

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Warehouse/Office Billy Creek Commerce Center



- 2,000 or 6,000± SF Unit
- Individually metered
- IL - Light Industrial
- Off I-75 Exit 139
- Truckwell/OH Door
- City Water/Sewer
- Three phase electric

Lease: \$5.00 PSF + \$2.60 PSF CAM
Contact: Todd Holman
WA636L

Medical/Office Space Off College Parkway



Available Now

- 1,000± - 2,100± SF
- Existing Medical Office with 4 Exam Rooms, Waiting Area Private Offices w/Room to Grow
- Diagnostic Center on Premises
- Prestigious Riverwalk Area
- Medical Impact Fees Paid

Lease: Starting at \$16.00 PSF NNN + \$6.29 PSF CAM (est.)
Contact: Alex Wright, CCIM
WA1642

Warehouse



JUST REDUCED

- 64,000± SF
- 3,311± SF Office Space
- Just off Daniels Pkwy
- Quick Access to I-75
- 3-Phase Power
- 3 Dock High Doors
- Extra Paved Parking
- Airport Woods Comm. Ctr

Lease: \$2.98 PSF + \$1.85 PSF CAM
Contact: Todd Holman
WA1379

Office Bldg on Palm Beach Blvd Now Leasing



Motivated Owner

- 7,000± SF
- Ready for Build-Out
- Great Access with 3 Road Frontage on Palm Beach Blvd
- Zoned CC
- Excellent Signage Available
- Owner will Negotiate
- City Water & Sewer

Lease: \$16.00 PSF + CAM
Contact: Alex Wright, CCIM
WA1061

Retail/Office Space For Lease



Outstanding Location

- 1,200± to 4,500±SF Units
- Uses include Office, Retail
- Indoor Child Play Area
- Quick Access to I-75
- Frontage with Signage on Lee Blvd.
- East of SR 82

Lease: \$13.50 PSF + \$4.60 PSF CAM (Est)
Contact: Steve Wood
WA2000

15± Acres With Active Grove in Muse



JUST REDUCED

- Productive Grove
- Sumerall Rd. in Muse
- Great Agricultural
- AR-AG/Residential Zoning
- Private Road & Entrance
- Access to Major Corridors

Price: \$590,000
Contact: Honora' Jacobus
WA1891

Office/Warehouse for Lease



LEASE INCENTIVE 3 Months FREE Rent

- 6,000± SF
- Eight (8) OH Doors
- I-1 Light Industrial
- Fast Growing Location
- Westgate Industrial Park
- Access to I-75
- Just off Lee Blvd via Colonial Blvd.

Lease: \$5.50 PSF + \$2.50 PSF CAM
Contact: Steve Wood
WA1972

Office Space For Lease



IMMEDIATE OCCUPANCY

- 1,550±SF
- 5 Separate Office w/full kitchen & restroom
- Spotless, Freshly Painted
- Great Downtown Area
- Ample Parking in Rear of Building
- Move in Ready

Lease: \$1,286.00/Mo + tax or \$6.00 PSF + \$3.95 PSF CAM
Contact: Honora' Jacobus
WA2017

Professional Building for Sale



SOLD

- 2,468± SF
- Zone P1 - Professional
- Medical/Professional
- Insurance/Accountant
- Near Cape Coral Hospital
- 11 Parking Spaces
- 1 Block Off Del Prado Blvd
- Attorney & More

Price: SOLD
Contact: Tom Woodyard or Carrie Vincent
WA1925S

Warehouse for Lease



- Bldg I- 15,000± SF
- Large Yard - Fenced & Paved
- On Edison Ave
- I2-Heavy Industrial Zone
- 4 OH Doors
- Air-Conditioned Showroom

Lease: \$5.95 PSF NNN + \$2.00 PSF CAM
Contact: Todd Holman
WA1928

World Plaza Office Condo For Sale



- 3,264 ± SF
- Bldg 18, Unit 15
- Access Major Corridors
- Professional Managed
- Professional/Medical Use
- Ample Parking
- Great Impression

Price: Sale: \$652,000 or \$200 PSF
Contact: Tom Woodyard or Carrie Vincent
WA1420

Flex Space Unit for Lease



- 2,376±SF
- 920±SF Office
- Add'l Upper loft included
- Centrally located
- 18' Clear Height Warehouse
- 10' X 12' OH Door
- Common Loading dock
- Just minutes from I-75

Price: \$9.50 PSF Gross
Contact: Todd Holman
WA2033

Multi-Tenant Building For Sale - Income Property



Fort Myers Beach

- 8,283±SF
- Land .32±AC
- Multi-Tenant Bldg.
- Zoned C-1
- Restaurant on 2nd Floor
- Gulf Views
- Private Parking
- Bldg Renovated

Price: \$1,900,000 or \$229 PSF
Contact: Tom Woodyard or Carrie Vincent
WA1338

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	Excellent location on Colonial Boulevard, near Summerlin Road and the Midpoint Bridge	\$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

1,424± 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	Starting at \$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
	Multiple Suite Sizes Available, Medical or Office, Medical Impact Fees Paid, Fully Built Out, Class "A" Bldg, CAM Incl. Electric, Janitorial Services	\$12.15 PSF + CAM	WA# 1488
	Multiple Suite Sizes Available, Medical or Office, Medical Impact Fees Paid, Fully Built Out and Ready to Go, One Block North of Colonial	\$18.00 PSF Gross	WA# 1997

Industrial Opportunities Contact: Todd Holman

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, Also for Lease	\$1,625,000	WA# 987
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
7,200± SF	Freestanding w/ 4 OH doors, each unit 3,600± SF, includes 604± AC office area, Great Corner location and situated just minutes to I-75	\$540,000	WA# 1869
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

1.15± AC	Located Near Metro Pkwy, Near Page Field, 200'± Frontage, Zoning Allows Auto Repair/Service, Warehouse, Storage & More, Access to US41 and Major Corridors	\$13.00 PSF	WA# 1977
.50± AC	Santa Barbara Frontage (160'±) in Cape Coral, Just N of Signalized Trafalgar Pkwy, Water/Sewer, Zoned C1 allowing Banks Restaurants & More	\$25.00 PSF	WA# 1926
1.20± AC	Located East Side of Homestead Rd, Short Distance to Shopping Areas, CG Zoning Allows Generous Commercial Uses, Includes Animal Clinic, Daycare, Church, Auto Parts	\$7.64 PSF	WA# 1956
5.56± AC	Ranch/Estate Site, Adjacent to Bonita Bay's Sandoval, Royal Tee Golf & Country Club, New Publix Shopping Center nearby, Quick & easy access into Ft Myers via major roadways	\$2.68 PSF	WA# 1780
2.00± AC	SELLER FINANCING Prime Location near the Downtown area & I-75 @ Ext 138, C1 Zoned allows for bail bonds, professional offices, hotel/motel & more	\$9.00 PSF	WA# 1708
5.11± AC	Country Estate Homesite, Zoned AG2/Palm Tree Farm, Paved Rd Access, Near Bayshore Rd, 328'± Frontage (Leetana), Near I-75, access to shops, banks and schools	\$1.34 PSF	WA# 1679
3.72± AC	Commercial Corner Site on Lee Blvd, 541'± Frontage, fully entitled @ entrance to Olympia Pointe Dev & Publix, Great Visibility & Exposure-Seller Will Divide	\$15.75 PSF	WA# 1522
2.07± AC	Corner site located on Solomon Blvd, Signalized Intersection at Colonial Blvd, Adjacent to the Edison Mall, Zoned B2 allows prof office/retail & more.	\$8.54 PSF	WA# 1518

Retail/Commercial Opportunities Contact: Honorá 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
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
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 Luckett Road, Exit 139, I-75	\$8.00 PSF	WA# 1918
.17± AC	Commercial site, Zoned B-1, Downtown Ft. Myers Redevelopment Area, uses includes Office, Beauty Shops, Dry Cleaner & more	\$14.00 PSF	WA# 1114
	Multiple Unit Sizes Available - Lee West - Prime Lehigh Acres Location with Great Visibility on Lee Blvd, Ideal for Retail, Office, Restaurant & More	\$22.00 PSF + CAM	WA# 1157

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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