

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 or Tom Woodyard
WA #2029

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



LEASED

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

Contact: Steve Wood
WA #1916

Industrial Condo For Sale



- 2,400± SF
- 636± SF AC Office
- 2 Restrooms
- 1- 12'x14' OH Door
- Fenced & Paved Yard
- Bayshore Industrial Park
- I-75, Exit 143

Price: 204,000
Contact: Honora' Jacobus or Todd Holman
WA #1946

Winkler Place - Office Condo For Sale



- 1,600± SF Total
- Units 1 & 5 Available
- Lobby/Reception Area
- Features 6 Offices
- Zoned CS1
- Ample Parking
- Located South Fort Myers
- Access to Major Corridors

Price: \$299,000
Contact: Tom Woodyard or Carrie Vincent
WA #1984

Warehouse/Office For Lease



- 10,000±SF
- 1,450±SF Office Space
- Light Industrial Zoning
- Excellent Condition
- 12 OH Doors
- One Truckwell
- Off Metro Pkwy
- North of Crystal Dr.

Lease: \$7,666.67 per Month + Sales Tax or \$6.50 PSF + \$2.70 PSF CAM
Contact: Todd Holman
WA #1983

Medical/Retail Office For Lease



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

Lease: \$1,200.00/Mo + Sales Tax
Contact: Honora' Jacobus
WA #545

Class "A" Office Space For Lease



- 2,000±SF
- First Floor Available
- Ready for Occupancy Now
- New Construction
- Frontage on Colonial Blvd.
- Near Overpass US41
- High Visibility
- Ideal for Bank/Insurance/More

Price: \$15.00 PSF+ \$5.00 PSF CAM
Contact: Tom Woodyard
WA #1910

Landshore Industrial Condos Office/Warehouse for Sale/Lease



Immediate Occupancy

- 818± - 2,747±SF Units
- Benchmark Corporate Park
- Large Parking Lot
- Near I-75 (Exit 138)
- Zoned PUD
- City Water & Sewer
- OH Doors & 14' Eave Height
- Move-In Ready

Lease: Starting at \$361.46/Mo
Contact: Todd Holman
WA#2055

Office Condo Ready For Occupancy



- 1,430± SF
- Fully Built-Out
- Located between S Ft Myers and Sanibel/Captiva
- Zoned CS-1 Commercial
- Banyan Creek Prof. Center
- McGregor Blvd. East of John Morris Road

Lease: \$1,430/Mo + Tax
Contact: Todd Holman
WA #1608

Retail/Office Space For Lease



Outstanding Location

- 1,200± to 4,500±SF Units
- Uses include Office, Retail
- Indoor Child Play Area
- Quick Access to I-75
- Frontage with Signage on Lee Blvd.
- East of SR 82

Lease: \$13.50 PSF + \$4.60 PSF CAM (Est)
Contact: Steve Wood
WA #2000

4.62± AC Commercial Site Built-To-Suite Opportunity



- N. Airport Location
- Across from Page Field Airport
- FL Highway Patrol
- Fenced Yard
- Short Term Lease Option
- 4,000± SF Office/Warehouse
- Zoned IL
- Allows Office

Price: Call for Details
Contact: Tom Woodyard or Carrie Vincent
WA #2068

Income Property



Fully Leased

- 7,925± SF
- 34,649± SF Land
- 2 Units
- 1 OH Doors per Unit
- Fully Leased Income Property
- IL - Light Industrial
- Billy Creek Area

Price: \$480,000
Contact: Todd Holman
WA #2039

Redevelopment Site San Carlos Blvd, Ft Myers Beach



- .80± AC available
- Duel Road Frontage
- Zoned IL
- Future Use: Urban Comm.
- Adj 1.25± AC site
- Allows Signalized Corner
- Seconds to San Carlos Bay & Fort Myers Beach

Price: \$1,150,000 (land and building only) or \$33.00 PSF
Contact: Tom Woodyard or Carrie Vincent
WA#2073

Industrial Opportunities Contact: Todd Holman

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

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

2.39± AC	Industrial site on Tice St, W of I-75, Zoned IPD, Max 27,500± SF Industrial Use, Manufacturing, Service station & more, approved 27,490± SF office/warehouse w/open parking	\$3.70 PSF	WA# 2069
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
1.43± AC & Up	Flexible Commercial Out Parcels with SR80 Frontage in LaBelle, Sized-to-Suit, Zoned PUD Allows up to 60,000SF Commercial, Great for Banks, Fast Food, Drug Store	\$20.00 PSF	WA# 1981
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
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
4,714± SF	Dormitory style on .61± AC, Zoned RM-12, features 8 rooms/2 bath/reception area/office/ interior sprinkler system, located on Van Buren St, near the Downtown area & I-75	\$78 PSF	WA# 1998
5,542± SF	Located in N Cape Coral Industrial Park, off Kismet Pkwy, Warehouse/office, steel/metal construction, 4 OH Doors, 9 paved parking spaces, incl. 20'eav and 25' center ceiling height.	\$89.00 PSF	WA# 2036
8,848± SF	Showroom/warehouse w/fenced & side yard, Ample parking, OH doors, Paved area on SR 80, Zoned C1, Located W I75, Excellent access/visibility/traffic count	\$39.50 PSF	WA# 2072
12 Unit	MOTEL OPPORTUNITY w/12 units & manager apartment, 4,177± SF, located at corner site on Palm Beach Blvd (SR80) with easy access, close to the downtown area and I-75	\$163 PSF	WA# 1999
800± SF	West Glades Center, (3) Units Available, CR 721 Location, Easy Access to SR 29 & 78, Zoned C2 - Available FOR SALE - Call for details	\$600.00/Mo.	WA# 1578L
13,574± SF	Warehouse w/office, OH doors, Zoned CG, located between Fowler/Evans in Downtown Ft Myers, 3 Rd frontage, in ENTERPRISE ZONE	\$55.00 PSF	WA# 2032

Professional Opportunities Contact: Steve Wood

	PINEBROOK PARK SPECIAL - Great location in South Fort Myers, 500± SF Office for \$499.00 Monthly	Call for Details	WA# 142
	Immediate Occupancy - Fully Built Out Hair Salon - South Fort Myers location, Cleveland Avenue frontage in Pinebrook Park, highly visible signage	Call for Details	WA# 142
	Immediate Occupancy - 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
	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

Retail/Commercial Opportunities Contact: Honora' Jacobus

15.68± AC	Conveniently located In-Between Hendry and Glades County, A Few Minutes from SR29, 12±AC of Productive Citrus Groves	\$1.16 PSF	WA# 1891
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	\$0.25 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	\$0.44 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 Luckett 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
19,800± SF	Vacant land, Zoned RSF3.5, Great location near Englewood and Gulf Beaches, Can be purchased as a package but will divide	\$2.25 PSF	WA# 2027
	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	\$3.50 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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