

LEASE

1775 INDUSTRIAL PARK

5468 Williamsburg Dr., Punta Gorda, FL 33982



Justin Huxstep
(941) 815-7177

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OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	6,000 SF
Zoning:	IG

PROPERTY HIGHLIGHTS

- Industrial general (IG) warehouse units for lease in the 1775 Industrial Park located in Punta Gorda, FL just 1.5 miles from I-75.
- Unit 1 is 2 stories and includes: 5 offices, a large open area, 1 restroom, and approx. 240 SF of warehouse space.
- Unit 2 includes: Approx. 500 SF of office space, 1 restroom, and approx. 1,000 SF of warehouse space.
- Unit 3 includes: 1 office (approx. 80 SF), 1 restroom, and approx. 1,400 SF of warehouse space.
- Unit 4 includes: 1 office (approx. 120 SF), 1 restroom, and approx. 1,350 SF of warehouse space.
- All units have functional 12' W x 14' H overhead doors.
- LEASES SUBJECT TO CONDO ASSOCIATION APPROVAL.

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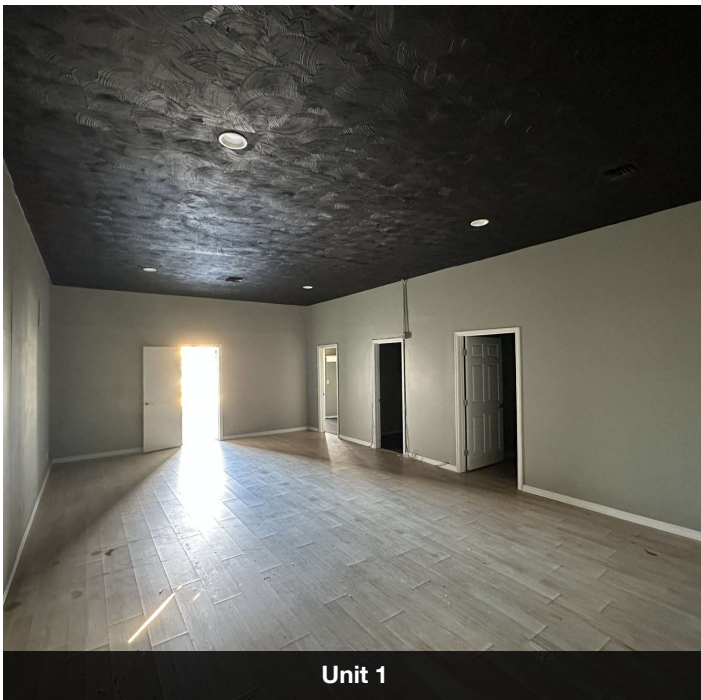
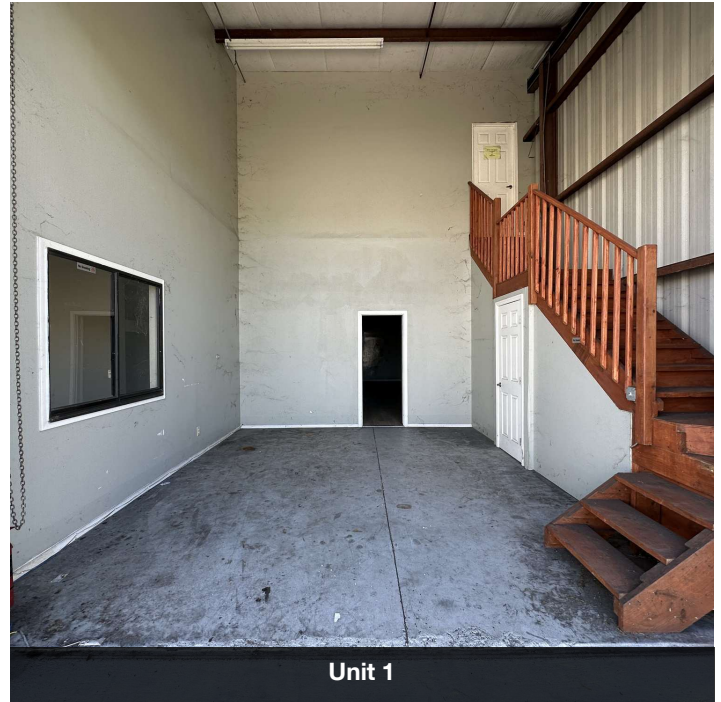


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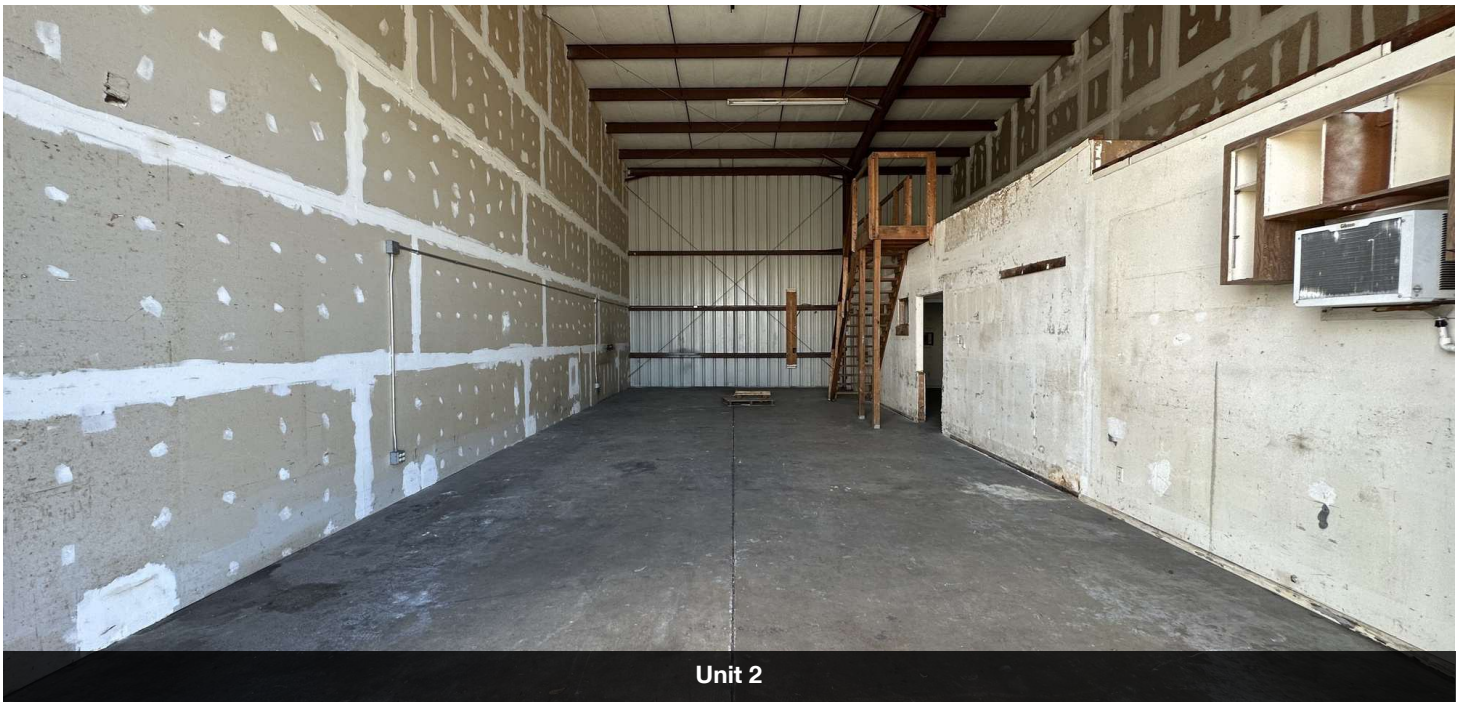
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Unit 2



Unit 2

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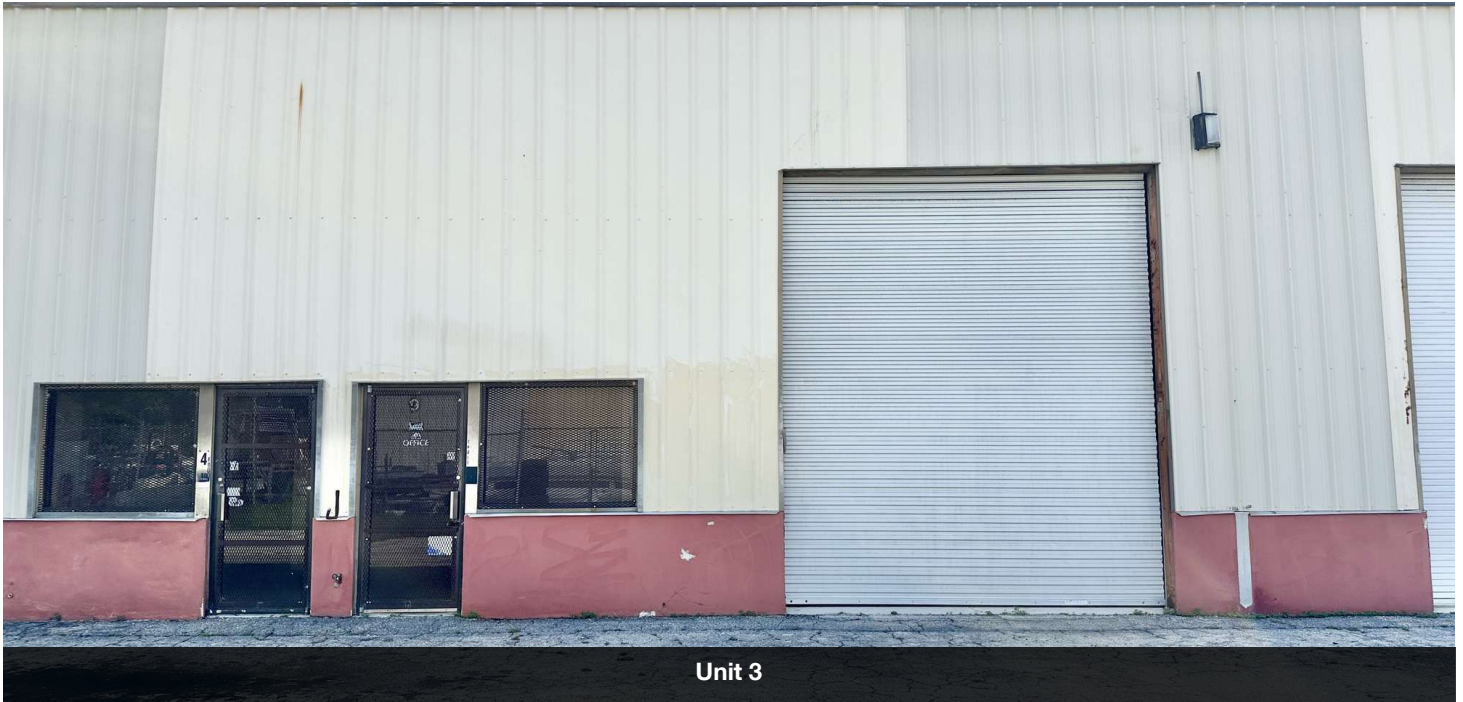


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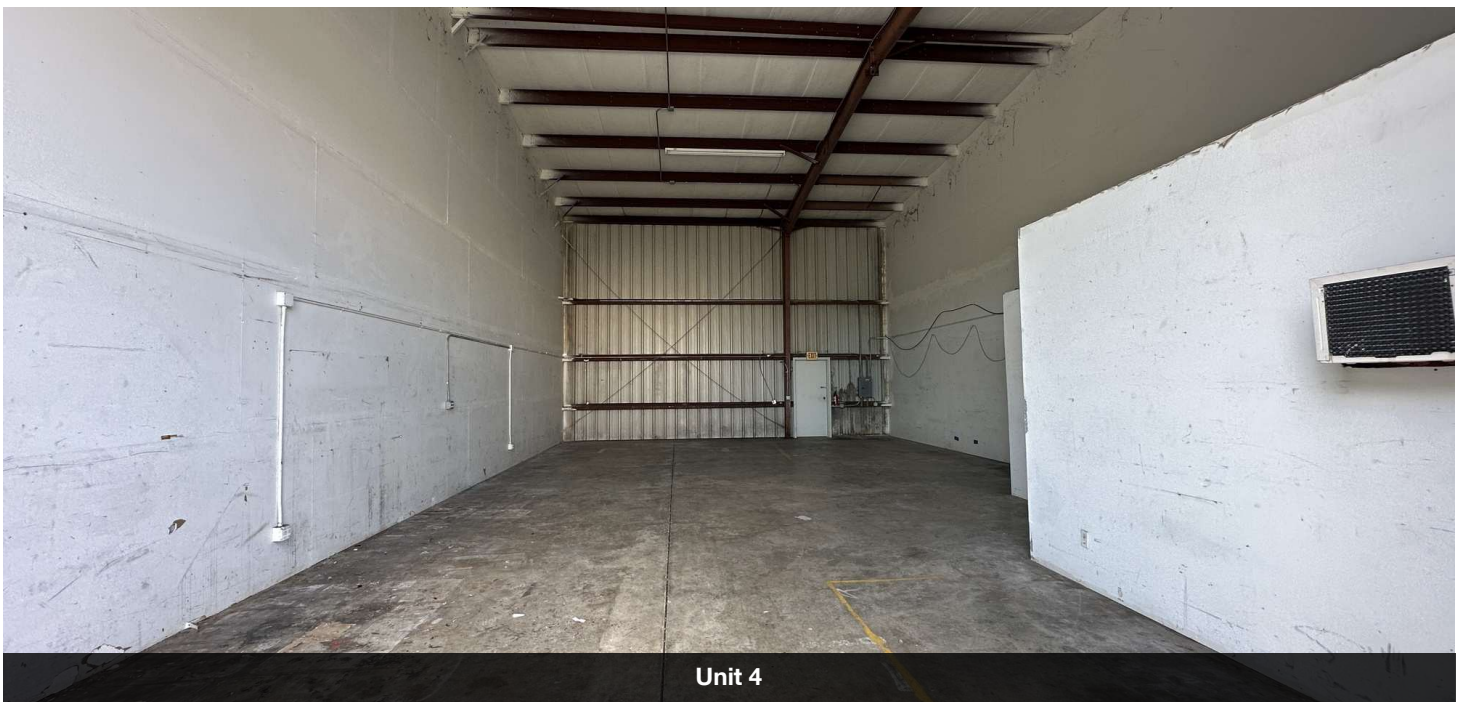


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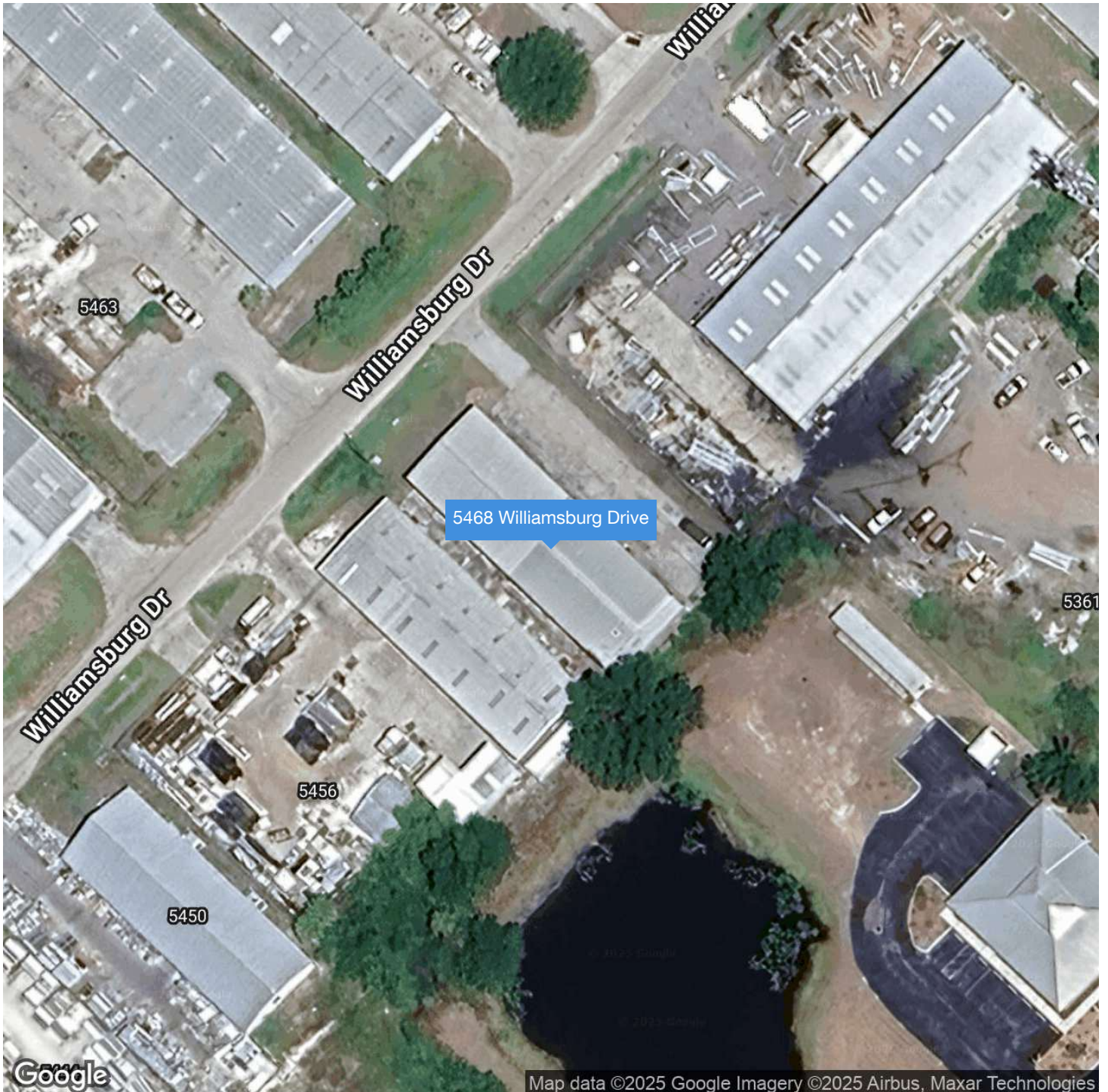


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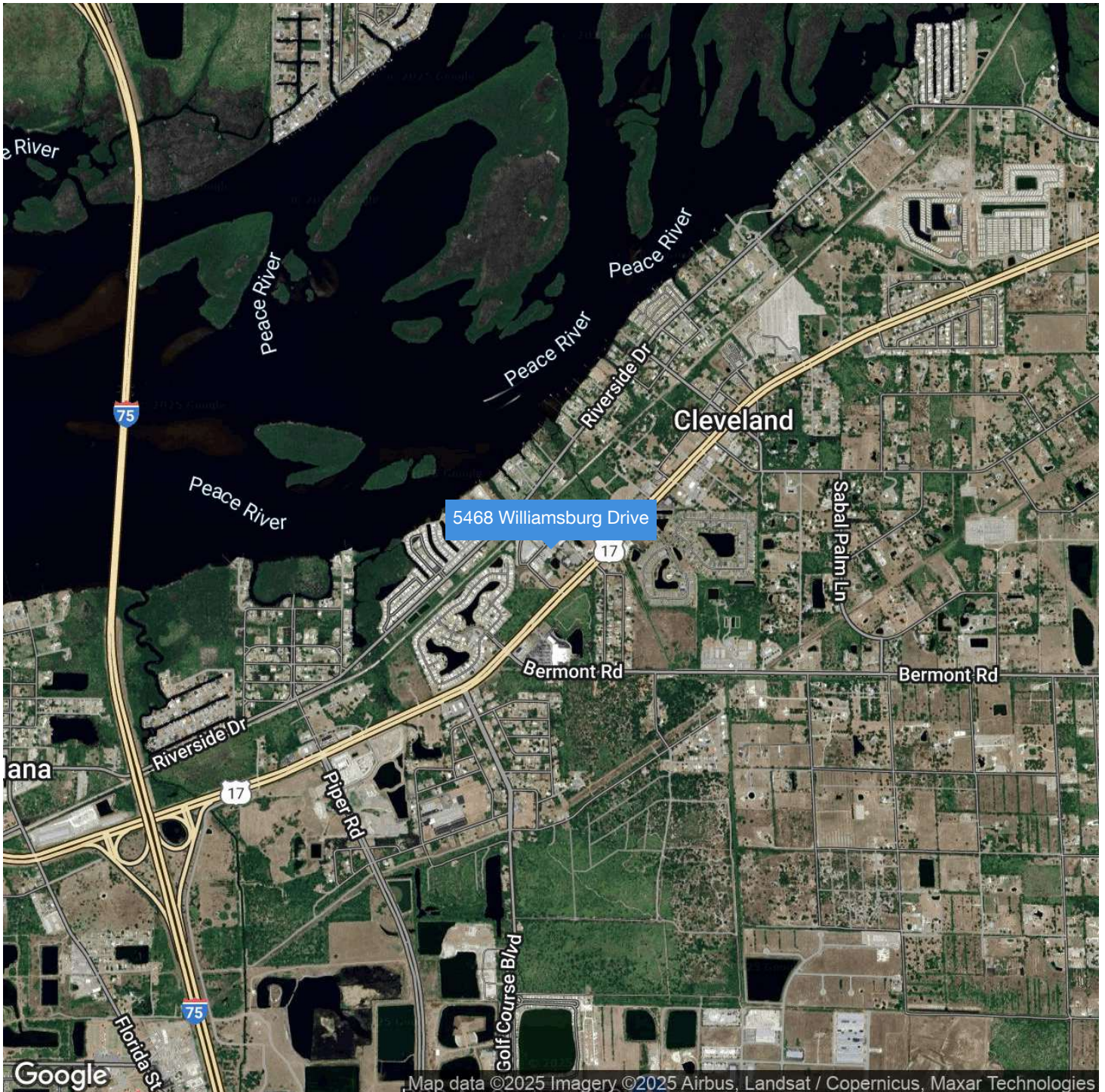


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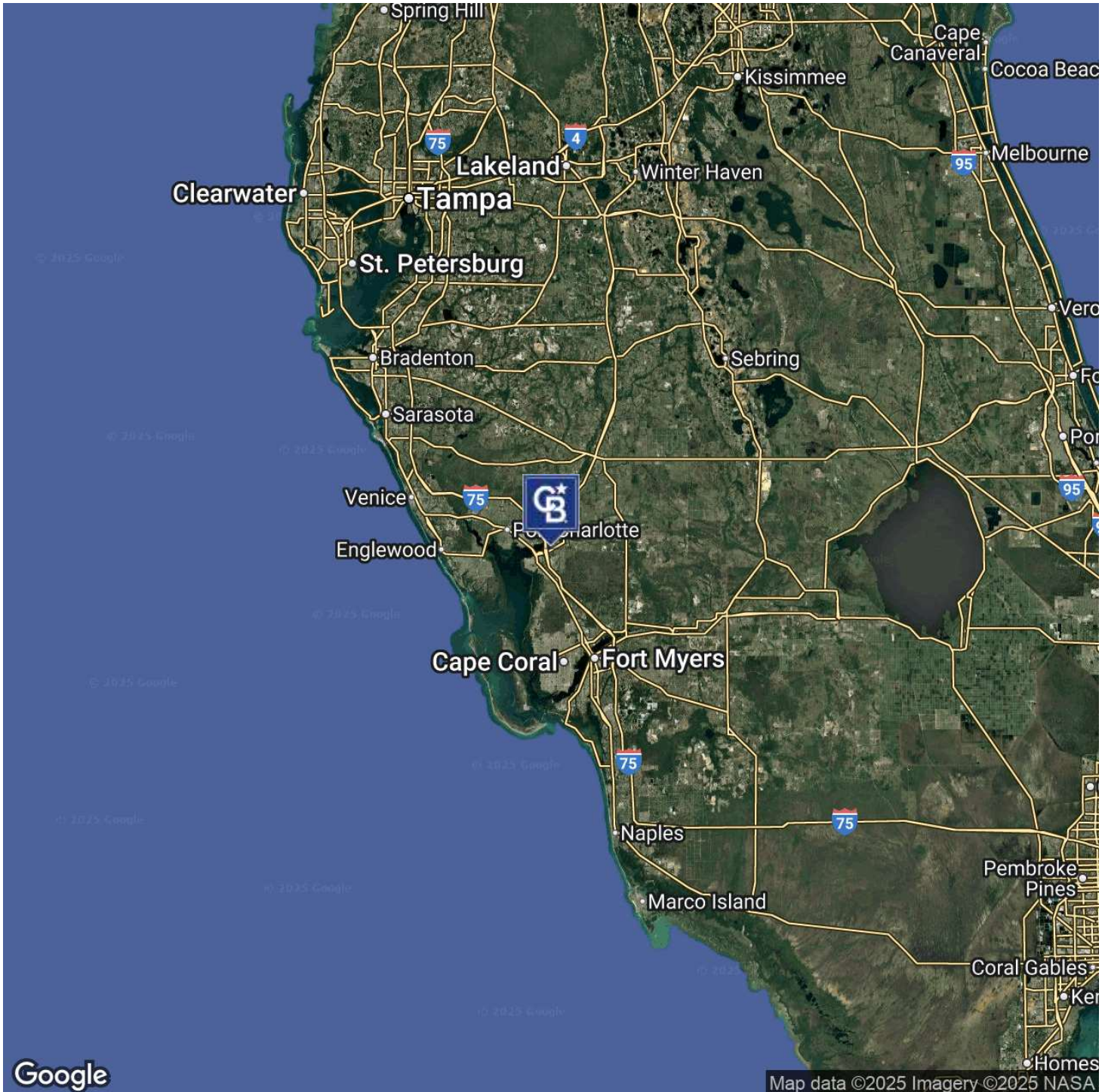


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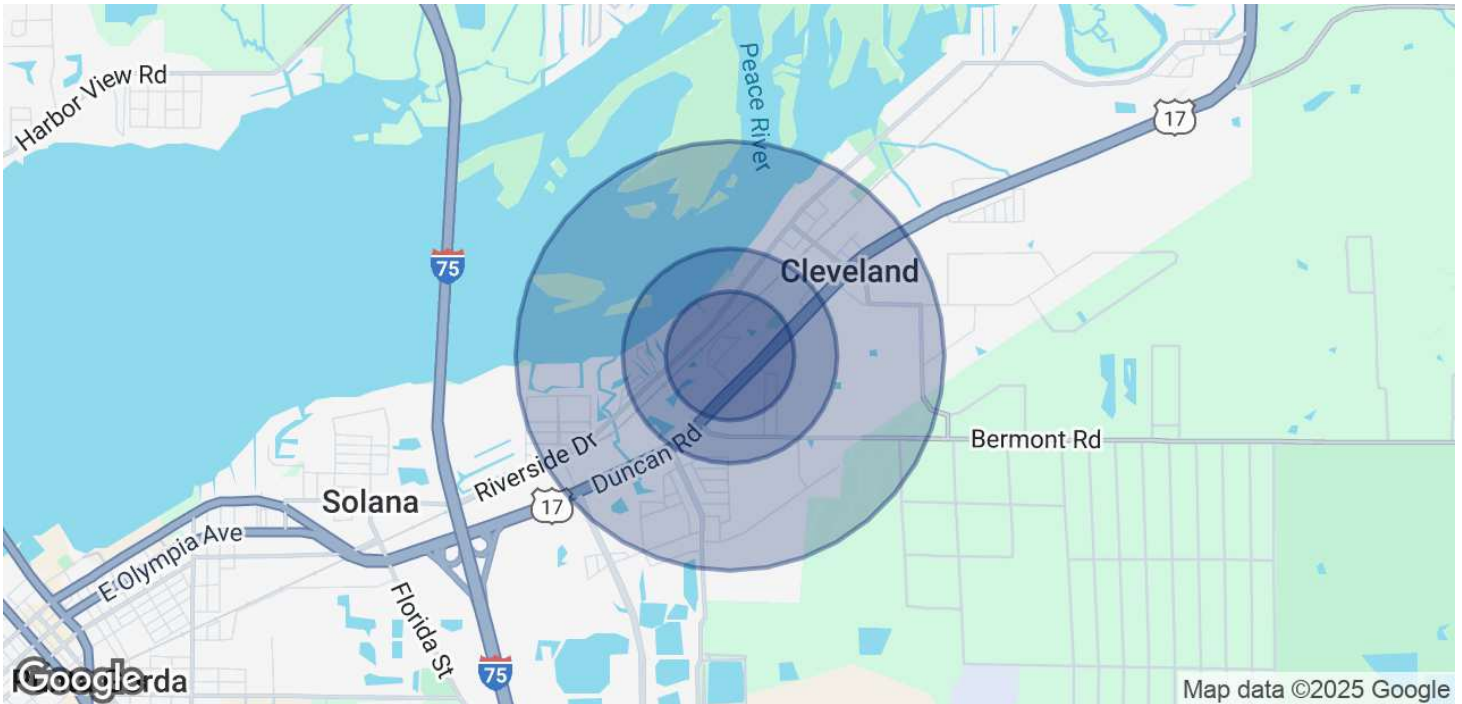


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	236	794	2,313
Average Age	59	57	55
Average Age (Male)	60	58	56
Average Age (Female)	59	57	56

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	380	1,082
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$57,770	\$61,735	\$65,738
Average House Value	\$209,195	\$226,439	\$254,161

Demographics data derived from AlphaMap

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