

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Freestanding Warehouse/Office Space For Lease



- Building: 20,900± SF
- 3,044± SF Office Space
- Three (3) OH Doors
- Frontage on Rockfill Rd
- Zoned: I2 - Heavy Industrial
- Just Three (3) minutes from I-75 (Exit 138)

Lease: \$5,200.00/Mo Gross + Sales Tax
Contact: Todd Holman

WA1978

Medical/Professional Offices



- Starting at 1,173±SF
- Beautifully Done
- Maximum Impression
- Move in Ready
- Zoned: CPD
- All Impact Fees Paid
- Premier Location

Price: Lease \$17.00 PSF + CAM
Contact: Alex Wright, CCIM

WA1852

Office Space off Daniels Pkwy.



- Class "A" Office Space
- 1,680± 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

Office/Warehouse Space For Lease

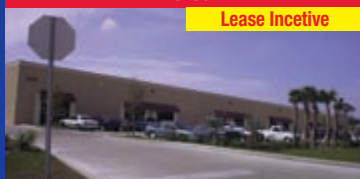


- 3,025± SF
- IL Zoning
- Centrally located
- Off Metro Pkwy
- Approx. 500±SF Office Space
- Retail Shell Units
- One OH Door
- North of Crystal Dr.

Lease: \$7.00 PSF Gross
Contact: Todd Holman

WA2051

Office/Warehouse for Lease in Lehigh Acres



- 1,656 - 1,921± SF Units
- New Construction
- Fast Growing Location
- I-1 Zoning
- Just off Lee Blvd with access to I-75 via Colonial Blvd.

Lease: \$7.50 PSF + \$2.50 PSF CAM
Contact: Steve Wood

WA1971

Central Cape Business Park Sublease Unit Available



- 3,210±SF
- Commercial Zoned
- Office/Retail Park Setting
- OH Door
- Vanilla Finish (AC)
- Pine Island Corridor
- Full Median Cut
- Ample Parking

Lease: \$10.00 PSF Gross
Contact: Tom Woodyard or Carrie Vincent

WA2019

Medical/Retail Office For Lease



- 1,200± SF
- Located in North River Center
- Frontage on North US 41
- Florida City 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

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
- IL - Light Industrial
- All Block & Sprinkled
- Benchmark Corporate Park
- Off I-75, Exit 138

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

WA987

Plantation Pointe Commercial Condominium Office/Warehouse FOR SALE



- 3,500± SF Total
- (2) Office/Reception
- Upstairs Open Work Area
- Warehouse space
- Zoned MPD
- Signage Available
- Ample Parking
- Near Daniels/Metro/Six Mile Cypress

Price: \$445,000 or \$127.00 PSF
Contact: Tom Woodyard or Carrie Vincent

WA2066

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 @ \$14.00 PSF + \$4.00 PSF CAM
Contact: Alex Wright, CCIM or Tom Woodyard

WA2029

Office/Warehouse For Lease



- 3,000± SF (includes approx. 480± SF Office)
- Three-Phase Electric
- Water and Sewer incl in CAM
- IL - Light Industrial
- Two (2) OH Doors
- Billy Creek Commerce Park
- Near I-75 Exit 139

Lease: \$6.15 PSF + \$2.35 PSF CAM
Contact: Todd Holman

WA406

Office/Warehouse for Lease



- 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

Royal Palm Square Professional Condo FOR SALE



- Office Condo
- 4,256± SF
- 2 Units
- Retail/Professional
- Zoned: B1 - Business
- Located off Colonial Blvd & Summerlin Rd

Price: \$532,000 or \$125.00 PSF
Contact: Tom Woodyard or Carrie Vincent

WA924

Professional Opportunities Contact: Steve Wood

- PINEBROOK PARK SPECIAL** - Great location in South Fort Myers, 500± SF Office for \$499.00 Monthly
- Immediate Occupancy** - Fully Built Out Hair Salon - South Fort Myers location, Cleveland Avenue frontage in Pinebrook Park, highly visible signage
- Immediate Occupancy** - Fully Built Out Pizza Restaurant, Great location in South Fort Myers, Move in Ready
- 1,632± SF Located in World Plaza on New Brittany Boulevard, strong area of professional and medical businesses
- 1,500± SF Nicely appointed office with high visibility location on the way to beaches and Sanibel, Great signage
- 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
- 1,717± SF This unit of eight (8) offices is clean, shows well and is ready for immediate occupancy FOR LEASE
- 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# 142
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- \$1,445.00 Per Mo. WA# 1882
- \$1,325.00 Per Mo. WA# 1752
- \$1,890.00 Per Mo. WA# 2042
- \$1,675.00 Per Mo. WA# 1994
- Call for Details WA# 1971

Medical/Professional Opportunities Contact: Alex Wright, CCIM

- 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
- Multiple Suite Sizes Available** - Medical or Office, Medical Impact Fees Paid, Fully Built Out, Class "A" Bldg, CAM Incl. Electric, Janitorial Services
- Upscale Class "A" Medical or Office Space in Parker Commons, Off Daniels Road, Ready to Move In, All Impact Fees paid
- 1,500± SF Ready to occupy, 1st Floor, Colonial Boulevard frontage, right at the US 41 overpass, superb visibility
- 1,424± SF Zoned CPD, Vanderbilt Drive, Centrally Located, Frontage with Signage, Fully Built-Out, Motivated Owner, Priced Below Market Value
- Multiple Suite Sizes Available** - Office space in Via Royale, Off Royal Palm Square Blvd, Close to main corridors, Renovated offices, Wood floors, Motivated Owner
- Multiple Suite Sizes Available** - Medical or Office, Medical Impact Fees Paid, Fully Built Out and Ready to Go, One Block North of Colonial
- Multiple Suite Sizes Available** - Shell space for Sale or Lease, Upscale Build-Out, Brand New, Immediate Occupancy, Motivated Owner

- \$10.00 PSF + CAM WA# 1487
- \$12.15 PSF + CAM WA# 1488
- \$17.00 PSF + CAM WA# 1852
- \$20.00 PSF Gross WA# 1910
- \$12.00 PSF + CAM WA# 1973
- \$22.50 PSF GROSS WA# 1996
- \$18.00 PSF Gross WA# 1997
- Starting at \$14.00 PSF + CAM WA# 2029

Industrial Opportunities Contact: Todd Holman

- 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
- 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
- 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
- 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
- 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
- 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
- 15,680± SF Freestanding bldg to sub-lease w/700±SF office, 4 OH doors, excellent location in Metro Corridor Area / Metro Plex Drive, between Metro Pkwy & Plantation Rd
- 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

- \$4.50 PSF + CAM WA# 1992
- \$6.00 PSF + CAM WA# 1820
- \$4.00 PSF + CAM WA# 1970
- \$3.99 PSF + CAM WA# 987L
- \$7.00 PSF Gross WA# 2005
- \$6.50 PSF + CAM WA# 1983
- \$4.50 PSF + CAM WA# 1775
- \$4.95 PSF + CAM WA# 1928

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

- 4.62± AC **BUILD-TO-SUITE OPPORTUNITY** - Property features fenced yard, across from Page Field Airport/FL Highway Patrol, Zoned IL, Short term lease on a 4,000±SF office/warehouse
- 70± AC Fully entitled commercial site at crossroads of Colonial Blvd & SR82, High visibility/traffic, Zoned PUD and is ready for development, AG exemption currently in place, full median cut on SR82 and fixed driveway on Colonial
- 2,06± AC Future Commercial Overlay site, Two road frontage on Joel Blvd & Gerald Ave, High traffic/visibility, Zoned RS-1, location allows easy access to major corridors
- .24± AC **MOTIVATED SELLER** - Corner Site, Zoned C1, 125± Frontage on Tropicana Pkwy, 1 block w Burnt Store Rd, Adjacent to Citgo Station, Allows Pharmacy, Retail, Bank
- .38± AC Located E of I-75, Off Bayshore Rd, Adj to Bayshore Fire Station, Site Ideal for Future Comm Growth, Home On Site w/Historic Designation & Maybe Move to New Location
- 8.78± AC Over 150± frontage along SR82 at the NE interchange of I-75 (Exit 138), Adjacent to a 1,580±AC residential development near The Forum with shopping, restaurants and banking
- .20± AC Commercial Site on SR82, Lehigh Acres, Zoned C2 allows business/commercial, High visibility, Steady traffic flow
- .45± AC Chiquita Boulevard Professional Site w/160± prime frontage, across from proposed 23 AC shopping Ctr, planned 6 lane Highway, City water/sewer - sewer being installed

- Call for Details WA# 2068
- \$4.75 PSF WA# 2065
- \$1.94 PSF WA# 2064
- \$13.00 PSF WA# 1208
- \$30.00 PSF WA# 1333
- \$2.35 PSF WA# 1330
- \$5.57 PSF WA# 2059
- \$13.50 PSF WA# 1366

Retail/Commercial Opportunities Contact: Honora' Jacobus

- 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
- 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
- .17± AC Commercial site, Zoned B-1, Downtown Ft. Myers Redevelopment Area, uses includes Office, Beauty Shops, Dry Cleaner & more
- 2,400± SF One OH Door 12' x 14', Fenced-in Paved Yard, Bayshore Industrial Park, I-75 Exit 143
- 19,800± SF Vacant land, Zoned RSF3.5, Great location near Englewood and Gulf Beaches, Can be purchased as a package but will divide
- 1,200± SF Great Location For Retail/Office/Medical, Located in Fort Myers on US 41
- 1,680± SF Sublease Class "A" Office Space off Daniels Pkwy., fully air conditioned, ample parking, priced right, ideal location, Call for details
- 1,550± SF Ideal Office Location in Downtown Fort Myers, (5) Separate Office Spaces w/Kitchen, One Restroom and Ample Parking

- \$3.50 PSF + CAM WA# 1783L
- \$8.00 PSF WA# 1918
- \$14.00 PSF WA# 1114
- \$264,000 WA# 1946
- \$2.25 PSF WA# 2027
- \$12.00 PSF WA# 545
- \$12.00 PSF + CAM WA# 2050
- \$3.70 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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