LEASE

WHIDDEN INDUSTRIAL PARK RENTALS

4240 James St. Punta Gorda, FL 33980

PROPERTY DESCRIPTION

Unit 10,11,12,13,14 is available for lease! 5,500 SF Warehouse available January 1, 2026. 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.

Occupancy Date: January 1, 2026

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

PROPERTY HIGHLIGHTS

- 5,500 SF Available For Lease
- Available January 1, 2026
- 5 man doors and 5 garage doors (11' 9" Wide x 13' 10" High)
- Great location, 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:	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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WHIDDEN INDUSTRIAL PARK RENTALS

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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

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

REALTOR®

2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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