

PGD INDUSTRIAL PARK FOR LEASE

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

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

PHASE I FULLY LEASED
PHASE II SHELL COMPLETE — READY FOR TENANT IMPROVEMENTS
PHASE III UNDER CONSTRUCTION — JANUARY 2026 DELIVERY



5,000 to 95,000 SF
NOW PRE-LEASING

PHASE I

PGD Industrial Park is a four-building industrial/flex complex totaling 160,000 SF, developed in phases of 40,000 SF per building. Each phase will be a grey shell building that 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. In Phase II, Units A/1 & H/8 feature both a grade-level and dock-high door, while Units B/2-G/7 have dock-high doors only, an optional portable ramp can be added to dock-high units for enhanced accessibility. In Phases III & IV, each unit will have both a grade-level door and truckwell with dock-high 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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BASE LEASE RATE: In-Line (Unit B-G): \$12.50 PSF NNN
 End-Caps (Unit A & H): \$13.50 PSF NNN
 Minimum 5-Year Lease, Grey Shell, Will Negotiate TI

OPEX: \$3.68 PSF (Estimated)

UNIT SIZE: 5,000 - 40,000± SF

BUILDING SIZE: Four 40,000± SF buildings, can be divided into eight 5,000± SF units per building



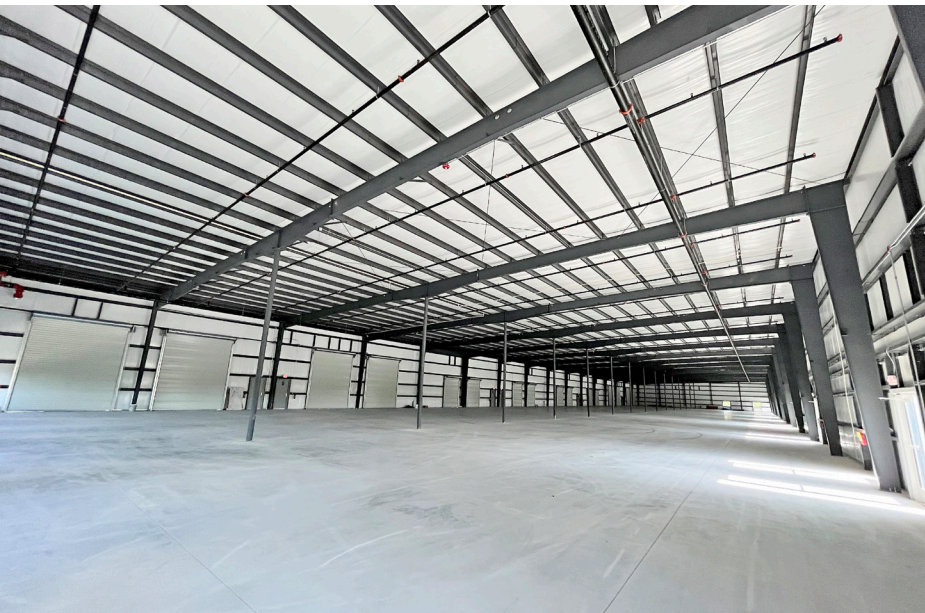
LOCATION: Located off Piper Road, the main road accessing the Punta Gorda Airport, with quick access to I-75 via Jones Loop Road 1± mile east of I-75, Exit 161 (Jones Loop Road), and 1/2 mile from Punta Gorda Airport

ZONING: ECAP - Enterprise Charlotte Airport Park (Charlotte County)
[Click here for zoning uses](#)

ASSOCIATION: Part of the Airport Commerce Center Authority Owners Association

YEAR BUILT: Phase I: 2021 Phase II: 2025 Phase III & IV: Q1 2026

O/H DOORS: 12' x 14' Grade-Level or 8' x 10' Dock-High
 Phase II: Units A & H feature both a grade-level and dock-high door.
 Units B-G have dock-high doors only, with option to add steel ramps
 Phase III & IV: **All units have both grade-level & dock-high doors with truckwells**



CLEAR HEIGHT: Phase II: 19'± Phase III & IV: 30+' (at beam)

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

FLOOR SLAB: 6" Supporting 4,000 PSI

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.

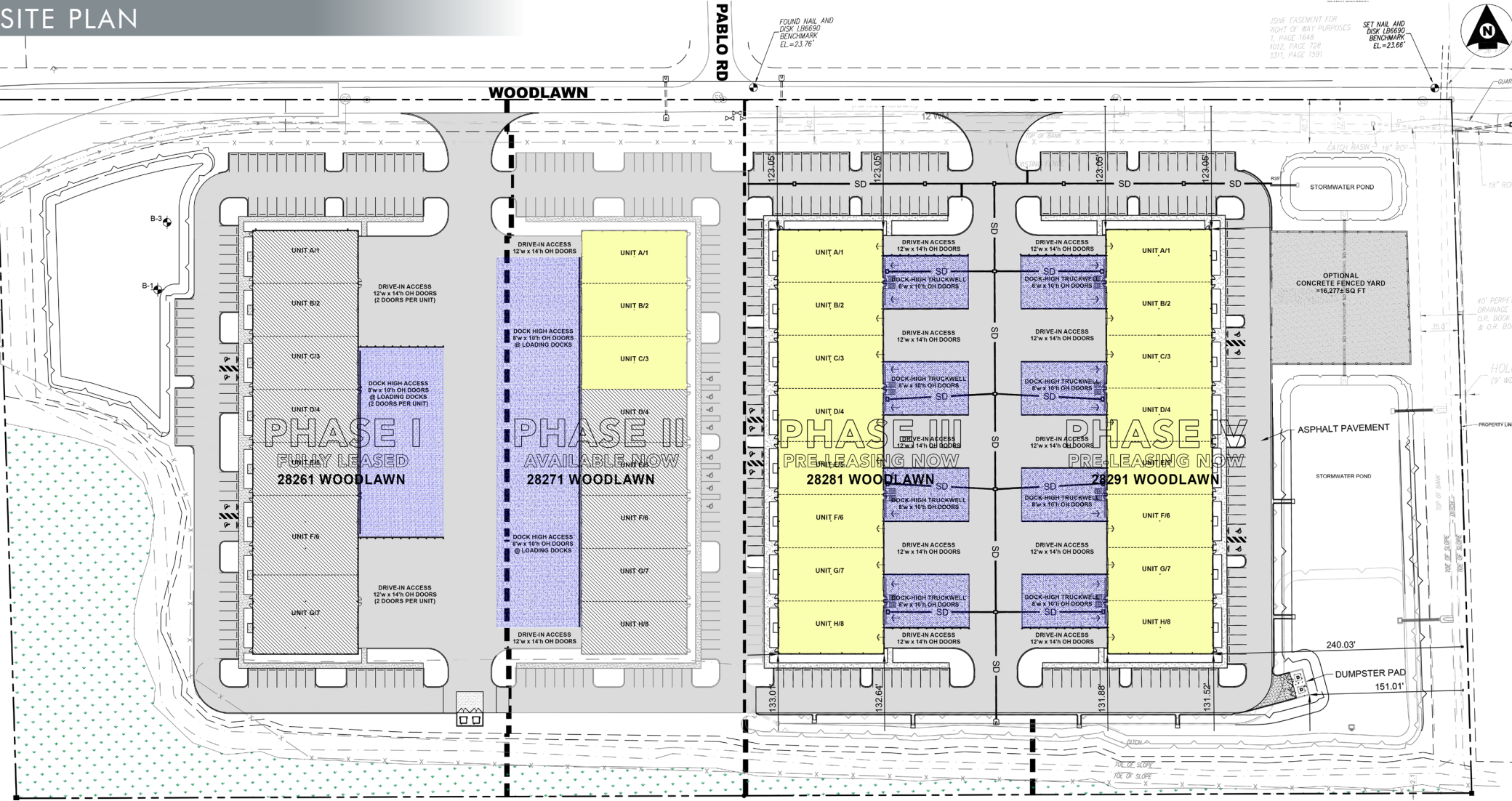
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SITE PLAN



AVAILABLE **LEASED**

TRUCK WELL

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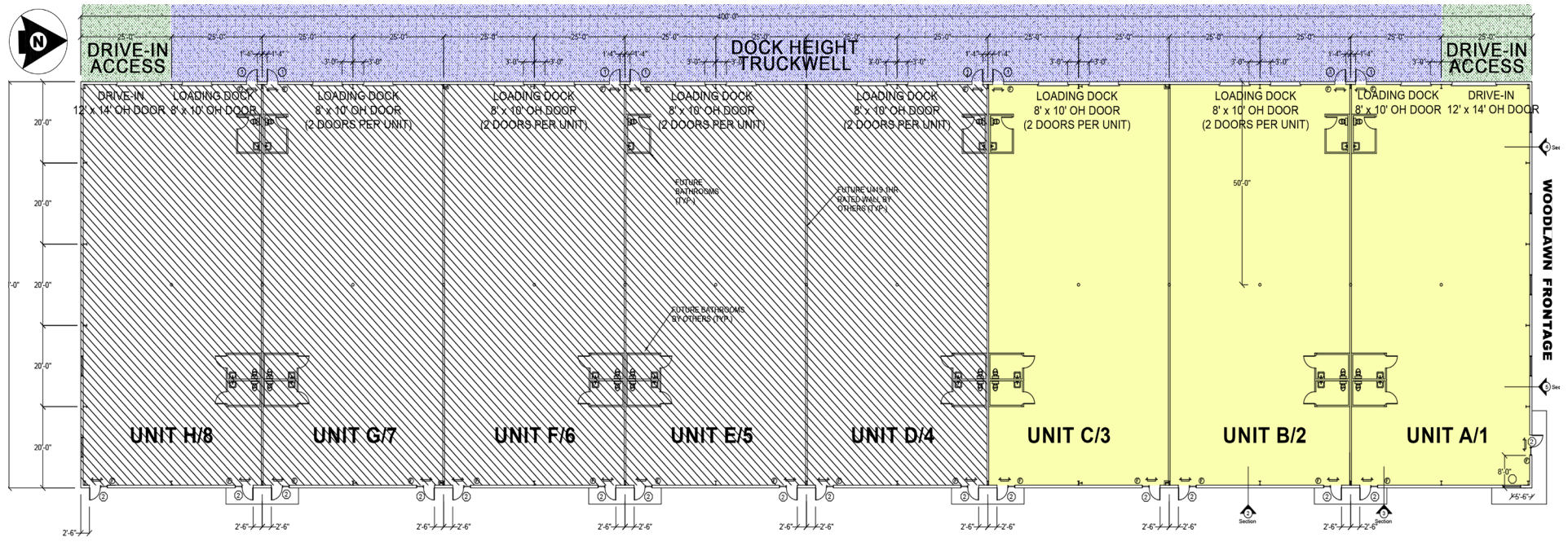


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BUILDING LAYOUTS

PHASE II

28271 WOODLAWN



PHASE	UNIT	SIZE (SF)	LEASE RATE (PSF NNN)	MONTHLY BASE RENT	OPEX (PSF)	MONTHLY OPEX	MONTHLY TOTAL
II	A/1	5,000	\$14.50	\$6,041.67	\$3.68	\$1,533.33	\$7,575.00
II	B/2 C/3	5,000	\$13.50	\$5,625.00	\$3.68	\$1,533.33	\$7,158.33

AVAILABLE
LEASED

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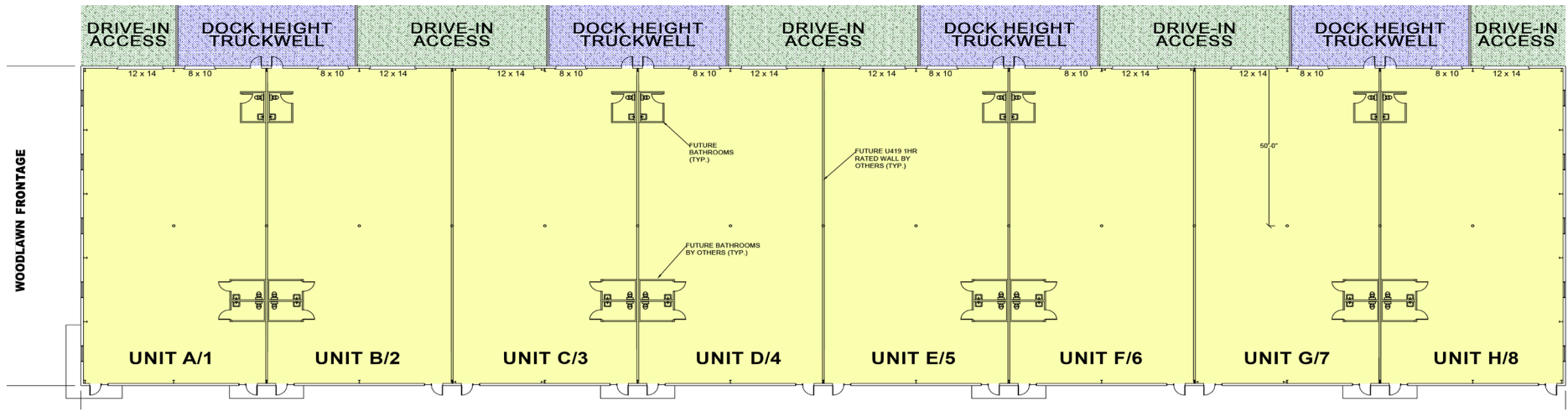
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BUILDING LAYOUTS

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

AVAILABLE LEASED

TRUCK WELL

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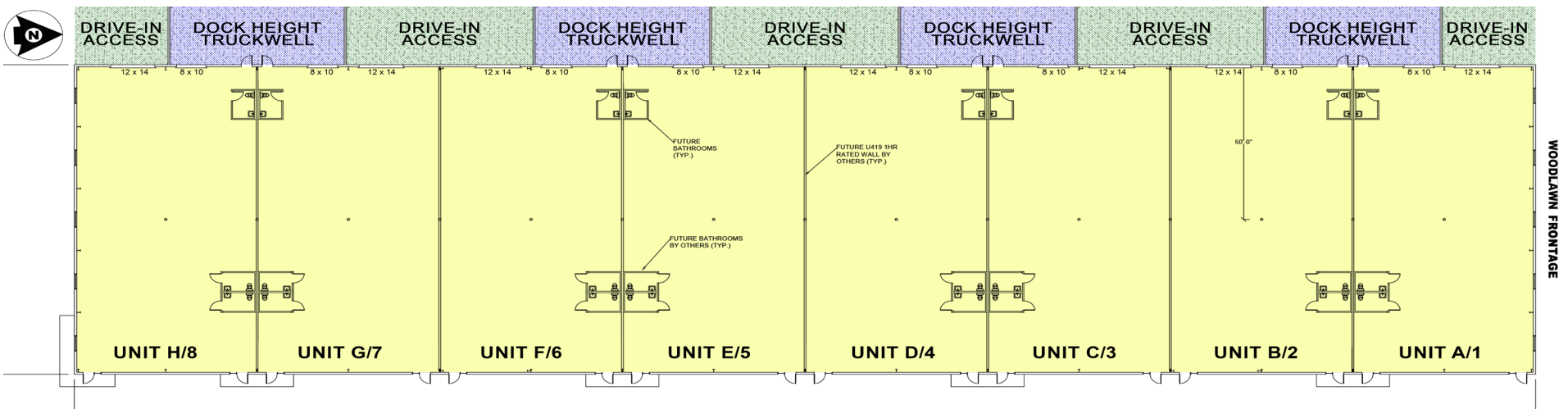


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BUILDING LAYOUTS

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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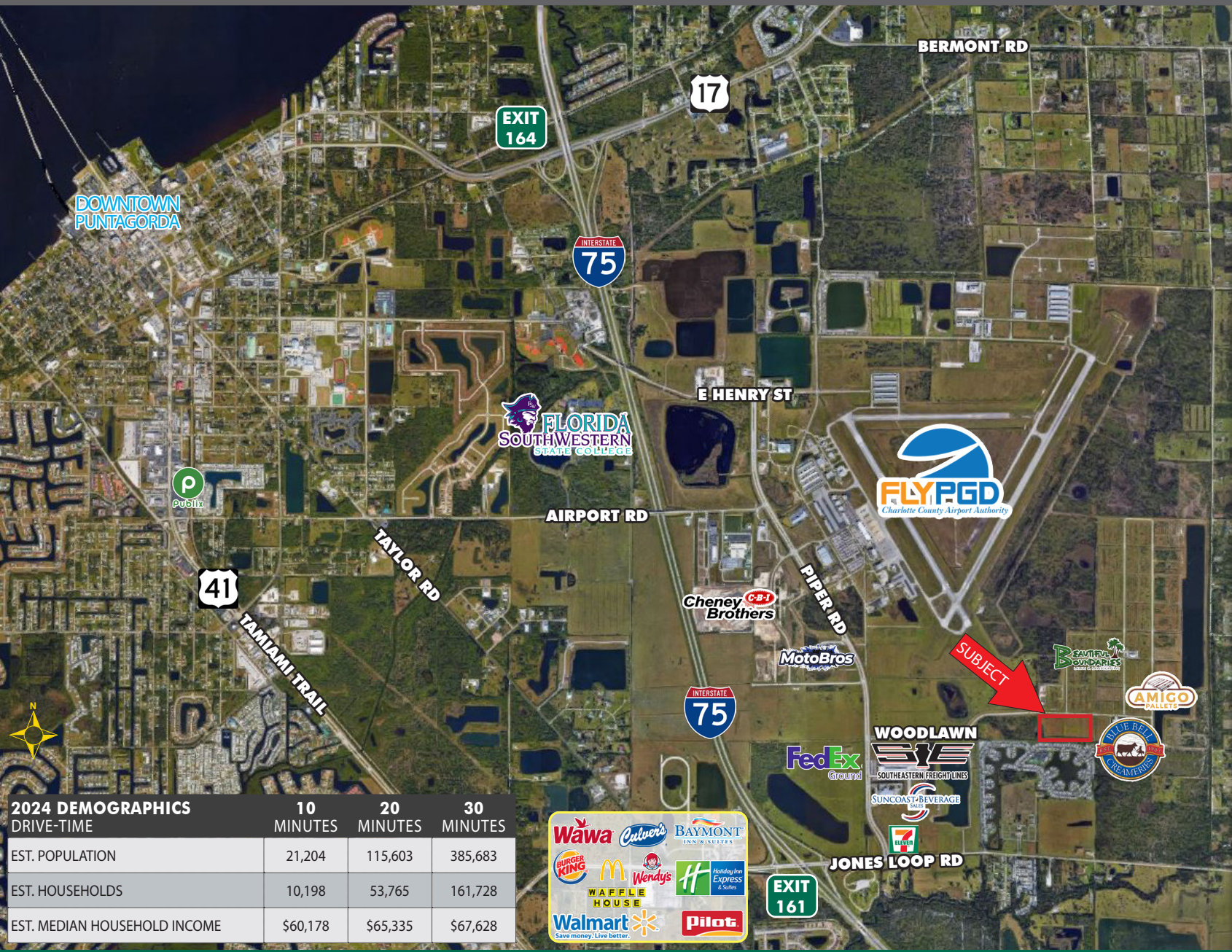
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DISTANCE DRIVE TIMES

- 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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