

# AIRPORT IOS BUILD-TO-SUIT INDUSTRIAL BUILDINGS WITH OUTDOOR STORAGE

28280 WOODLAWN DRIVE, PUNTA GORDA, FL 33982

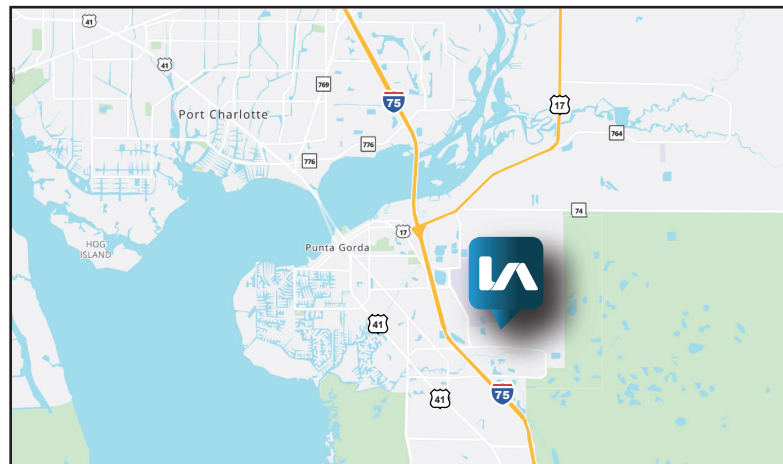
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- Build-to-Suit Opportunity with Outside Storage
- 20 Acre Site (Divisible)
- 5,000 SF to 375,000 SF Buildings
- Proposed Industrial Development
- Zoned ECAP (Enterprise Charlotte Airport Park)

We have an excellent build-to-suit opportunity for industrial buildings with outdoor storage. We can accommodate a 5,000 to 375,000 SF building with additional outdoor storage. Grade-level, dock-high, or both!



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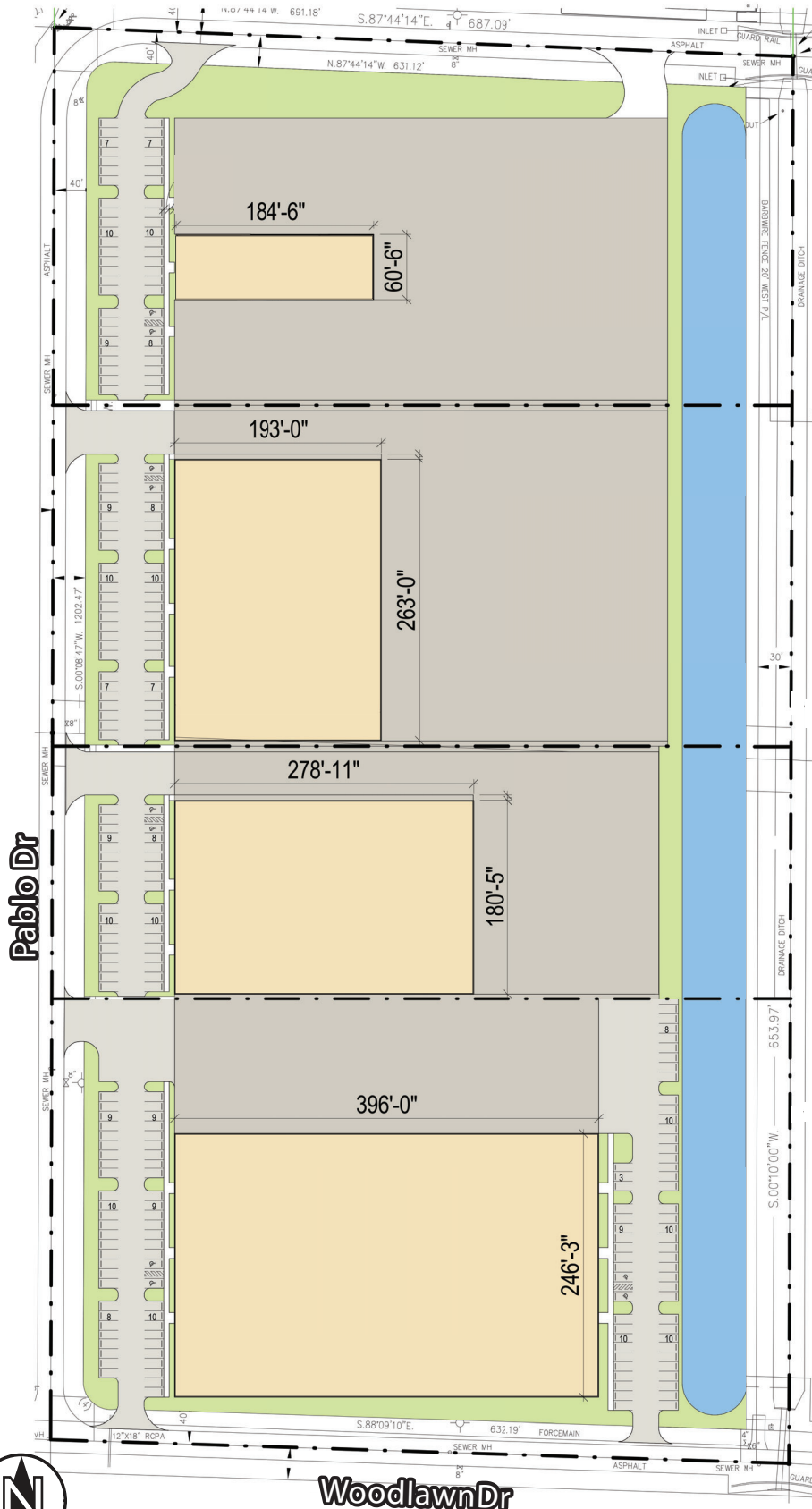
YOUR LOCAL MARKET EXPERT

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



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**TOTAL AC SITE AREA BLD A:** 5.35 ac  
**TOTAL SQ FT BLD A:** 11,162 sq ft  
**TOTAL SQ FT STORAGE YARD BLD A:** 112,027 sq ft  
49 CARS + 2 HANDICAPPED

**TOTAL AC SITE AREA BLD B:** 5.02 ac  
**TOTAL SQ FT BLD B:** 50,759 sq ft  
**TOTAL SQ FT STORAGE YARD BLD B:** 95,521 sq ft  
49 CARS + 2 HANDICAPPED

**TOTAL AC SITE AREA BLD C:** 3.72 ac  
**TOTAL SQ FT BLD C:** 50,312 sq ft  
**TOTAL SQ FT STORAGE YARD BLD C:** 56,086 sq ft  
55 CARS + 2 HANDICAPPED

**TOTAL AC SITE AREA BLD D:** 6.66 ac  
**TOTAL SQ FT BLD D:** 97,515 sq ft  
**TOTAL SQ FT STORAGE YARD BLD D:** 49,500 sq ft  
111 CARS + 4 HANDICAPPED

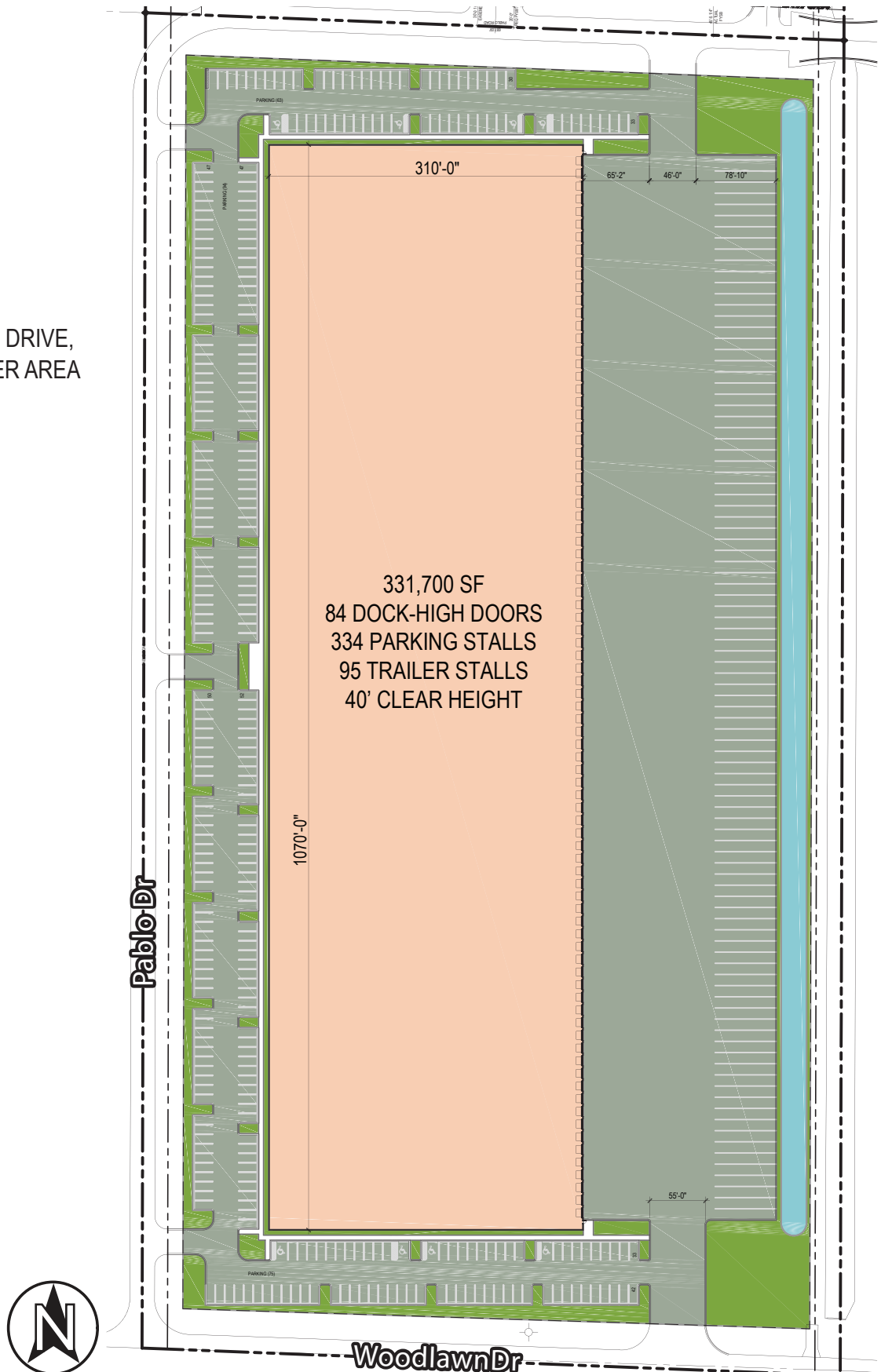


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## SITE PLAN LEGEND:

- TRUCK DOCKS & DRIVE,  
PARKING, TRAILER AREA
- INDUSTRIAL
- POND
- GREEN AREAS



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## DISTANCES

- ↑ Sarasota  
42-Miles
- ↓ Fort Myers  
24-Miles
- ↓ Naples  
53-Miles
- ↙ I-75 (Exit 161)  
1.5-Miles



## Superior Location Advantages

- Access to Interstate 75 via 4-Way Interchange at Jones Loop Rd (Exit 161)
- Adjacent to Punta Gorda Airport (PGD)

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