

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

Paul is not only a knowledgeable commercial real estate advisor, but he also gives back to the community ten-fold.

– John Pollock, President  
Oswald Trippe & Company, Inc.

## FEATURED PROPERTIES



### METRO PARKWAY

- 22,800±sf comprised of 16,000±sf office showroom and 6,800±sf warehouse .
- 6 12' x 14' O/H doors
- Zoned IL
- PRICE: \$3,200,000.00



### PARKER COMMONS

- 2,205± to 9,800± sf
- New CLASS A office park, off Daniels & adj. to Cross Creek Country Club, just minutes to I-75 & SW FL Int'l. Airport.
- PRICE: NEGOTIABLE



### SALE OR LEASE

- Two 6,000±SF Class A bldgs
- Near the SW corner of Summerlin & Bass Rd.
- From 1,530± SF to 6,000± SF
- \$18.50 PSF + CAM (LEASE)
- \$262.00 PSF (SALE)



### OFFICE CONDO

- 1,970±sf unit (with 1,135±sf warehouse, 835±sf office & (1) electric O/H door.)
- Condos located off Summerlin Rd.
- CHOOSE YOUR DEAL! 3 MONTHS FREE RENT OR \$10.00 PSF GROSS



### METRO PARKWAY

- Immediate Occupancy
- 2,100± SF Office Space and 5,900± SF Warehouse space with (3) O/H doors, Truckwell and Fenced yard.
- \$9.00 Per SF NNN (Lease)
- \$1,000,000 (Sale) (\$125 PSF)



### ALICO ROAD

- 1,450± SF condo fully built out units in Commercial Park Square.
- One 12' x 16' O/H door per unit.
- Zoned IPD (Industrial Planned Development).
- \$8.00 - \$10.00 Per SF (Lease) or \$250,000.00 (Sale)



### LEHIGH ACRES

- 1.84± Acre commercial site located on Lee Blvd.
- 200 feet of frontage on Lee Blvd
- 185 feet on Sunshine Blvd
- PRICE: \$1,350,000.00 or \$16.84 PSF



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](http://www.vipcommercial.com)  
239.489.3303, X177

[www.paulsands.com](http://www.paulsands.com)

