

LEASE

WHIDDEN INDUSTRIAL PARK RENTALS

4240 James St. Punta Gorda, FL 33980



PROPERTY DESCRIPTION

Units 10,11,12,13,14 is available for lease! 5,500 SF OR can be divided into 2,000 or 3,500 SF Warehouse space. There are 5 man doors and 5 garage doors (11' 9" Wide x 13' 10" High). Approximately 3 miles from I75 and 1 mile from Tamiami Tr.

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

PROPERTY HIGHLIGHTS

- 5,500 SF OR can be divided into 2,000 or 3,500 SF available for lease!
- 5 man doors and 5 garage doors (11' 9" Wide x 13' 10" High)
- Great location being approximately 3 miles from I75 and 1 mile from Tamiami Tr!

OFFERING SUMMARY

Lease Rate:	\$15.00 PSF/yr + \$3.64 PSF/yr (NNN)
Available SF:	2,000 - 5,500 SF
Unit Available:	Unit #10,11,12,13,14
Zoning:	IG
Building Size:	16,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,155	17,127	48,679
Total Population	4,481	37,503	106,418
Average HH Income	\$71,235	\$73,709	\$82,567

Kayla Weiss-Bohnstedt
(941) 268-4423



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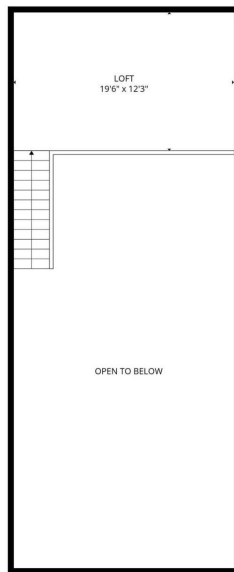
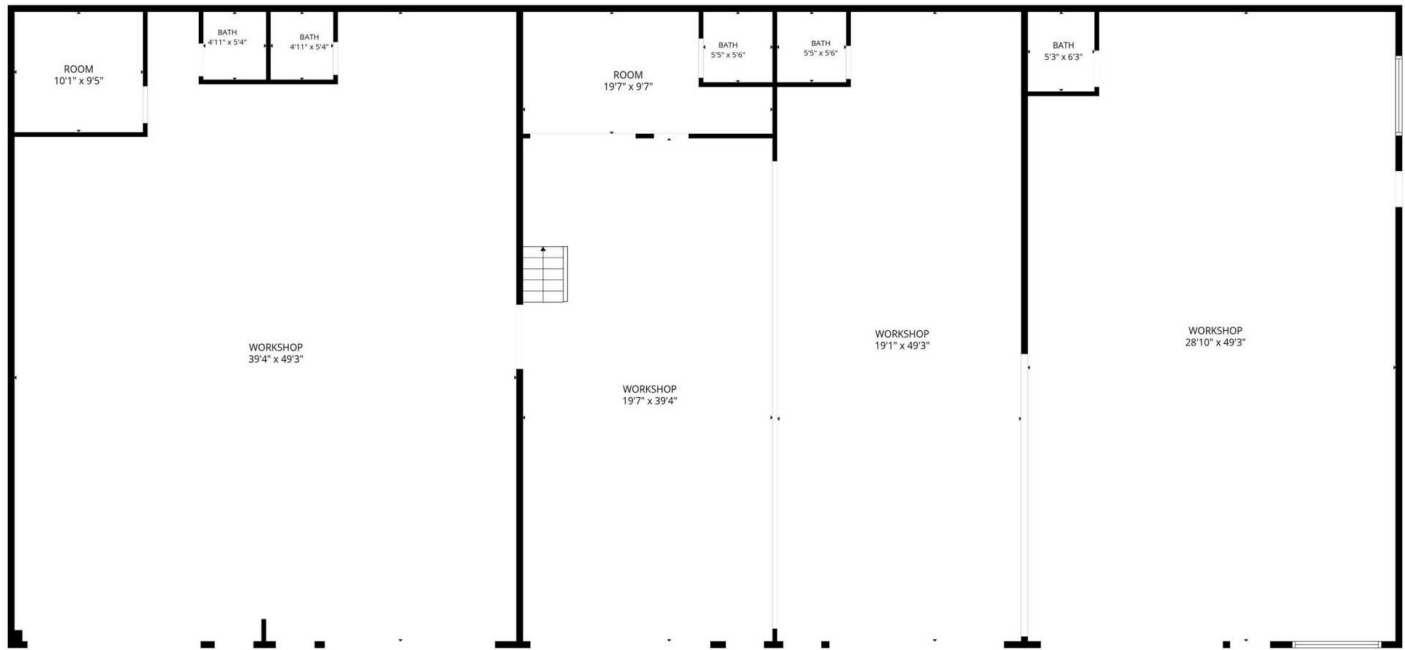


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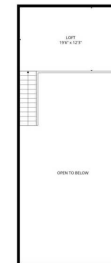


TOTAL: 209 sq. ft

1st floor: 209 sq. ft, 2nd floor: 0 sq. ft

EXCLUDED AREAS: WORKSHOP: 4901 sq. ft, ROOM: 95 sq. ft, HALF BATH: 116 sq. ft,
OPEN TO BELOW: 681 sq. ft, LOFT: 281 sq. ft, WALLS: 230 sq. ft

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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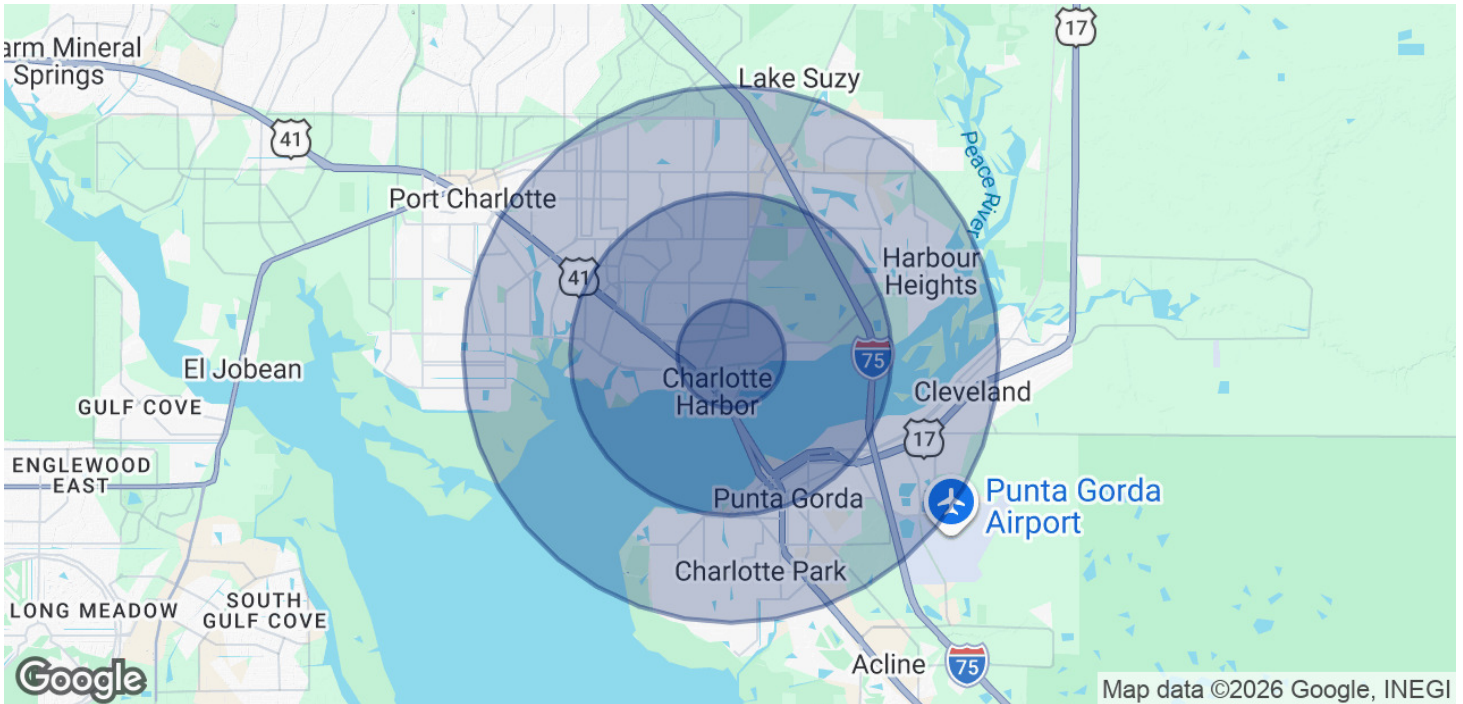


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,481	37,503	106,418
Average Age	56	53	54
Average Age (Male)	54	51	53
Average Age (Female)	57	54	55

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,155	17,127	48,679
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$71,235	\$73,709	\$82,567
Average House Value	\$339,323	\$286,512	\$344,591

2020 American Community Survey (ACS)

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Kayla Weiss-Bohnstedt, CCIM

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, CCIM | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt began her real estate career early, obtaining her Florida real estate license at just 18 years old. She joined Coldwell Banker Commercial in 2018 and has since built an impressive track record, closing transactions totaling more than \$30,000,000 while serving investors and tenants throughout the community.

Committed to the highest standards of professional excellence, Kayla pursued the prestigious CCIM Designation — a rigorous curriculum encompassing a Foundations course, a Negotiations course, and four core financial analysis modules (CCIM 101–104: Financial Analysis for Commercial Investment Real Estate). She successfully completed the full program and proudly earned her CCIM designation in 2026.

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



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

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
200 W. Marion Ave., Punta Gorda, FL
(941) 268-4423**