

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Landshore Industrial Condos Office/Warehouse for Lease
Immediate Occupancy



- 818± - 1,942±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/Retail Space For Lease



LEASED

- 1,500± SF
- IPD Zoning
- High Visibility
- Retail Shell Units
- Great Signage
- Located in Sunset Plaza on Summerlin Rd
- OH Doors

Contact: Steve Wood
WA #1752

Warehouse For Lease Benchmark Corporate Park



LEASED

- 25,000± SF incl. 450± SF Office w/2 Restrooms
- 4 OH Grade Level Doors
- Two (2) Truckwell Doors
- City Water and Sewer
- IL - Light Industrial
- All Block & Sprinkled
- Benchmark Corporate Park
- Off I-75, Exit 138

Contact: Todd Holman
WA #987L

Plantation Pointe Commercial Condominium Office/Warehouse FOR SALE



- 3,500± SF Total
- (2) Office/Reception
- Upstairs Open Work Area
- Warehouse space
- Zoned MPD
- Signage Available
- Ample Parking
- Near Daniels/Metro/Six Mile Cypress

Price: \$445,000 or \$127.00 PSF
Contact: Tom Woodyard or Carrie Vincent
WA #2066

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
- Water & Septic

Price: \$540,000
Contact: Todd Holman
WA #1869

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 #2053

Flex Space Unit for Lease



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

Lease: \$1,881.00/Mo + tax or \$9.50 PSF Gross
Contact: Todd Holman
WA #2033

Built-To-Suit Opportunity 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 Metro Place Commercial Condo



- 2,000±SF Unit
- Three AC Offices
- Warehouse Area
- Bonus Mezzanine Area
- OH Door 10'x12'
- Located on the NW Corner
- Off Metro Pkwy & Danley Dr

Lease: \$1,166.67/Mo + tax
Contact: Todd Holman
WA #2078

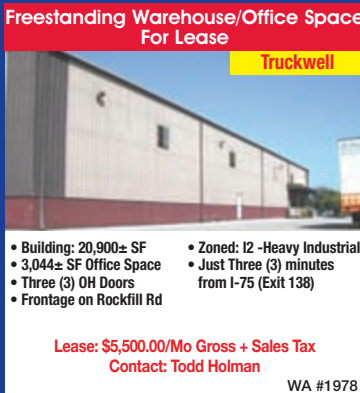
South Fort Myers Commercial Building FOR SALE



- 3,210± SF Building
- .29± Acres
- Water/Sewer
- Large Yard/Fenced
- Located Near US 41
- Built 1998
- (2) Zone A/C
- Zoned C2- Commercial

Price: \$420,000.00
Contact: Tom Woodyard or Carrie Vincent
WA #1939

Freestanding Warehouse/Office Space For Lease
Truckwell



- 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: \$5,500.00/Mo Gross + Sales Tax
Contact: Todd Holman
WA #1978

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/Retail Unit For Lease Cape Coral
NEW LISTING



- 3,000± SF Unit
- Can be Divided
- (2) 1,500± SF
- Functional Floor Plan
- Private Offices
- Signage Available
- On-Site Parking
- Located 2 Blocks N of Cape Coral Pkwy

Lease: \$12.00 PSF Gross + Sales Tax
Contact: Steve Wood
WA #2084

Industrial Opportunities Contact: Todd Holman

NEW LISTING	Description	Price/Lease	WA#
1,875± SF	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	2076
2,500± 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	401
8,000± 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	1945
3,000± SF	3 OH Doors, Corner Site, Ample Parking, Located in Benchmark Corporate Park, Minutes to I-75 (Exit 138)	\$3.98 PSF + CAM	2016
6,000± 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	406
7,200± 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	636
35,550± 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	1929
13,090± 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	1992
12,595± 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	1820
20,000± 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	1970
1,880± 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	2005
10,000± 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	\$5.10 PSF Gross	1918
15,680± 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	1983
15,000± 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	1775
25,000± 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	1928
	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	\$71.80 PSF	987S

Professional Opportunities Contact: Steve Wood

2,000± SF	NEW LISTING - Unit has open floor plan, signage available on the building, great for start up business, located 2 blocks N of Cape Coral Pkwy	\$8.00 PSF Gross	WA# 2083
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
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

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

.32± AC	NEW LISTING - Corner two lot parcel located on Hopple St & Central Ave, Downtown Ft. Myers location, Zoned CG, near Skatium and City of Palm Major League Baseball training park	\$12.00 PSF	WA# 2082
1.45± AC	NEW LISTING - Located in J.C. Center a premier retail/professional site in Charlotte Cty, NW Quadrant I-75 @ Exit 170, Zoned PD, near restaurants, Super Wal-Mart, Hotels	\$11.97 PSF	WA# 2085
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
3.9± AC	Commercial Site, US41/Appelwood Ln in N Ft Myers, 400± frontage on US41, Just south of Heron's Glen & Magnolia Landing, Zoned C1 & TFC2 Residential	\$4.24 PSF	WA# 2074
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
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
4± AC	Corner site, Lehigh Acres, 417± frontage, Central Urban future land use, Allows 10 units per acre, Zoned RM2	\$1.99 PSF	WA# 2057
64 Sites	Luxury Townhome sites available in Gateway Greens in Gateway I, Ft Myers, 12 Units Partial Completed, 16 Units Grey shell, 9 Bldg Pads, Zoned PUD, Near Daniels Pkwy	Call For Details	WA# 2054
110± AC	Working farmland in Immokalee, near Jubilation, 2± AC reservoir, features steel barn/warehouse/office, a/c packing house, equipment, loading dock, OH doors & MUCH MORE!	\$17,272.00 PAC	WA# 2044
28± AC	Future Commercial Site, SW Glades Cty, CR731, Zoned AG, Land Use is Commercial, Near Downtown LaBelle (LAND ONLY)	\$1.47 PSF	WA# 2041
.52± AC	Commercial frontage on US41 in PORT CHARLOTTE, N of Towne Center shopping, near restaurants, Wal-Mart, allows retail/restaurants & more	\$14.97 PSF	WA# 2034
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
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
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
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
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	\$12.00 PSF Gross	WA# 2038L

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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