

# Woodyard & Associates LLC

## COMMERCIAL REAL ESTATE

### Royal Palm Square Professional Condo FOR SALE



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

Price: \$499,000  
Contact: Steve Wood

WA#2075

### 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: \$5.98 PSF + \$2.50 PSF CAM  
Contact: Todd Holman

WA #2015

### Short Term Sublease Available Professional Office in North Naples



- 850± SF
- Willow Park Dr,
- Located off Airport Pulling Road
- Ample Parking
- Move in Ready
- Call for Quick Showing

Contact: Tom Woodyard or Carrie Vincent

WA#1896

### 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

WA #1928

### Waterfront Estate Parcel For Sale



- 20.4± Acres Total
- Zoned RS1 & AG2
- 190±Ft Waterfront/Parcel
- Pillings in For a Boat Lift
- Overlooking Matlacha Pass
- Existing 860±Ft Dock
- Utilities Available
- Easy Access to the Gulf

Price: 10± AC - \$225,000 with Dock  
10± AC - \$147,500  
Contact: Tom Woodyard or Carrie Vincent

WA #1569

### Office/Retail Space For Lease



- 987.5± to 1,975± SF Units
- Great for Retail
- Ample Parking
- Zoned IL - Light Industrial
- Excellent Exposure on Lee Boulevard
- Water & Sewer

Lease: Starting at \$822.92/Mo + Sales Tax  
Contact: Todd Holman

WA#1988

### West Glades Center 6 Unit Commercial Building



- 4,800±SF for Sale
- (3) 800±SF Units for Lease
- Excellent Investment
- Zoned C2
- CR 721 Location
- Easy Access to SR29 & 78

Sale Price: \$695,000 or \$145 PSF  
Lease Rate \$600.00/Mo Gross Ask About Free Rent  
Contact: Tom Woodyard

WA #1578S/L

### Office/Warehouse Billy Creek Commerce Center



- 2,500± SF
- 512± SF Office Area
- 2 OH Doors
- Excellent Condition
- Drive-around Access
- Exclusive Yard Storage
- Convenient Freeway Location
- I-75, Ext 139

Lease: \$6.05 PSF + CAM  
Contact: Todd Holman

WA#492

### Office Unit for Sale or Lease



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

Sale: \$180.00 PSF  
Lease: \$13.00 PSF + CAM  
Contact: Steve Wood

WA#1979S/L

### Freestanding Warehouse



- 6,400± SF
- Fenced back area
- Three phase power
- One OH Door
- Benchmark Corporate Park
- Off I-75, Exit 138

Lease: \$4.99 PSF NNN + \$2.30 PSF CAM & Tax  
Contact: Todd Holman

WA1940

### Multi-Tenant Building For Sale Income Property



- 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

WA#1338

### 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

WA #2023

### 8,848± SF Showroom/Warehouse w/Fenced Yard on SR 80 FOR SALE



- 8,848± SF Showroom/Warehouse
- .85± Acres
- Fenced & Side Yard
- OH Doors
- Zoned C1
- Paved Area/Ample Parking
- Located W of I75

Price: \$350,000  
Contact: Tom Woodyard or Carrie Vincent

WA#2072

## Industrial Opportunities Contact: Todd Holman

.62± AC	Located Off US 41 on Brooklawn Dr in North Fort Myers, Adj. to New Magnolia Landing Development, Three Platted Lots, (2) w/50' Frontage & (1) w/75' Frontage	\$2.60 PSF	WA# 873
20± AC	Multi-Family Development Site located on Orange River Blvd, Land Use Allows up to 6 units per acre, Quick and Easy access to SR 80 & I-75.	\$2.06 PSF	WA# 1055
1.46± AC	Commercial Site, Potential Income From Two Existing Duplexes, Located on Pine Island Road, Adjacent to Merchant's Crossing, Near Shopping, Banks & More	\$25.43 PSF	WA# 1083
.24± AC	Corner Site, Zoned C1, 125± Frontage on Tropicana Pkwy, 1 block w Burnt Store Rd, Adjacent to Citgo Station, Allows Pharmacy, Retail, Bank - MOTIVATED SELLER	\$13.00 PSF	WA# 1208
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	\$23.35 PSF	WA# 1330
.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	\$30.00 PSF	WA# 1333
2.07± AC	Corner site located on Solomon Blvd, adjacent to the Edison Mall, zoned B2 which allows a variety of uses	\$8.54 PSF	WA# 1518
.51± AC	Future commercial professional site located just off Santa Barbara Blvd & Jacaranda Pkwy in Northwest Cape Coral.	\$10.00 PSF	WA# 1521
2± AC	SELLER FINANCING - Prime Location near the Downtown area & I-75 @ exit 138, C1 Zoned allows for bail bonds, professional offices, hotel/motel & more.	\$9.00 PSF	WA# 1708
8.25± AC	863'± Frontage on Buckingham Rd, Located just E of SR 82, corner of Neal/Buckingham Rd, Rural Preserve Area, Zoning allows for Schools, Daycare, Church & More	\$2.30 PSF	WA# 1628
1.01± AC	Improved w/5,021± SF home w/detached garage/work area, Zoned AG2, N Ft Myers location, Commercial in area, Great potential for home-based business, Church, Nursery & More	\$9.06 PSF	WA# 1641
1.09± AC	SELLER FINANCING - Ideal South Ft. Myers location, Commercial Site located just off US 41, High Growth Area, C2 Zoning allows for auto repair warehouse & more	\$8.95 PSF	WA# 1668
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
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
1.96± AC	Lehigh Acres Commercial Site on Six Laned Lee Blvd, 355'± Frontage, C2 Zoning allows for banks, retail, restaurants, office and more, Near Wal-Mart, Access to majors roads	\$16.50 PSF	WA# 1850
.36± AC	Prime Corner Location for new Multi-Family Project, minutes to Downtown Ft Myers, Frontage on Highland/Martin Ct, Quick/Convenient Access to SR82	\$2.74 PSF	WA# 1888

## Professional Opportunities Contact: Steve Wood

	<b>PINEBROOK PARK SPECIAL</b> - Great location in South Fort Myers, 500± SF Office for \$499.00 Monthly	Call for Details	WA# 142
	<b>Immediate Occupancy</b> - Fully Built Out Hair Salon - South Fort Myers location, Cleveland Avenue frontage in Pinebrook Park, highly visible signage	Call for Details	WA# 142
	<b>Immediate Occupancy</b> - Fully Built Out Pizza Restaurant, Great location in South Fort Myers, Move in Ready	Call for Details	WA# 142
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
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
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
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
	<b>Multiple Unit Sizes Available</b> - 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

## Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

1,875± SF	Dock High Warehouse unit, zoned IL, located on Metro Parkway just south of Danley Drive in the Metro Expo Center	\$4.10 PSF + CAM	WA# 401
2,500± SF	With 625± SF office, access to shared truckwell, great corner location, just off Metro Parkway with easy access to US 41 and I-75	\$5.00 PSF + CAM	WA# 1945
8,000± SF	3 OH Doors, Corner Site, Ample Parking, Located in Benchmark Corporate Park, Minutes to I-75 (Exit 138)	\$3.98 PSF + CAM	WA# 2016
3,000± SF	With 1,065± SF office area, dock height door, one van height door, three phase electric, located off I-75, Ext 139 in Billy Creek Commerce Park	\$6.15 PSF + CAM	WA# 406
6,000± SF	Includes 1,320± SF air conditioned office space, one 12'x14' OH door, truckwell, three phase electric, located minutes from I-75, Ext 139	\$5.00 PSF + CAM	WA# 636
7,200± SF	Freestanding w/four OH doors, 1,200± SF A/C Showroom, large yard entirely fenced, located East of Evans Ave. on Edison Ave	\$4.95 PSF + CAM	WA# 1929
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
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 Gross	WA# 1918
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
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	\$4.50 PSF + CAM	WA# 1775
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
7,925± SF	Fully leased income property, 2 unit office/warehouse, 1 OH door per unit, located in the Billy Creek Commerce Center, just off Luckett Road & I-75, Exit 139.	\$60.50± PSF	WA# 2039

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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