

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



BILLY CREEK COMMERCE CENTER

- Brand new office/industrial/commercial condos
- Near the NW intersection of Lockett Rd & I-75
- Zoning allows for a wide range of commercial users.
- Ideal for users who service both Lee and Charlotte Counties.
- Ample parking.
- Occupancy March 2008.
- LEASE RATE: \$8.00-\$12.00 PSF plus CAM



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)



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



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 (SALE) or \$10.00 PSF (LEASE)



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)



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)



CITY OF FORT MYERS

- 4,200±sf to 16,800±sf four unit warehouse/office building under constructions.
- Zoned I-1
- PRICE: \$8.00 PSF NNN



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

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