

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Office/Warehouse For Lease

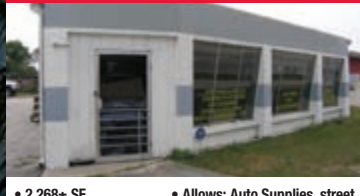


- 8,000± SF Unit
- 3 OH Doors - 12'x14'
- Two Minutes from I-75 Exit 138
- Zoned IL - Light Industrial
- Great Corner Site
- Ample Parking

Lease: \$3.98 PSF + \$2.50 PSF (est) CAM
Contact: Todd Holman

WA2016

Commercial Site For Lease



- 2,268± SF
- Zoned C1 - Commercial
- Great Location
- Rapidly Growing Area
- Allows: Auto Supplies, street Retail, thrift store & many more
- Frontage on Palm Beach Blvd (SR80)

Lease: \$1,890.00/Month
Contact: Steve Wood

WA2042

9.26± Acre Commercial Site on SR80

Investor/Developer Opportunity



- CPD Approved
- Office/Retail/Hotel Warehouse
- High Traffic Corridor
- Located Across from Bonita Bay Verandah

Price: \$10.10 PSF (Front)
\$7.12 PSF (Rear)
Contact: Tom Woodyard or Carrie Vincent

WA1866

Office Condos For Lease



- 1,050± & 1,075± SF Units
- Ready to Occupy
- Great Location
- Centrally Located
- B2- Commercial
- Off Evans Ave
- Rapidly Growing Area

Lease: \$1,150/Month
Contact: Steve Wood or Todd Holman

WA1686

Office Space off Daniels Pkwy.



- Class "A" Office Space
- 1,680± SF Office
- Ideal Located
- Just off Daniels Pkwy
- Fully Air Conditioned
- Ample Parking
- Priced Right
- Call for Details

Sub-Lease: \$12.00 PSF + \$6.46 PSF CAM
Contact: Honora Jacobus

WA2050

Superbly Located Professional Office For Lease



- 647± SF - 2,766± SF Units
- First & Second Floors
- Great Central Area Near Colonial & Summerlin
- CG - Commercial General
- Beautiful Offices with Large Windows & Wood Floors
- Move-In Ready

Lease: 16.00 PSF + \$6.50 PSF CAM
Contact: Alex Wright, CCIM

WA1996

Office/Retail Space For Lease



- 1,297± SF & Up
- On Lee Blvd
- Just East of State Rd 82
- Great Visibility
- Zoned PUD
- Ready for Occupancy
- Vanilla Shell Build-Out with Restrooms

Lease: \$22.00 PSF + CAM
Contact: Honora Jacobus or Todd Holman

WA1157

Class A Office Space For Lease

PRICED BELOW MARKET VALUE



- 1,424± SF
- Vanderbilt Drive
- Frontage w/signage
- Fully Built-Out
- Zoned: CPD
- Central Located
- Off Bonita Beach Rd
- MOTIVATED OWNER

Lease: \$12.00 PSF + CAM
Contact: Alex Wright, CCIM

WA1973

Office/Warehouse for Lease



- 12,595± SF (includes approx. 1,065± SF Office)
- Truckwell
- Minutes from Major Corridors
- Zoned IL - Light industrial
- Benchmark Corporate Park
- Great Location Near I-75 Exit 138

Lease: \$4.00 PSF + \$2.60 PSF CAM
Contact: Todd Holman

WA1970

Flexible Commercial Out Parcel SR80 Frontage

High Visibility



- 547± Feet Frontage on SR80
- Main Artery in LaBelle
- Parcels: Size-To-Suite
- Allows for Banks, Fast Food
- Drug Store, Gas Station & More
- Join the Best Western Hotel

Sale: \$20.00 PSF
Contact: Tom Woodyard or Carrie Vincent

WA1981

Office/Warehouse on Metro Pkwy



- 2,325± SF Unit
- Four AC Offices
- Conference Room
- Bonus Mezzanine Area
- OH Door 10'x12'
- Located on the NW Corner off Metro Pkwy & Danley Dr

Lease: 2,325.00/Mo + tax
Contact: Todd Holman

WA2023

Lehigh Acres Commercial Site

Lee Blvd. Frontage



- 1.96± AC Site
- Zoned C2
- 335± Frontage
- Ideal Banking/Retail Restaurant or Office
- On Six Laned Lee Blvd.
- Left Turn Lane
- Close to Wal-Mart

Price: \$1,408,730 or \$16.50 PSF
Contact: Tom Woodyard or Carrie Vincent

WA1850

Affordable Office/Retail Space For Lease



- 987.5± to 1,975± SF Units
- Great for Small Restaurant or Retail
- Ample Parking
- Zoned IL - Light Industrial
- Excellent Exposure
- on Lee Boulevard
- Water & Sewer

Starting at \$1,406.37/Mo + Sales Tax
Contact: Todd Holman

WA1988

Professional Opportunities Contact: Steve Wood

1,717± SF - This unit of eight (8) offices is clean, shows well and is ready for immediate occupancy FOR LEASE	\$1,675.00 Per Mo.	WA# 1994
900± SF - Office space, very nicely appointed interior finish, located in the heart of growth in Lee County FOR LEASE	\$1,200.00 Per Mo.	WA# 1979L
1,200± SF - Fully Furnished & Networked Office Condo, off Summerlin Rd, S of Colonial, a "Must See"	\$1,000.00 Per Mo.	WA# 1657
762± SF - Zoned CPD, Vanderbilt Drive, Centrally Located, Frontage with Signage, Fully Built-Out, Motivated Owner, Priced Below Market Value	\$1,000.00 Per Mo.	WA# 1913
1,632± SF - Located in World Plaza on New Brittany Boulevard, strong area of professional and medical businesses	\$1,445.00 Per Mo.	WA# 1882
518± SF - Located at Pinebrook Park (next to Outback Steakhouse), second floor with elevator access	\$700.00 Per Mo.	WA# 142
1,500± SF - Nicely appointed office with high visibility location on the way to beaches and Sanibel, Great signage	\$1,325.00 Per Mo.	WA# 1752
576± SF - Located at Pinebrook Park (next to Outback Steakhouse), second floor with elevator access	\$775.00 Per Mo.	WA# 142

Medical/Professional Opportunities Contact: Alex Wright, CCIM

1,500± SF - Multiple Suite Sizes Available, Beautiful BRAND NEW Office or Medical Space, I-75 Exit off Palm Beach Blvd, Motivated Owner Has Space Move-In Ready	\$20.00 PSF Gross	WA# 1061
2,654± SF - Located in Lehigh Acres, Office or Medical Use, Medical Impact Fees Paid, High Traffic Counts, Suite Can be Subdivided, Immediate Occupancy, For Sale or Lease	\$425,000/\$12 PSF+CAM	WA# 1980
1,424± SF - Zoned CPD, Vanderbilt Drive, Centrally Located, Frontage with Signage, Fully Built-Out, Motivated Owner, Priced Below Market Value	\$12.00 PSF + CAM	WA# 1973
Multiple Suites Sizes Available, Immediate Occupancy, Fully Built-Out, Impact Fees Paid, Easy Access to All Major Corridors, Central Location	\$8.00 PSF + CAM	WA# 1951
Multiple Suites Sizes Available, Professional/Medical Office Building, Fronts Corkscrew Rd, Ready for Built-Out, Zoned CPD, Near I-75/Estero, Ideal for Attys/CPAs/Engineers	Call For Details	WA# 1834
Multiple Suite sizes Available, Office space in Via Royale, Off Royal Palm Square Blvd, Close to main corridors, Renovated offices, Wood floors, Motivated Owner	\$22.50 PSF Gross	WA# 1996
Multiple Suite Sizes Available, Shell space for Sale or Lease, Upscale Build-Out, Brand New, Immediate Occupancy, Motivated Owner	\$14.00 PSF + CAM	WA# 2029
Multiple Suite Sizes Available, Medical or Office Space in Bonita Springs, Medical Impact Fees Paid, Fully Built Out, Class "A" Building, CAM incl, Electric, Janitorial Services	\$10.00 PSF + CAM	WA# 1487

Industrial Opportunities Contact: Todd Holman

62,400± SF - Manufacturing warehouse, 3,311± SF office area located in Airport Woods, along I-75, off Treeline Avenue	\$3.90 PSF + CAM	WA# 1379
35,550± SF - Warehouse for Sub-Lease w/1,334± SF office under AC, Zoning I2, large yard, entirely fenced and paved, located East of Evans on Edison Ave	\$4.50 PSF + CAM	WA# 1992
13,090± SF - w/2,726± SF office & truckwell, located in Billy Creek Commerce, along I-75 (Ext 139) allows service & distribution to 5 county area for Lease, Also for Sale	\$6.00 PSF + CAM	WA# 1820
12,595± SF - Includes 1,065± SF office and truckwell, ideal for distribution services or light industrial for tri-county area, near I-75 (ext 138) and major corridors	\$4.00 PSF + CAM	WA# 1970
25,000± SF - w/450± SF office, OH grade-level doors & 2 OH doors in truckwell, all block & sprinkled, located in Benchmark Corporate Park, Minutes to I-75 Lease, Also for Sale	\$3.99 PSF + CAM	WA# 987L
20,000± SF - Sub-lease, includes OH doors & truckwell, excellent location Metro Plex Dr between Metro Pkwy and Plantation Rd, Primary lease expires 5-31-14	\$7.00 PSF Gross	WA# 2005
20,900± SF - Freestanding w/truckwell, OH doors and 3,044± SF office area on 4.22± AC, Zoned I2, features 359± frontage on Rockfill Rd and situated just minutes to I-75	\$5.00 PSF + CAM	WA# 1978
10,000± SF - Motorized roof vent warehouse w/1,450± SF office under A/C, 18' clear height (min.), 16' eave height, OH doors & truckwell, water/sewer, off Metro Pkwy	\$6.50 PSF + CAM	WA# 1983

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

12,854± SF - NEW LISTING Warehouse/Offices between Metro Pkwy/Plantation Rd, Zoned IPD, OH Doors, CCTV Camera Inside/Out, (8) AC Units, Biometric Readers, Use: Medical, Research & Development & More.	\$7.00 PSF	WA# 2053L
1,720± SF - NEW LISTING Freestanding Bldg on SR80 (Palm Beach Blvd), W of I75 at Ext 141, Water/Sewer, Zoned C1, Allows for Banks, Retail, Daycare & More	\$2,000 Per Mo.	WA# 2052L
1.15± AC - NEW LISTING Corner Site in Punta Gorda, Zoned Multi-Family, Ideal for Assisted Living Facility, Near Gulf Access Development, Allows 16 Unit Condo - Call for Details	\$11.85 PSF	WA# 2049
28± AC - NEW LISTING Future Commercial Site in Glades County, Located on CR731, Near Downtown LaBelle, Zoned AG, Land Use: Commercial (Land Only)	\$1.47 PSF	WA# 2041
9.66± AC - Multi-Family Site/Lehigh Acres, DO approved 128 Residential Condo Units, Across from Westminster Golf Course, Access to SR82 & Lee Blvd	\$14,844 Per Unit	WA# 2021
2.09± AC - Industrial Site on Leonard Blvd, Improved w/Driveway Access, Fill & Base Rock, Drainage Berms & Shared Lift Station, Access to I75, SR82	\$14.50 PSF	WA# 2014
14± AC - Port LaBelle Location, Will Divide, Frontage on Raintree, (2) site at 5.01 +/- AC and 9.06 AC, Zoned C2, Allows Banks, Retail and More	Call For Details	WA# 2009
.24± AC - Multi-Family Site in Lehigh Acres, Size: 105'± x 100'± Deep, Located W of Richmond/E of Sunshine, Close to Schools, Shopping, Restaurants	\$1.14 PSF	WA# 1991

Retail/Commercial Opportunities Contact: Honora Jacobus

13,000± SF - Office/Warehouse, 2 OH Doors, convenient location off Fowler St, just off SR80. FOR SALE OR LEASE	Call for Details	WA# 1681
1.09± AC - Zoned CN-3 Development Order in Place, Across from Wal-Mart in Lehigh Acres	\$12.00 PSF	WA# 930
10.17± AC - Aqua Vista Lane behind Bayshore, Zoned AG-2 may be combined with the 10± AC Site to the South	\$0.45 PSF	WA# 1921
40.5± AC - 600' Frontage on Bayshore Road, Zoned RPD, DO in Place, 71 Single Family Homesites, Includes 54 Lake-Front Lots, .6 miles to I-75	\$0.76 PSF	WA# 1923
10± AC - Good Location on Bayshore, ideal for a 10± AC residential retreat, may be combined with 10± AC to the North	\$0.78 PSF	WA# 1920
18,000± SF - Total of 4 separate buildings, individually metered, 3 phase electrical, ample paved parking area, fenced, gated and lighted, located in Punta Gorda	\$90.00 PSF	WA# 1783S
Multiple Unit Sizes Available, New Construction Warehouse, Phase Three Electrical, OH Doors, Fenced, Gated, Lighted, Located in Punta Gorda, 4 mile E to I-75	\$3.50 PSF + CAM	WA# 1783L
1,880± SF - Warehouse/Office Unit w/One 12' x 14' OH Door, Paved and fenced yard area in rear of building, IL Zoning, Located Off Lockett Road, Exit 139, I-75	\$8.00 PSF	WA# 1918

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE.

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