

BUSINESS BRIEFS

Commercial real estate

The Fort Myers and Naples offices of **Colliers Arnold Commercial Real Estate Services** reported more than \$21 million in closed sale and lease transactions for the first five months of 2008. Select sale and lease transactions are:

SALES:

Owen Wagener Trustee purchased an 11,000 square foot industrial building, located at 6540 Corporate Park Circle, Fort Myers, from CC Turner for \$1.9 million. William Mankin of Colliers Arnold represented the seller.

LJP Building, LLC purchased a 19,540 square foot industrial building, located at 910 SE 14th Place, Cape Coral, from Bradco Supply Corp. for \$1.325 million. William Mankin, Karen Johnson-Crowther, and Mike Komar of Colliers Arnold represented the seller.

Beacman, LLC purchased a 20,000 square foot industrial building, located at 2081 Beacon Manor Drive, Fort Myers, from Barton-Georgia Corporation for \$1.2 million. Jim Garinger, CCIM, SIOR, and Andrew Falde of Colliers Arnold represented the buyer. Ryan Leffler of Leffler & Associates represented the seller.

Larry Blumberg and Associates purchased 2.54 acres located at 12481 Gateway Boulevard, Fort Myers, from Commerce Lakes Partners LLC for \$1,058,943. Karl Lippek, CCIM, of Colliers Arnold represented the seller.

January Acquisitions, LLC purchased a 6.86-acre industrial parcel located at 2700 SW Highway 17, Arcadia, from CCS II, LLC for \$837,900. Jim Garinger, CCIM, SIOR, and Andrew Falde of Colliers Arnold represented the seller.

Tekla Pawlowska purchased a 1,850 square foot restaurant building, located at 2072 Hendry Street, Fort Myers, from Dannello, Inc. for \$242,500. William Mankin and Mike Komar of Colliers Arnold represented the seller.

LEASES:

Blue Bell Creameries, L.P. leased 29,318 SF of industrial space, located at 10479 North Commerce Parkway, Miramar, from Sunbeam Properties Corp. William Mankin of Colliers Arnold represented the tenant.

Three Star Ventures, LLC leased 4,700 SF of retail space in Gulf Coast Town Center, located at 23106 Fashion Drive, Estero, from The Jacobs Group. Karen Johnson-Crowther of Colliers Arnold represented the landlord.

BAI Stores, LLC d/b/a Beauty Alliance leased 4,082 SF of retail space, located at 11770 Metro Parkway, Fort Myers, from G & M Estates USA, Inc. William Mankin and Mike Komar of Colliers Arnold represented the landlord.

VA Healthcare System leased 3,325 SF of office space in Metro Park Business Plaza, located at 4100 Center Pointe Drive, Fort Myers, from CITEC Florida, LLC. William Mankin and Mike Komar of Colliers Arnold represented the tenant.

Provident Jewelry leased 3,111 SF of retail space in the Shops at Jamaica Bay, located at 15245 South Tamiami Trail, Fort Myers, from Orbis Properties. Karen Johnson-Crowther and Lindsey Schmoyer of Colliers Arnold represented the landlord.

Digital Loud Mouth, Inc. leased 2,500 SF of office space, located at 12221 Towne Lake Drive, Fort Myers, from Vince Sardo. William Mankin and Mike Komar of Colliers Arnold represented the landlord.

1st Community Realty Inc. leased 1,877 SF of office space, located at 1716 West Cape Coral Parkway, Cape Coral, from RVB Holdings, LLC. Jim Tamblyn, CCIM, of Colliers Arnold represented the landlord.

Rio Wraps leased 1,750 SF of retail space in Brooks Village, located at 8585 Collier Boulevard, Naples, from Sembler Company. Charlene Greenblatt and Karen Johnson-Crowther of Colliers Arnold represented the tenant.

Tastings leased 1,700 SF of retail space in Gulf Coast Town Center, located at 23106 Fashion Drive, Estero, from The Jacobs Group. Karen Johnson-Crowther and Lindsey Schmoyer of Colliers Arnold represented the landlord.

ed the landlord.

Lance, Inc. leased 1,339 SF of office space in Six Mile Cypress Office Park, located at 10471 Six Mile Cypress Parkway, Fort Myers, from Six Mile Cypress Office Park Trust. Jim Tamblyn, CCIM, of Colliers Arnold represented the tenant.

GuaranteedBlinds.com leased 1,200 SF of retail space in Park Meadows Plaza North, located at 1939 Park Meadows Drive, Fort Myers, from C Allen Colley Trust. William Mankin, Jim Garinger, CCIM, SIOR, Andrew Falde, and Earl Marcoux of Colliers Arnold negotiated the transaction.

Doragh Law Firm leased 1,100 SF of office space, located at 6700 Winkler Road, Fort Myers, from Oasis III, LLC. Jim Tamblyn, CCIM, of Colliers Arnold represented the landlord.

Regis leased 1,120 SF of retail space in the Paradise Shoppes at Del Prado, located at the southeast corner of US 41 and Del Prado Boulevard, North Fort Myers, from WIN-Del Prado Ltd. Karen Johnson-Crowther of Colliers Arnold represented the tenant.

Regis leased 1,050 SF of retail space in Shoppes at Price Crossing, located at the southwest corner of Toledo Blade Boulevard and Price Boulevard, North Port, from Shoppes at Price Crossing Ltd. Karen Johnson-Crowther of Colliers Arnold represented the tenant.

Investment Properties Corporation

announced the following transaction: Capital Wealth Advisors leased 6,400 square feet of office space at 787 Fifth Avenue South, Naples, from Mom's Partners. Patrick Fraley of Investment Properties Corporation negotiated this transaction.

RE/MAX Realty Group Commercial Division

announced the following transaction: Randy L. Duncan sold a 2,000-square-foot industrial dock-high building on approximately 40,000 square feet of fenced yard located at 8998 High Cotton Lane, Fort Myers, to Jose and Ana M. Lesteiro for \$350,000. The building was formerly used as a refrigerated building for frozen food/ice cream sales. The sale was brokered by James B. McMenamy of RE/MAX Realty Group Commercial Division.

Woodyard & Associates, LLC

announced the following transactions: OBEX Corp. leased 1,200 square feet of office and warehouse space at 13880 Treeline Ave., Unit 7, Fort Myers, from KB Investment, LLP. Todd Holman of Woodyard & Associates, LLC negotiated this transaction.

Bilingual Speech-Language Pathology Center, Inc. leased 2,106 square feet of general office space at 4048 Evans Ave., Suite 310, Fort Myers, from Eastpointe Realty Associates, LLC. Robyn Wright & Alex Wright of Woodyard & Associates, LLC negotiated this transaction.

Pittman Electric & Air Conditioning, Inc. leased 3,420 square feet of office and warehouse space at 825 Cowboy Way, Unit 102-104, LaBelle, from Sox Investments, Inc. Tom Woodyard of Woodyard & Associates, LLC and Andrea Burson of Andrea Burson Realty, LLC negotiated this transaction.

LandQwest Commercial

announced the following transactions: Shoot Straight Fort Myers Holding Co. LLC has purchased 9,398 square feet of retail space from 2418 Colonial Partners LLP located at 2418 Colonial Blvd. in Fort Myers. The purchase price was \$1.6 million. Alex Wright and Robyn Wright of Woodyard & Associates LLC in Fort Myers represented the buyer and Doug Olson, leasing and sales specialist of LandQwest Commercial represented the seller. The building was formerly occupied by Sunstate Academy and will now be converted into a gun and archery range, as well as retail gun store.

Briggs & Rogers, LLC has leased 1,200 square feet of office space from Benchmark Home Mortgage, Inc. located at 7680 Cambridge Manor Place, Ste. 204 in Fort

Myers. Scott Robertson with Cushman & Wakefield of Florida, Inc. represented the tenant and Eric Lahaie sales, lease and investment specialist of LandQwest Commercial represented the landlord. Briggs & Rogers, LLC will be operating their Public Relations & Marketing Firm from this location.

American Body Wrap has leased approximately 2,400 square feet of retail space at the Lowe's anchored strip center located at Corkscrew Road and Three Oaks Parkway in Estero from KRG/CCA Estero, LLC. Tom Strauss, broker associate of LandQwest Commercial negotiated the transaction for the tenant and Lauren Kaelin of Kite Realty Group represented the landlord.

Goin Postal has leased approximately 1,285 square feet of retail space at The Brooks Town Center located at the NW corner of Three Oaks Parkway and Coconut Road from Top-CR Associates, LLC. Tom Strauss, broker associate of LandQwest Commercial represented the tenant and Jim Zaydon of the Courtelis Company represented the landlord. ■

Commercial construction

GCM Contracting Solutions has completed the first phase of construction on the Alico Business Park in South Fort Myers. Alico Business Park is located on Lee Road, just off of Alico Road, with convenient access to U.S. 41, Interstate 75 and Southwest Florida International Airport.



COURTESY PHOTO

The first phase of the Alico Business Park in South Fort Myers is complete. Four buildings were constructed in the first phase of the project by GCM Contracting Solutions.

Four buildings were constructed in the first phase of the project. The 130,800-square-foot complex will have seven buildings total, each suitable for office, warehouse or industrial use. Spaces ranging from 1,500 square feet to 20,000 square feet are available for purchase, and units can be divided or combined based on individual space needs. Each unit has a minimum of four parking spaces, and more than 300 spaces are available for customer parking.

The building was constructed using a solid tiltwall technique, providing low maintenance costs, durability, security and flexibility. The concrete used for the structure is energy efficient and fire resistant.

The building was designed by architect Richard E. Ditter. Greg Coleman served as the project manager, and Arlen Gattis was the superintendent.

Westcoast Structural Concrete Masonry has reached mid-point construction of Southwest Florida Addiction Services, a detox and counseling center for patients with alcohol and drug dependency. Southwest Florida Addiction Services is located at 3763 Evans Avenue in Fort Myers.

Westcoast Structural is providing the concrete floors, sidewalks, dumpster enclosure and generator enclosure for the 38,000-square-foot building.

Owen-Ames-Kimball is the general contractor. Adon Godon of Westcoast Structural is the project manager, Karen Papke is project administrator, and Francisco Jimenez and Robert Broomfield are serving as superintendents. The project is expected to be complete in August.

GATES has successfully completed the construction on Fifth Third Bank located at the Gateway Shoppes at North Bay, 411 Wiggins Pass Road, Naples. The branch was completed two weeks ahead of schedule, on budget and includes a drive thru and prefabricated vault. The newly completed bank is slated to open July 14.



COURTESY PHOTO

The new Fifth Third Bank in Naples is set to open July 14. GATES completed the project two weeks ahead of schedule.

GATES specializes in the construction of financial centers having completed numerous financial centers from Naples to Tampa to Orlando with a combined value in excess of \$30 million.

Stevens Construction Inc. has been awarded the new children's pool complex project at South Seas Island Resort on Captiva Island, announced Mark Stevens, company president.

Construction has started on the complex, which includes waterslides, a pool equipment room, slide tower and trolley stop. The pool area will feature a 120-foot cyclone-curved waterslide, a 50-foot vertical slide, brick pavers, landscaping, benches and custom lighting. Construction is slated for completion in late 2008.

J.P. Pencil of Stevens Construction is the superintendent, Terry Tjelmeland is the project manager, and Lizette Martin is the project administrator. The architects are Ron Weaver and Zach Smith of BSSW Architects Inc.

This is the fourth project at South Seas Island Resort for Stevens Construction. The company was also the construction manager for the lagoon pools and cabanas at The Pointe, The Pointe restaurant and Captiva Provisions Company Gourmet Store and Deli. ■

LEASE UP TO 50,000 SF From \$3.80/sq.ft. + cam



TERM:
Three (3) years minimum

ZONING:
City of Fort Myers; B-2 with additional approved uses of Warehousing, Storage, and Wholesale Operations.

COMMENTS:
• CBS Construction
• City Water & Sewer
• 9-Dock High Doors
• Interior Sprinkler System
• 18' Clear Span
• Fowler Street Location



COMM. PROP. MANAGEMENT, LLC
Licensed Real Estate Broker

Allan Fox / Lou Pettingill

Tel (239) 425-2654 • Email: aef@commpropmanagement.com

