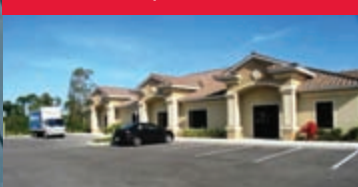


# Woodyard & Associates LLC

## COMMERCIAL REAL ESTATE

### Office Space for Lease



- 1,800± SF & 2,000± SF
- Shell space for Sale or Lease
- Upscale Build-Out
- Brand New
- Motivated Owner
- Immediate Occupancy

Lease: Starting at \$14.00 PSF + \$4.00 PSF CAM  
Contact: Alex Wright, CCIM

WA2029

### Office/Warehouse

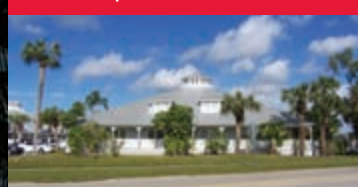


- 2,325± SF Unit
- Conference Room
- Four AC Offices
- Bonus Mezzanine Area
- OH Door - 10'x12'
- Located on the NW Corner off Metro Pkwy & Danley Dr

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

WA2023

### Office Space On Colonial Blvd.



- Unit H62 762± SF
- Good Tenant Mix in Campus Setting
- Zoned: B1 - Business
- Near Summerlin Road & Midpoint Bridge

Lease: \$9.00 PSF + \$6.00 CAM + TAX  
Contact: Steve Wood

WA1913

### 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: \$4.95 PSF NNN + \$2.00 PSF CAM  
Contact: Todd Holman

WA1928

### Professional / Medical Office in Bonita Springs



- 933± - 13,683± SF Units
- Class "A" Building
- Medical Impact Fees Paid
- Fully Built Out
- Located on S. Tamiami Trl.
- Across from Promenade Mall

Lease: \$10.00 PSF + CAM  
Contact: Alex Wright, CCIM

WA1487

### 11 Year Lease In Place - Income Opportunity World Plaza Office Condo For Sale



- 3,000± SF
- Long Term Lease in place
- 8.2% Cap Rate
- Full Medical Built Out
- World Plaza, Bldg 70
- 20 Parking Spaces
- Medical Impact Fees PAID

Price: \$625,000  
Contact: Tom Woodyard or Carrie Vincent

WA1953

### Warehouse For Lease or Sale in 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
- IL - Light Industrial
- All Block & Sprinkled
- Benchmark Corporate Park
- Off I-75, Exit 138

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

WA987S/L

### 15± Acres With Active Grove in Muse



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

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

WA1891

### 3,966± SF Commercial Building on Lee Boulevard



- 3,966± SF / 1.15± AC
- 50± Parking Spaces
- Drive-Thru Access
- Former Fast-Food Restaurant
- Zoned C2 Commercial
- Allows: Restaurants, Office/Medical
- Ask about Equipment

Price: \$765,000  
Contact: Tom Woodyard or Carrie Vincent

WA2046

### Royal Palm Professional Center



- 1,200± SF
- Lots of Windows
- Quick & Easy Access to Cape Coral
- Fully Furnished & networked office
- Off Summerlin Rd
- South of Colonial

Lease: \$1,000.00/Mo + tax  
Contact: Steve Wood

WA1657

### Warehouse For Lease in Punta Gorda



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

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

WA1783S

### Warehouse for Lease



- New Construction
- I2-Heavy Industrial
- Four OH Doors On Edison Ave.
- 7,200± SF
- Large Yard-Fenced & Paved
- Air-Conditioned Showroom

Lease: \$4.95 PSF NNN + \$2.00 PSF CAM  
Contact: Todd Holman

WA1929

### 1 +/- AC Paved Fenced Yard with Office/Warehouse



- 4,032± SF Bldg
- Incl. 1,600± SF Carport
- Fenced Yard
- Paved Area
- (2) OH Doors
- Built 2004
- I-75 Access (ext 139)
- Zoned IPD

Price: \$595,000.00  
Contact: Tom Woodyard or Carrie Vincent

WA2058

## Professional Opportunities Contact: Steve Wood

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

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

7,925± SF	PRICE REDUCED! -Fully Leased Income Property, 2 Unit Office/Warehouse, (1) OH Door Per Unit, Located In Billy Creek Commerce, Just Off Lockett Rd & I-75.	\$60.50± 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
2,325± SF	With Four Offices, Bonus Mezzanine Area, 10'x12' OH Door, Located on the NW Corner of Metro Pkwy & Danley Dr.	\$12.00 PSF Gross	WA# 2023
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

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
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	\$1.50 PSF	WA# 2009
.34± AC	Corner Site at Evans & Market St, Excellent Visibility with 150'±/- Frontage on Evans, Near Downtown, Zoned RS-D, Water/Sewer Available	\$6.74 PSF	WA# 2045
28± AC	Future Commercial Site, SW Glades Cty, CR731, Zoned AG, Land Use is Commercial, Near Downtown LaBelle (LAND ONLY)	\$1.47 PSF	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	\$4.52 PSF	WA# 2021
.60± AC	Central Cape location, Gulf Access Site, Near City Hall, City Water & Sewer, P1 Zoning allows Professional & Medical offices, government uses & more	\$14.97 PSF	WA# 2013
1.15± AC	Improved Site, Fill, Water/Sewer & More, Located Off Metro Pkwy Near Page Field, Zoned CI, allows auto repair, warehouse & more, easy access to US41.	\$13.00 PSF	WA# 1977
8.78± AC	Over 150'± frontage along SR82 at the NE interchange of I-75 (Exit 138), Adjacent The Forum with shopping, restaurants and banking	\$2.35 PSF	WA# 1330

## Retail/Commercial Opportunities Contact: Honora' Jacobus

1,880± SF	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
.17± AC	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
2,400± SF	Commercial site, Zoned B-1, Downtown Ft. Myers Redevelopment Area, uses includes Office, Beauty Shops, Dry Cleaner & more	\$14.00 PSF	WA# 1114
	One OH Door 12' x 14', Fenced-in Paved Yard, Bayshore Industrial Park, I-75 Exit 143	\$264,000	WA# 1946
	Multiple Residential Lots - Charlotte County - Tropical Gulf Acres and Punta Gorda Heights	\$1.75 PSF	WA# 2026
1,200± SF	Great Location For Retail/Office/Medical, Located in Fort Myers on US 41	\$12.00 PSF	WA# 545
1,680± SF	Sublease Class "A" Office Space off Daniels Pkwy., fully air conditioned, ample parking, priced right, ideal location, Call for details	\$12.00 PSF + CAM	WA# 2050
1,550± SF	Ideal Office Location in Downtown Fort Myers, (5) Separate Office Spaces w/Kitchen, One Restroom and Ample Parking	\$6.00 PSF + CAM	WA# 2017

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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