

Demand SERVICE... Demand RESULTS... Demand **SANDS COMMERCIAL GROUP**

FEATURED PROPERTY



"NEW" OFFICE WAREHOUSE / COMPLEX

- 12,000±sf Bldg with 8 office warehouse condos
- Ideal location in Alico Commercial Park
- Concrete block construction
- One 12' x 16' O/H door per unit
- **REDUCED PRICE: \$250,000.00 per unit**



COLLEGE PARKWAY

- 4th Floor Office Condo
- Long Term Lease
- Gorgeous Build-Out
- Net \$196,561.00
- **PRICE: \$2,650,000.00**



16,000± SF WAREHOUSE

- Land Size: 57,000± SF
- Building Size: 16,000± SF (1,000± SF Office & 15,000± SF Warehouse)
- Fenced Yard
- (40) Parking Spaces
- (3) O/H doors (12 x 16)
- **LEASE: \$4.50 PSF GROSS**



5.19± ACRES ON SOUTH US 41

- NW corner of US 41 and Lake Devonwood Dr.
- 480 feet of frontage on US 41
- Signalized intersection
- Surrounded by national auto dealers (Range Rover, Audi, Jaguar, Acura, Dodge & Saturn)
- **PRICE: \$3,599,500.00**

vipcommercial
Licensed Real Estate Broker

The Sands Commercial Group at VIP Commercial has been a leading provider of Commercial Real Estate Services in Southwest Florida for over thirty (30) years.



For a complete inventory of our commercial listings visit: www.paulsands.com

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