

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Office Space For Lease



- 5,633± SF/W/II Divide
- Zoned Professional Office
- Class "A" Building
- Mixes Use
- Located On Winkler Ave
- East of Evans Ave.
- Excellent Access to
- All Major Corridors

Price: \$12.15 PSF NNN + CAM
Contact: Alex Wright, CCIM

WA1488

Warehouse For Lease or Sale Benchmark Corporate Park



- 25,000± SF incl. 450± SF Office w/2 Restrooms
- 4 OH Grade Level Doors
- Two (2) Truckwell Doors
- City Water and Sewer
- Zoned IL
- All Block/Sprinkled
- Off I-75 Ext 138

Price: Lease \$3.99 PSF + \$2.00 PSF CAM
Sale: \$1,625,000
Contact: Todd Holman

WA987

Office Unit for Sale or Lease



- 900± SF Unit
- Can Divide
- 900 SF Units
- Ample Parking
- Zoned CPD
- Just Off Daniels Parkway
- Minutes from I-75

Sale: \$180 PSF + Lease: \$13,00 PSF + CAM
Contact: Steve Wood

WA1979

Warehouse

REDUCED



- 61,600± 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

Warehouse For Lease in Punta Gorda

New Construction



- Four (4) Units Available from 1,250± SF- 5,000± SF
- Fenced, Gated, Lighted
- Ample Paved Parking
- Zoned Light Industrial
- Phase Three Electrical
- Four (4) miles East of I-75

Price: \$1,620,000
Contact: Honora' Jacobus

WA1783S

4,032 +/- Warehouse/Office Space For Sale Billy Creek Commerce Center

NEW LISTING



- 4,032 +/- SF
- Incl. 1600SF Carport
- Fenced Yard
- Paved Area
- (2) OH Doors
- Built 2004
- I-75 Access (Ext 139)
- Zoned IPD

Price: \$595,000
Contact: Tom Woodyard or Carrie Vincent

WA2058

World Plaza Office Condo For Sale



- 3,264 ± SF
- Bldg 18, Unit 15
- 2 Units Available
- 1,632± SF each
- Professional Managed
- Professional/Medial Use
- Ample Parking
- Access Major Corridors
- Great Impression

Price: Lease REDUCED - Call for Details
Contact: Steve Wood

WA1882

Medical/Retail Office For Lease



- Three Units - 1,200± SF Each
- Located in North River Center
- Frontage on North US 41
- Florida Cites Water & Sewer
- Zoned C-1A * C-2
- Ideal for Medical Office
- With Retail Potential

Price: \$1,200.00/Mo + Sales Tax
Contact: Honora' Jacobus

WA545

Medical/Professional Office Space For Lease

Immediate Occupancy



- 2,084± SF
- 2,800 ± SF
- Easy Access to
- All Major Corridors
- Fully Built Out
- Impact Fees Paid
- Imm. Occupancy
- Central Ave Location

Price: \$8.00 PSF + CAM
Contact: Alex Wright, CCIM

WA1951

5,492 +/- SF Freestanding Building For Sale LaBelle, Hendry County

NEW LISTING



- 5,492 +/- SF
- .42 +/- AC
- Dual Occupancy
- Remodeled 2008
- 2 Offices/Restrooms
- 4 OH Doors; Dividing Wall
- Ample Parking; Zoned B2
- Office/Retail/Showroom

Price: \$659,000
Contact: Tom Woodyard or Carrie Vincent

WA2056

Office/Warehouse



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

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

WA2023

Gateway Golf & Country Club 64 Luxury Townhome Sites Available

GATEWAY GREENS



- Located Gateway I
- SantaLuz Drive
- 12 Units Partial Complete
- 16 Units-Grey Shell
- 9 Building Pads
- Zoned PUD
- Access Major Corridors
- Shopping, Banks, Airport

Price: \$1,992,375
Contact: Tom Woodyard or Carrie Vincent

WA2054

Flex Space Unit for Lease



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

Lease: \$1,881.00/Mo + Ttax or \$9.50 PSF Gross
Contact: Todd Holman

WA2033

Professional Opportunities Contact: Steve Wood

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| 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 |
| 2,268± SF | Attractively priced retail unit w/ Great Frontage on Palm Beach Blvd. (SR 80) near a lighted corner. CI zoning provides an array of business possibilities. | \$1,890.00 Per Mo. | WA# 2042 |
| Multiple Unit Sizes Available - Brand new office/warehouse units ready to occupy, each unit includes 404± SF office area with one restroom, located in Lehigh Acres | | Call for Details | WA# 1971 |

Medical/Professional Opportunities Contact: Alex Wright, CCIM

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|-----------|---|-------------------------|----------|
| 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 |
| | Upscale Class "A" Medical or Office Space in Parker Commons , Off Daniels Road, Ready to Move In, All Impact Fees paid | \$17.00 PSF + CAM | WA# 1852 |
| | 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 |
| 1,500± SF | Ready to occupy, 1st Floor, Colonial Boulevard frontage, right at the US 41 overpass, superb visibility | \$20.00 PSF Gross | WA# 1910 |
| | 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

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|------------|--|------------------|----------|
| 7,925± SF | Fully Leased Income Property, 2 Unit Office/Warehouse, (1) OH Door Per Unit, Located In Billy Creek Commerce, Just Off Lockett Rd & I-75. | \$83.00 PSF | WA# 2039 |
| 7,200± SF | Freestanding w/(4) OH Doors, Each Unit 3,600+/- SF, Included 604+/- AC Office Area, Great Corner Location and Situated Just Minutes to I-75 | \$7.50 PSF | WA# 1869 |
| 2,376± SF | Unit w/920+/-SF Office Area, 18' Clear Height Warehouse and (1) 10'x12' OH Door, Addl Upper Loft Incl., Centrally Located In Quick Growing Area w/Access to I-75 | \$9.50 PSF Gross | WA# 2033 |
| 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 |
| 61,000± 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 Avenue | \$4.50PSF + CAM | WA# 1992 |
| 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 Parkway | \$6.50 PSF + CAM | WA# 1983 |
| 15,000± SF | Warehouse expansion, 1,334±SF A/C showroom, 4 OH doors, large fenced yard, carport separate from bldg, located East of Evans on Edison Ave | \$4.95 PSF + CAM | WA# 1928 |

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

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|-----------|---|-------------------|----------|
| .20± AC | NEW LISTING - Commercial Site on SR 82, Lehigh Acres, Zoned C2, Allows Business/Commercial, High Visibility, Steady Traffic Flow | \$5.57 PSF | WA# 2059 |
| 4± AC | NEW LISTING - Corner Site at E 5th St, Frontage on Gerald & James Ave, Future Land Use:Central Urban, Allows 10 Units Per AC, Zoned RM2, Well/Septic | \$1.99 PSF | WA# 2057 |
| .50± AC | Santa Barbara Frontage, Cape Coral, N of Signalized Trafalgar Pkwy, Water/Sewer Available, Zoned C1 Allows Banks, Restaurants, Business/Medical Offices & More | \$25.00 PSF | WA# 1926 |
| 5.56± AC | Ranch/Estate Site in Cape Coral, Adj Bonita Bay's Sandoval, Royal Tee Golf & Country Club, Shopping Nearby, Access to Major Corridors | \$2.68 PSF | WA# 1780 |
| 5.11± AC | Country Estate Homesite, Zoned AG2/Current Palm Tree Farm, Paved Rd, Near Bayshore Rd, N Ft Myers, 328± Fronts Leetana Rd, Near I-75, Access to Shops, Banks & More | \$1.34 PSF | WA# 1679 |
| 28± AC | Future Commercial Site, SW Glades Cty, CR731, Zoned AG, Land Use is Commercial, Near Downtown LaBelle (LAND ONLY) | \$64,285 Per AC | WA# 2041 |
| 9.66± AC | Multi-Family Site, Lehigh Acres, DO approved 128 Residential Condo Units, Adj Westminster Golf Club, Easy Access to SR82 & Lee Blvd | \$14,844 Per Unit | WA# 2021 |
| 4,177± SF | Freestanding Bldg on Palm Beach Blvd, FTM, Zoned C-1, Corner Site, Full Median Cut, Current Use: 12 Unit Motel, Allows Banks, Retail, Church & More | \$162.80 PSF | WA# 1999 |

Retail/Commercial Opportunities Contact: Honorá Jacobus

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|------------|---|-------------------------|-----------|
| 13,000± SF | Office/Warehouse, 2 OH Doors, convenient location off Fowler St, just off SR 80. 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 |
| 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 |
| 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 |
| .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 |
| 2,400± SF | One OH Door 12' x 14', Fenced-in Paved Yard, Bayshore Industrial Park, I-75 Exit 143 | \$264,000 | WA# 1946 |
| | Multiple Sizes Available - New Construction Warehouse, Phase Three Electrical, Fenced, Gated, Lighted, OH & Main Doors, Ample Parking, 4 Miles East of I-75, Punta Gorda | \$6.50 PSF + CAM | WA# 1783L |

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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