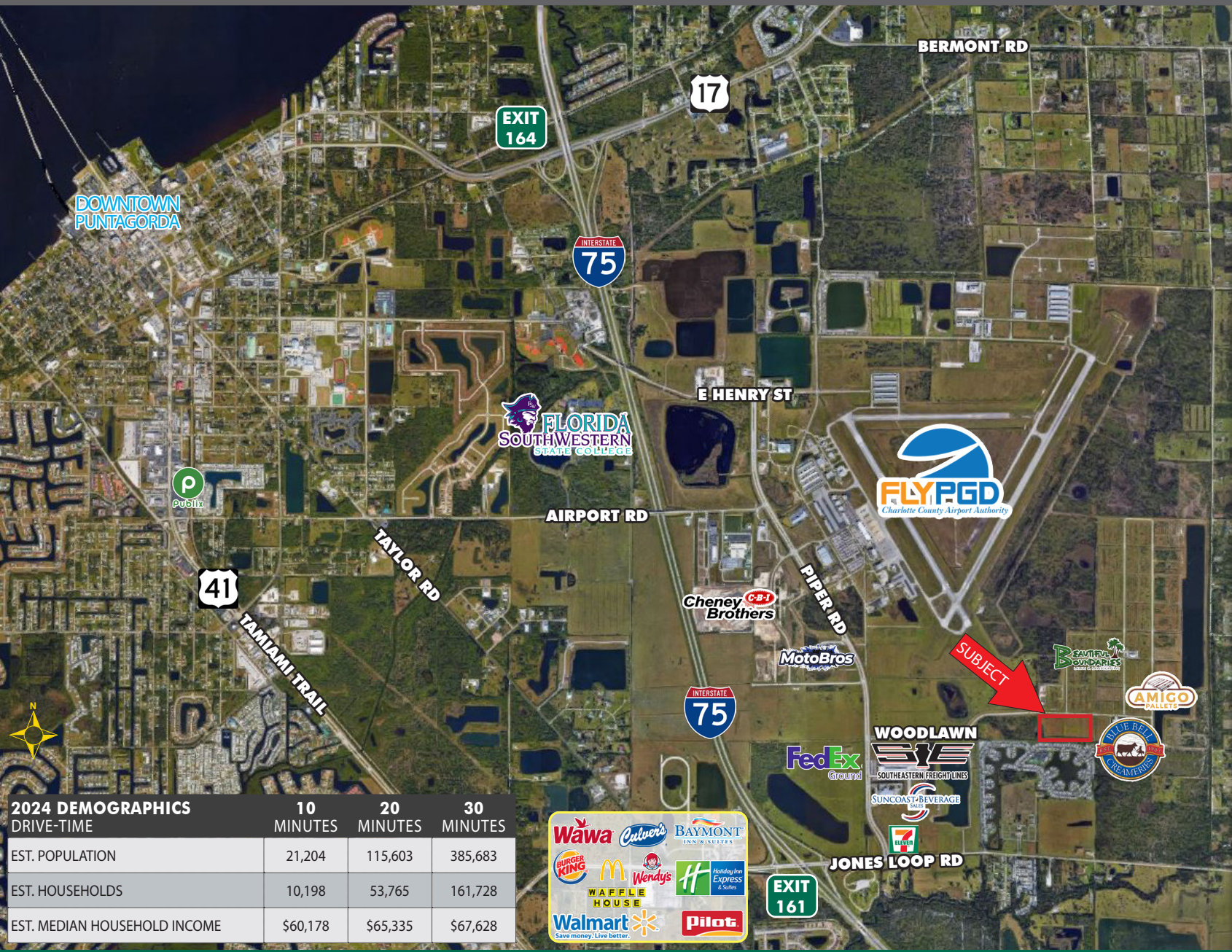
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DISTANCE DRIVE TIMES

- 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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