

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Office Space For Lease
Immediate Occupancy



- 1,717±SF
- Telephone & Wireless Internet
- Addtl Warehouse Storage
- Total of Eight (8) Offices
- Security System
- On Hancock Bridge Pkwy

Lease: \$1,668.35 Per Month
Contact: Steve Wood

WA#1994

Medical/Retail Office For Lease



- Four 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: \$800/Mo + Sales Tax
Contact: Honora' Jacobus

WA#545

Office/Warehouse For Lease



- 8,000±SF Units
- 3 OH Doors - 12'x14'
- Two Minutes from I-75 Exit 138
- Zoned IL - Light Industrial
- Great Corner Site
- Ample Parking

Lease: \$3.98 PSF + \$2.50 PSF (est) CAM
Contact: Todd Holman

WA #2016

Warehouse/Office Billy Creek Commerce Center



- 10,000± SF Building
- 40,740± SF Land
- IL - Light Industrial
- Unit C Available: 6,000± SF
- Truckwell/OH Door
- City Water/Sewer
- Off I-75 Exit 139

Price \$975,000
Lease: \$3,800.00/Mo + Tax
Contact: Todd Holman

WA #636S/L

Wallace Plaza - For Lease Office/Warehouse Space
GREAT LEASE RATE



- 1,140± SF
- 2,280± SF
- Office/Warehouse
- Near Airport
- Zoned Industrial
- Labelle Location

Lease: \$5.75 PSF + \$2.25 PSF CAM + Tax
Contact: Tom Woodyard or Carrie Vincent

WA#1963

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: \$8 PSF Base Rent + \$2.35 PSF CAM
Contact: Todd Holman

WA#406

3,700± SF Warehouse/Office For Sale
I-75 ACCESS



- Off Lockett & I-75
- Warehouse w/carport
- Zoned IPD
- Manufactured Office
- Ideal for Manufactures & Distributors
- (2) OH Doors
- Water/Sewer

Price: \$637,000 or \$8.35 PSF
Contact: Tom Woodyard or Carrie Vincent

WA#2012

Affordable Office/Retail Space For Lease



- 1,975± SF Unit
- Excellent Exposure
- Nicely appointed Office Build-Out
- Ample Parking
- Zoned IL - Light Industrial
- On Lee Boulevard
- Water & Sewer

Lease: \$1,645.83/Mo + Sales Tax
Contact: Todd Holman

WA #1988

Office/Warehouse For Sale or Lease South Commercial Park



- Unit Two: 3,008± SF
- Unit Three: 3,797± SF
- 10' x 10' OH Door
- Off Six Mile Cypress
- Office/Break-Rooms
- Storage
- Ample Parking

Lease: Unit 2 - \$8.00 PSF Gross & Unit 3 - \$9.00 PSF Gross
Contact: Tom Woodyard or Carrie Vincent

WA #1989S/L

Office/Warehouse For Lease Lehigh Acres
LEASE INCENTIVE



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

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

WA#1971

Commercial Building Lee Boulevard



- 3,966± SF
- 1.15± AC
- 50± Parking Spaces
- Drive-Thru Access
- Former Fast-Food Restaurant
- Zoned C2 Commercial
- Allows: Restaurants, Office/Medical
- Ask about Equipment

Price: \$865,000
Contact: Tom Woodyard or Carrie Vincent

WA #2046

Office/Warehouse Unit For Lease



- 1,880± SF
- One 12'x14' OH Door
- Paved and fenced yard area in rear of building
- IL Zoning
- Just off Lockett Road Exit 139, I-75

Lease: \$800/Mo. + Sales Tax
Contact: Honora' Jacobus

WA#1918

Warehouse/Office/Distribution Center Crystal Commerce Center



- 12,854± SF
- Freestanding Bldg
- CCTV Cameras/Inside-Out
- Biometric Reader on Doors
- OH Doors
- Zoned IPD
- Uses Medical/Retail
- Government/Admin Office

Price: 1,300,000 or \$101.00 PSF
Lease: \$7.00 PSF NNN
Contact: Tom Woodyard or Carrie Vincent

WA #2053S/L

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
2,500± SF	w/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
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
3,200± SF	w/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
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
15,000± 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

8,848± SF	Showroom/warehouse w/fenced & side yard, Ample parking, OH doors, Paved area on SR 80, Zoned CI, Located W I75, Excellent access/visibility/traffic count	\$39.50 PSF	WA# 2072
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
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
2,000± SF	GROSS LEASE - One Unit Remaining, Ready for Immediate Occupancy, Located on McGregor Blvd in a well maintained 2 story Office Building, Ample Parking, Zoned C2	\$12 PSF Gross	WA# 2038L
3,210± SF	GROSS LEASE - Vanilla finish unit in Central Cape Business Park to sublease, OH door, two rest rooms, ample parking, easy access to Pine Island Rd and Del Prado Blvd	\$10 PSF Gross	WA# 2019
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
.20± AC	Commercial Site on SR82, Lehigh Acres, Zoned C2 allows business/commercial, High visibility, Steady traffic flow	\$5.57 PSF	WA# 2059
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
2.29± AC	Commercial Site in Bonita Springs, high residential/commercial growth area, near US41 & I-75, Malls, Airport and University, CS-2 zoned allows 90 unit hotel & more	\$15.00 PSF	WA# 2047
1± AC	Residential Corner Site in Port Charlotte, dimension 350' x 125', 4 parcel location adjacent to a community boat ramp, near shopping, banks upscale living & more	\$4.13 PSF	WA# 2048
1.15± AC	Corner Site in Punta Gorda, Zoned Multi-Family, Ideal for Assisted Living Facility, Near Gulf Access Dev., Allows 16 Unit Condo - Call For Details	\$11.85 PSF	WA# 2049

Professional Opportunities Contact: Steve Wood

762± SF	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
1,200± SF	Excellent location on Colonial Boulevard near Summerlin Road and the Midpoint Bridge	\$950.00 Per Mo.	WA# 1913
	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
1,300± SF	Elegantly appointed office condo suite in the Corkscrew Palm office development, this suite allows for great signage on Corkscrew Boulevard	\$14.00 PSF + CAM	WA# 2079

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
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
3.51± AC	Prime site for commercial developer or investor with frontage on I-75, Owner financing available. Call for details	\$10.47 PSF	WA# 1106
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
18,000± SF	Total of 4 separate buildings, individually metered, 3 phase electrical, ample paved parking area, fenced, gated and lighted, located in Punta Gorda	\$78.00 PSF	WA# 1783S
	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
.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
	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

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.

WOODYARD & ASSOCIATES, LLC COMMERCIAL REAL ESTATE
Pinebrook Park, 12995 S. Cleveland Ave., Suite 219, Fort Myers, FL 33907
Phone: (239) 425-6000 • Fax: (239) 425-6001
www.wa-cr.com • Licensed Real Estate Broker

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