

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Metro Place Commercial Condo

NEW LISTING



- 2,000± SF Unit
- 1,490± SF Office
- 7 AC Offices
- Additional Loft Storage
- (1)-10'x12' OH Door
- Ideal Location
- Metro Pkwy & Danley Dr

Lease: \$1,250.00 Per Mo. + Sales Tax
Contact: Todd Holman

WA #2081

Office Building/Land For Sale

NEW LISTING



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

Price: \$997,500
Contact: Steve Wood

WA #2080

Income Property

INVESTMENT OPPORTUNITY

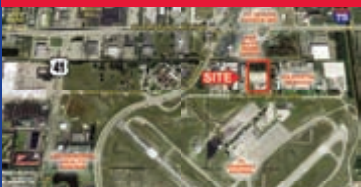


- 7,925± SF
- 34,649± SF Land
- 2 Units
- 1 OH Doors per Unit
- Fully Leased Income Property
- IL - Light Industrial
- Billy Creek Area

Price: \$480,000.00
Contact: Todd Holman

WA #2039

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

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

Price: \$540,000
Contact: Todd Holman

WA #1869

Gateway Golf & Country Club 64 Luxury Townhomes Sites Available

Gateway Greens



- Located Gateway I
- 12 Units Partial Complete
- 16 Units - Grey shell
- 9 Buildings Pads
- Zoned PUD
- Near Daniels Pkwy
- Access Major Corridors
- Shopping, Banks, Airport

Price: \$1,992,375
Contact: Tom Woodyard or Carrie Vincent

WA#2054

Office/Warehouse For Sale Billy Creek Commerce Center

INVESTMENT OPPORTUNITY



- 13,000± SF Bldg.
- Unit 1: 7,500± SF
- Unit 2: 5,500± SF
- Land: 1.09 ± Acres
- Fully Leased
- Truckwell
- OH Doors
- Zoned IPD

Price: \$899,000
Contact: Todd Holman

WA #1726S

REDEVELOPMENT SITE San Carlos Blvd, Ft Myers Beach

NEW LISTING



- 1.29± AC
- Signalized Corner
- Duel Road Frontage
- Main/San Carlo/ Buttonwood
- Zoned Industrial Dev/Urban Comm.
- Adj. .80± AC Available

Price: \$1,325,000 or \$23.57 PSF
Contact: Tom Woodyard or Carrie Vincent

WA#2077

Freestanding Warehouse

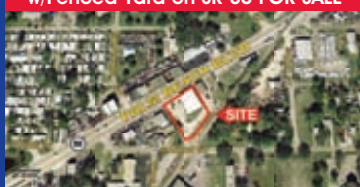


- 6,400± SF
- Fenced back Area
- Three phase power
- One OH Door
- Benchmark Corporate Park
- Off I-75, Exit 138

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

WA #1940

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

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

REDEVELOPMENT SITE San Carlos Blvd, Ft Myers Beach



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

Price: \$1,150,000 or \$32.85 PSF
Contact: Tom Woodyard or Carrie Vincent

WA#2073

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

WA#2051

Industrial Opportunities Contact: Todd Holman

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 Lockett 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
New Listing	Freight terminals for lease, 17 doors Available, 2± Acres of fenced and paved yard, located in Benchmark Corporate Park, just minutes to I-75, Exit 138	\$447.00 Per Door/Mo	WA# 2076

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

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

10± AC	Located on Palmer St with frontage on Otter/Henderson/Moraine near Joel Blvd and Bell Blvd S, Zoned RM2 with future land use allowing 10 units per acre	\$90,000 Per Acre	WA# 2060
20± AC	Located in N Fort Myers, E of I75, N of Bayshore Rd, Zoned AG2 with future as outlying subdivision allowing 3 units per acres, 665'± frontage on Nalle Rd	\$1.50 PSF	WA# 2061
21.57± AC	Owner will divide, Located in Charlotte Cnty, Allows access to Ft Myers, Punta Gorda, Charlotte Harbor & Arcadia, Zoned AG, Features pond, Cross/fenced, Partial roadway	\$0.45 PSF	WA# 2062
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
70± AC	Fully entitled commercial site at Colonial Blvd & SR82, Zoned PUD, DO allows commercial, retail center & 9 retail out parcels, full media cut on SR82 and fixed driveway on Colonial	\$4.75 PSF	WA# 2065
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	\$1.94 PSF	WA# 2064
.34± AC	Corner Site at Evans & Market St, Excellent Visibility with 150'± Frontage on Evans, Near Downtown, Zoned RS-D, Water/Sewer Available	\$6.74 PSF	WA# 2045
1-2± AC	Six Separate OUTPARCELS available, Located At the Signalized Corner of Colonial Blvd/Metro Pkwy, 58,600 (AADT 2007), High Visibility & Great Exposure Location	\$25.00/\$35.00 PSF	WA# 2024S
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
2.09± AC	Industrial Site on Leonard Blvd, Improved w/Driveway Access, Fill & Base Rock, Drainage Berms and & Shared Lift Station, Easy Access to I-75 & SR 82	\$14.50 PSF	WA# 2014
6,000± SF	Warehouse with shared outside storage area, Zoned IH - Heavy Industrial, 3 OH doors, Small office, Located on Prince St, Ideal for distribution, light manufacturing, storage & more	\$3.25 PSF	WA# 2063
3,500± SF	Office/Warehouse Condo, build-out incl 2 offices, reception/open area, restroom, w/additional storage on 2nd floor, ample parking, signage, Plantation Rd next to Hammond Stadium	\$127.00 PSF	WA# 2066
4,032± SF	Billy Creek Commerce Center, warehouse/office, incl 1,600± SF finished carport, Fenced yard, Paved parking area on 1± AC, (2) OH doors, Built in 2004, Near I-75 (ext 139), Zoned IPD	\$147.00 PSF	WA# 2058
5,492± SF	Freestanding dual occupancy bldg, Dividing wall, City of LaBelle/Hendry Cty, Near SR80, One block from SR29S, Back street access, (4) OH doors, Zoned B2, Remodeled 2008	\$120.00 PSF	WA# 2056
12,854± SF	Freestanding warehouse/office space between Metro Pkwy/Plantation Rd, OH doors, (8) 5 ton A/C Units, CCTV camera indoor/out, Zoned IPD	\$101.00 PSF	WA# 2053
1,720± SF	Commercial freestanding Bldg on Palm Beach Blvd, West of I75 at Ext 141, Water/Sewer available, Zoned C1 allowing banks/retail/daycare & more	\$2,000 Per Mo+Tax	WA# 2052

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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