

# 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



### OFFICE CONDO

- 1,970±sf unit (with 1,135±sf warehouse, 835±sf office & (1) electric O/H door.)
- Condos located off Summerlin Rd.
- \$10.00 PSF GROSS



### 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)



### 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)



### 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



### 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)



### 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



### LIGHT INDUSTRIAL

- 4,200±sf to 16,800±sf four unit warehouse/office building under constructions.
- PRICE: \$8.00 PSF NNN

**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.vipcommercial.com](http://www.vipcommercial.com)  
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