

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



FOR SALE

- Automobile Dealership Property with excellent visibility
- The showroom, sales and service facilities is 15,288 sf
- Constructed in 1990 ~ 2.70 +/- Acres
- Existing dealership is relocating in 2009.
- Price \$2,750,000.00



BILLY CREEK

- Brand new office/industrial/commercial condos
- Near the NW intersection of Luccett Rd & I-75
- Ample parking.
- Occupancy March 2008.
- LEASE RATE: \$8.00-\$12.00 PSF plus CAM



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



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)



COLLEGE PKWY

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



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)
- MAKE OFFER (Sale)



FOR SALE OR LEASE

- 59,400± sf warehouse building with 7,500± sf office and 51,900± sf warehouse on 4.99± acres.
- 8 Dock Doors - 10 O/H Doors
- Lease Price \$8.00 PSF NNN
- Sale Price : \$7,500,000.00



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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www.paulsands.com

