

# Woodyard & Associates LLC

## COMMERCIAL REAL ESTATE

### Office Condo For Lease

New Listing



- 1,300± SF
- Elegantly appointed
- Custom Cabinetry
- Storage Area
- High Speed Internet
- Great Signage
- Located just off Corkscrew Blvd
- East of US41

Lease: \$14.00 PSF + CAM  
Contact: Steve Wood

WA #2079

### Warehouse For Sale in Punta Gorda Four (4) Bldg. Available



- 18,000± SF Total
- 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

WA #1783S

### Office Building/Land For Sale

New Listing



- 3,117± SF Bldg.
- 13,578± SF Land
- Urban Center Zoning
- 2 Story
- Includes 2053 Bayside Pkwy.
- 2 Large Private offices w/Law Library
- Large Conference Room
- Overflow Parking
- Located on McGregor Blvd

Price: \$997,500  
Contact: Steve Wood

WA #2080

### Office/Warehouse for Lease



- 12,595± SF (includes approx. 1,065± SF Office)
- Truckwell
- Minutes from Major Corridors
- Zoned IL - Light industrial
- Benchmark Corporate Park
- Great Location Near I-75 Exit 138

Lease: \$4.00 PSF + \$2.60 PSF CAM  
Contact: Todd Holman

WA #1970

### Arielle Medical Center Professional Office Condo



- 1,395 ± SF /Unit 1
- Medical Impact fees Pd
- Professional Medical
- 2 Story Bldg
- Near Gulf Coast Hospital
- Metropolis/Metro Frontage
- 54± Parking Spaces
- Nicely appointed w/Elevator

Price: \$313,875  
Contact: Tom Woodyard

WA #284L

### Medical/Retail Office For Lease



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

### 1.01 ± Acres For Sale on Slater Road



- North Fort Myers
- Slater Rd Location
- 5,021± SF Home
- Detached Garage/Work Area
- Zoned AG2
- Commercial Area
- Great Home-Based Business

Price: \$399,000 or \$9.06 PSF  
Contact: Tom Woodyard or Carrie Vincent

WA #1641

### 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

WA #1978

### West Glades Center 6 Unit Commercial Building

FREE RENT



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

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

WA #1578

### 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

### Royal Palm Square Professional Condo FOR SALE

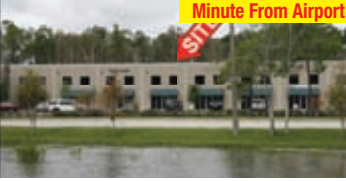


- Office Condo
- 4,256± SF
- 2 Units
- Retail/Professional
- Zoned: B1 - Business
- Located off Colonial Blvd & Summerlin Rd

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

WA #924

### Flex Space Unit for Lease



- 2,376±SF
- 920±SF Office
- Addl Upper loft included
- Centrally located
- 18' Clear Height Warehouse
- 10' X 12' OH Door
- Common Loading dock
- Just minutes from I-75

Price: \$1,881.00/Mo + tax or \$9.50 PSF Gross  
Contact: Todd Holman

WA #2033

### Multi-Tenant Building For Sale Income Property

Fort Myers Beach, FL



- 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

## 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
1,430± SF	Ready For Occupancy, Fully Built-Out, Zoned CS-1 Commercial, Banyan Creek Prof. Center, Located between S Ft Myers, McGregor Blvd. East	\$1,430/Mo + Tax	WA# 1608
1,975± SF	Retail Space For Lease, Excellent Exposure, Ample Parking, Zoned IL - Light Industrial On Lee Boulevard	\$822.92/Mo	WA# 1988
3,600± SF	Freestanding w/two OH doors, 600± 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
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
15,000± SF	with office expansion, 1,334±SF A/C showroom, large fenced yard, carport separate from bldg, located East of Evans on Edison Ave SALE or LEASE	\$4.95PSF + CAM	WA# 1928

## Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

.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
1.86± AC	Located on State Rd 80, may be combined with adjacent parcel for a total of 4.36± Acres with frontage on SR80	\$15.99 PSF	WA# 1161
19.2± AC	667 Ft. frontage on State Rd 80 in Alva, may be combined with a 7.3± acre site that has frontage & direct access to Joel Blvd.	\$6.89 PSF	WA# 1162
2.5± AC	Broadway St, Alva, FL site, adjacent parcel available for total 4.26±/- AC w/frontage on SR80, Zoned AG2, in area of residential/commercial growth	\$11.60 PSF	WA# 1160
.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
.51± AC	Future commercial professional site located just off Santa Barbara Blvd & Jacaranda Pkwy in Northwest Cape Coral.	\$10.00 PSF	WA# 1521
20± AC	WATERFRONT ESTATE PARCELS, Overlooking Matlacha Pass, St James City location, Zoned RS1 & AG, Parcels B with dock, each parcel has 190' +/- waterfront, Owner will divide	\$0.33+ PSF	WA# 1569
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
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± AC	176' Frontage on Danley Drive, Excellent Location, Just South of Page Field Airport, 1,800± SF Home on Site, Zoned CS2 allows office, storage, retail & more	\$29.26 PSF	WA# 1287

## Professional Opportunities Contact: Steve Wood

762± SF	Excellent location on Colonial Boulevard near Summerlin Road and the Midpoint Bridge	\$950.00 Per Mo.	WA# 1913
1,200± SF	Fully Furnished & Networked Office Condo, off Summerlin Rd, S of Colonial, a "Must See"	\$1,000.00 Per Mo.	WA# 1657
	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

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 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
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
2,400± SF	One OH Door 12' x 14', Fenced-in Paved Yard, Bayshore Industrial Park, I-75 Exit 143	\$204,000	WA# 1946
	Multiple Residential Lots - Charlotte County - Tropical Gulf Acres and Punta Gorda Heights	\$1.75 PSF	WA# 2026
19,800± SF	Vacant land, Zoned RSF3.5, Great location near Englewood and Gulf Beaches, Can be purchased as a package but will divide	\$1.00 PSF	WA# 2067
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
1.15± AC	Commercial site with 100± Ft. frontage on US 41, just south of Oil Well Rd, zoning permits retail, automotive, post office, bank and more	\$3.90 PSF	WA# 1459

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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