

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Office Suite For Lease
Central Park Professional Center
New Listing



- 950± SF Suite
- Functional, well appointed office space
- Professional office park
- Located just off US 41 In South Fort Myers

Lease: \$10.00 PSF + CAM
Contact: Steve Wood
WA#2088

Excellent 27± Acres
North Fort Myers
New Listing



- Bank Owned
- Zoned RPD
- D.O. in Place
- 600' Frontage on Bayside Rd
- Adjacent in Back to National Wildlife Refuge
- Close Proximity to I-75

Price: \$675,000
Contact: Honora' Jacobus
WA#2089

Office/Retail Unit For Lease
Cape Coral
New Listing



- 2,000± SF Unit
- Open Floor Plan
- Great Start up Business
- Signage Available
- On-Site Parking
- Located 2 Blocks N
- Off Cape Coral Pkwy

Lease: \$8.00 PSF Gross + Sales Tax
Contact: Steve Wood
WA#2083

Office/Warehouse For Sale
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

Price: \$150,000
Contact: Todd Holman
WA#2078S

World Plaza Office Condo For Sale



- 3,264 ± SF
- Bldg 18, Unit 15
- Access Major Corridors
- Professional Managed
- Professional/Medical Use
- Ample Parking
- Great Impression

Price: \$652,000 or \$200 PSF
Contact: Tom Woodyard or Carrie Vincent
WA #1420

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

Commercial Building For Sale
SR 82 Location



- 1,424± SF
- .394± Acre
- C1 Zoning
- Corner SR82/Highland Ave
- Near Downtown
- Allows Bail Bonds, Offices & more

Price: \$213,600
Contact: Tom Woodyard or Carrie Vincent
WA #1441

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

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

Office/Warehouse For Lease
Billy Creek Commerce Center



- 3,000± SF (includes approx. 480± SF Office)
- Three-Phase Electric
- Water and Sewer incld in CAM
- IL - Light Industrial
- Two (2) OH Doors
- Billy Creek Commerce Park
- Near I-75 Exit 139

Lease: \$6.15 PSF Base Rent + \$2.35 PSF CAM
Contact: Todd Holman
WA #406

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: \$799.00 Per Mo. + Sale Tax
Contact: Honora' Jacobus
WA #1918

Office/Warehouse Space For Lease



- 3,025± SF
- IL Zoning
- Centrally located off Metro Pkwy
- North of Crystal Dr.
- One OH Door
- Retail Shell Units
- Approx. 500± SF Office Space

Lease: \$7.00 PSF Gross
Contact: Todd Holman
WA#2051

Medical Office For Lease
Riverwalk Professional Center



- 1,000± - 2,100± SF
- Existing Medical Office with 4 Exam Rooms, Waiting Area
- Private Offices
- Diagnostic Center on Premises
- Available Now
- Prestigious Riverwalk Area
- Medical Impact Fees Paid

Price: \$12.75 PSF NNN + \$6.29 PSF CAM (est.)
Contact: Tom Woodyard or Carrie Vincent
WA#1642

Industrial Opportunities Contact: Todd Holman

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
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	\$12.00 PSF Gross	WA# 1608
1,975± SF	Retail Space For Lease, Excellent Exposure, Ample Parking, Zoned IL - Light Industrial On Lee Boulevard	\$10.00 PSF Gross	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
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	\$5.10 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	\$4.95 PSF + CAM	WA# 1928

Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

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
8.25± AC	863'± Frontage on Buckingham Rd, Located just E of SR 82, corner of Neal/Buckingham Rd, Rural Preserve Area, Zoning allows for Schools, Daycare, Church & More	\$2.30 PSF	WA# 1628
20± AC	WATERFRONT ESTATE PARCELS, Overlooking Matlacha Pass, St James City location, Zoned RS1 & AG, Parcel B w/dock, each parcel has 190'± waterfront, Owner will divide	\$0.33 PSF	WA# 1569
.51± AC	Future commercial professional site located just off Santa Barbara Blvd & Jacaranda Pkwy in Northwest Cape Coral	\$10.00 PSF	WA# 1521
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
.24± AC	MOTIVATED SELLER - Corner Site, Zoned C1, 125± Frontage on Tropicana Pkwy, 1 block w Burnt Store Rd, Adjacent to Citgo Station, Allows Pharmacy, Retail, Bank	\$13.00 PSF	WA# 1208
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
8,283± SF	INCOME PROPERTY - multi-tenant building on Fort Myers Beach, restaurant on 2nd floor with Gulf views, private parking, month-to-month tenants	\$299.00 PSF	WA# 1338

Professional Opportunities Contact: Steve Wood

2,664± SF	NEW LISTING - Can divide into (2) 1,300 sf unit, functional floor plan w/ private office, signage available on the building, located 2 blocks N of Cape Coral Pkwy	\$12.00 PSF Gross	WA# 2084
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. C1 zoning provides an array of business possibilities	\$1,890.00 Per Mo.	WA# 2042

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 Lockett Road, Exit 139, I-75	\$5.10 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
	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
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.

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