

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

As my Exclusive Real Estate Advisor over the last fifteen years, Paul has been an integral part of our growth, not only in Southwest Florida but Nationwide!

– Scott Fisher
Harley Davidson of Fort Myers, Inc.

FEATURED PROPERTIES



429± ACRES - DESOTO COUNTY

- 429+/- Acres
- Located within an Enterprise Zone at the border of Desoto/Charlotte Counties.
- Next to new Wal-Mart distribution center.
- \$29,750,000.00 (\$1.60 PSF)



ALICO ROAD

- 1.24± Acres in Commercial Park Square.
- Zoned IPD (Industrial Planned Development)
- One of the last industrial lots in the development.
- \$7.50 Per SF or \$404,242.00



ALICO ROAD

- 1,500± SF condo units in Commercial Park Square.
- One 12' x 16' O/H door per unit.
- Zoned IPD (Industrial Planned Development)
- \$10.00 Per SF (Lease)
- \$250,000.00 (Sale)



METRO PARKWAY

- Immediate Occupancy
- 2,100± SF Office Space and 5,900± SF Warehouse space with (3) O/H doors, Truckwell and Fenced yard.
- \$10.00 Per SF (Lease)
- \$1,000,000 (Sale) (\$125 PSF)



METRO PARKWAY

- Units ranging from 3,000± to 4,000± SF
- Signalized intersection located in the TIB Bank Plaza at the corner of Metro and Crystal Drive.
- \$675,000.00 to \$900,000.00



SOUTH US 41

- 5.19± acres on NW corner of US 41 and Lake Devonwood Drive.
- Signalized intersection surrounded by national auto dealers.
- Zoned CPD - Commercial Planned Development.
- \$3,599,500.00



5± ACRE PARCEL

- For Sale or Land Lease
- Zoned IL, Light Industrial, Lee County. Close to I-75, great site, easy access to interstate.
- \$6,000/Month (Land Lease)
- \$1,500,000.00 (Sale)



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.

vipcommercial
Licensed Real Estate Broker

For a complete inventory of our commercial listings visit: www.vipcommercial.com
239.489.3303, X177

www.paulsands.com

