

# Woodyard & Associates LLC

## COMMERCIAL REAL ESTATE

**Office Space For Lease**  
Central Fort Myers Business District



- 1,015± SF
- B2 Zoning
- Ample Parking
- Immediate Occupancy
- Convenient location
- Just off US41

Lease: \$12.00 PSF NNN + CAM  
Contact: Steve Wood

WA1916

**Warehouse For Sub-Lease**



- 35,550±SF Warehouse
- 1,334±SF Office under AC
- East of Evans on Edison Ave
- Zoning I2
- Large Yard
- Entirely fenced & paved

Lease: \$4.50 PSF NNN+ CAM  
Contact: Todd Holman

WA1992

**Commercial Site in Charlotte County**



- 2.07±
- Excellent Location
- Allows Bank, Restaurant, Retail, Pharmacy & More
- Zoned General Commercial
- Quick On/Off Access to US-41
- Great Visibility
- Motivated Seller

Price: \$626,675 or \$6.95 PSF  
Contact: Honora' Jacobus

WA1602

**Office/Warehouse**



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

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

WA2023

**Office Space For Lease**  
Immediate Occupancy



- 1,717±SF
- Telephone & Wireless Internet
- Add'l Warehouse Storage
- Total of Eight (8) Offices
- Security System
- On Hancock Bridge Pkwy

Lease: \$1,668.35 / Mo + Tax  
Contact: Steve Wood

WA1994

**Office/Warehouse Metro Plantation**



- 6,325±SF Building
- 1,988±SF Office
- IL - Light Industrial
- Two OH Doors
- Ample Parking
- One Truckwell
- Just off Metro Pkwy
- North of Crystal Dr.

Lease \$7.00 PSF Gross  
Contact: Todd Holman

WA2015

**6,000± SF Warehouse with Outside Storage**  
Heavy Industrial



- 6,000± SF Warehouse only
- 3 OH Doors/Small Office
- Located on Prince Street
- Zoned Heavy Industrial
- Light Manufacturing & More

Lease: \$3.25 PSF  
Contact: Tom Woodyard or Carrie Vincent

WA2063

**Office/Warehouse For Sale**  
Fully Leased



- 7,200± SF
- Westgate Industrial Park
- Easy Access to I-75 and SR 82
- Zoned II - Light Industrial
- Corner of Waldo Ave. North and 2nd Street West
- Water and Septic

Price: \$540,000  
Contact: Todd Holman

WA1869

**1,720± SF Commercial Building**  
Palm Beach Blvd Frontage  
High Visibility



- Freestanding Bldg
- 1,720± SF
- .19± Acre
- Ample Parking
- W of I-75 (Ext 141)
- Zoned C1
- Allows Banks/Retail
- Daycare & More

Sale: \$249,900 Lease: \$2,000/Mo + Sales Tax  
Contact: Tom Woodyard or Carrie Vincent

WA2052

**Office Space For Lease**



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

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

WA1488

**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 or Tom Woodyard

WA2029

**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
- OH and Main Doors
- Four (4) miles East of I-75

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

WA1783S

**Warehouse/Office/Distribution Center**  
Crystal Commerce Center



- 12,854± SF
- Freestanding Bldg
- CCTV Cameras/Inside-Out
- Biometric Reader on Doors
- OH Doors
- Zoned IPD
- Uses Medical/Retail
- Government/Admin Office Doors

Price: \$1,300,000 or \$101 PSF Lease: \$7.00 PSF NNN  
Contact: Tom Woodyard or Carrie Vincent

WA2053

## Professional Opportunities Contact: Steve Wood

1,632± SF	Fully Built Out Hair Salon, South Fort Myers location, Cleveland Avenue frontage in Pinebrook Park, highly visible signage - Immediate Occupancy	Call for Details	WA# 142
518± SF	Fully Furnished Financial Office, Cleveland Ave in Pinebrook Park, located South Fort Myers	Call for Details	WA# 142
1,500± SF	Fully Built Out Pizza Restaurant with immediate occupancy, Great location in South Fort Myers	Call for Details	WA# 142
2,268± SF	Located in World Plaza on New Brittany Boulevard, strong area of professional and medical businesses	\$1,445.00 Per Mo.	WA# 1882
	Located at Pinebrook Park (next to Outback Steakhouse), second floor with elevator access	\$700.00 Per Mo.	WA# 142
	Nicely appointed office with high visibility location on the way to beaches and Sanibel, Great signage	\$1,325.00 Per Mo.	WA# 1752
	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	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	w/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

.57± AC	Frontage on Lee Blvd, N of Leeland Heights, corner visibility, east/west corridor to Ft Myers & Cape Coral, Zoned CPD allows for banking, retail, restaurants & more	\$17.00 PSF	WA# 2035
.52± AC	Commercial frontage on US41 in PORT CHARLOTTE, N of Towne Center shopping, near restaurants, Wal-Mart, allows retail/restaurants & more	\$14.97 PSF	WA# 2034
1.74± AC	(2) parcels sites in N Ft Myers, Near The Shell factory, MH3 Zoned 6MH Pads, each will service 2 RV's, 3 MH currently on site - POTENTIAL INCOME	\$5.21 PSF	WA# 2031
2.93± AC	HEAVY INDUSTRIAL corner site at Cargo/Work Dr, allows warehouse & more, Central Ft Myers location w/access to I-75 (Ext 138)	\$6.95 PSF	WA# 2028
9.66± AC	Multi-Family Site Lehigh Acres, Development Order approved 128 residential condo units, across from Westminster Golf Club, Easy access to SR82 & Lee Blvd.	\$10,820 Per Unit	WA# 2021
12.29± AC	Laurel Drive Frontage (791'±), 2 parcel site near The Shell Factory in N Ft. Myers, Utilities: well and septic and location allows for access to US41 & major corridors \$195,281 Per AC	\$195,281 Per AC	WA# 2018
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
4+/- AC	Corner site in Leigh Acres located at E. 5th Street with frontage on Gerald and James Avenues, Zoned RM2 with future land use of central urban which allows 10 units per acre	\$1.99 PSF	WA# 2057

## Retail/Commercial Opportunities Contact: Honora' Jacobus

1.09± AC	Zoned CN-3 Development Order in Place, Across from Wal-Mart in Lehigh Acres.	\$12.00 PSF	WA# 930
19,800± SF	Vacant land, Zoned RSF3.5, Great location near Engwood and Gulf Beaches. Can be purchased as a package but will divide.	\$2.25 PSF	WA# 2027
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
.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
.40± AC	Commercial site with 150 Ft. frontage on State Rd 82 & Meadow Rd in Lehigh Acres, C2 zoning allows a wide variety of uses.	\$300,000	WA# 769
2,400± SF	One OH Door 12' x 14', Fenced-in Paved Yard, Bayshore Industrial Park, I-75 Exit 143	\$204,000	WA# 1946
1,200± SF	Multiple Residential Lots - Charlotte County - Tropical Gulf Acres and Punta Gorda Heights	\$1.75 PSF	WA# 2026

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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