

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

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

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 Luckett Road Exit 139, I-75

Lease: \$5.10 PSF Gross
Contact: Honora' Jacobus

WA#1918

Office Space For Lease



- 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

4± Acre Corner Lot For Sale Lehigh Acres, FL



- Future Use: Central Urban
- Allows 10 Units per AC
- Zoned RM2
- Corner Site
- 5th St & Gerald Ave
- Size: 417± x 417±
- Well & Septic

Price: \$346,500
Contact: Tom Woodyard or Carrie Vincent

WA#2057

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



- 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 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

13,574± SF Warehouse For Sale Downtown Fort Myers



- 13,574± SF warehouse
- 1,000± SF apt/office
- .73± Acre land
- Between Fowler/Evans
- (10) OH Doors
- Zoned CG - Commercial
- Located in Enterprise Zone
- Fronts Lafayette/Evans/Edison

Price: \$750,000or \$55.00 PSF
Contact: Tom Woodyard or Carrie Vincent

WA#2032

Office For Lease Central Park Professional Center



- 760± - 950± SF Units
- Well appointed offices
- Great location
- Just off US41
- Easy access to I-75
- Via Exit 131-Daniels Pkwy

Lease: Starting @ \$10.00 PSF + CAM
Contact: Steve Wood

WA#2088

REDEVELOPMENT SITE San Carlos Blvd, Ft Myers Beach



- 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

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

Lease: \$1,881.00/Mo + Sales Tax
Contact: Todd Holman

WA#2033

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

Medical/Retail Office For Lease



- Three Units - 1,200± SF Each
- Located in North River Center
- Frontage on North US 41
- Florida Cities Water & Sewer
- Ideal for Medical Office with Retail Potential

Lease: \$799.00/Mo + Sales Tax
Contact: Honora' Jacobus

WA#545

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 Luckett 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

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 C1, Located W I75, Excellent access/visibility/traffic count	\$39.50 PSF	WA# 2072
11,250± SF	Metro Pkwy office/warehouse space + (4) 1,250± SF warehouses w/dual entry & restroom, Ample parking, Zoned IL, Pylon Sign, OH doors, Professional appointed, Will divide	\$12.00 PSF Gross	WA# 2007S/L
3,008± SF	South Commercial Pk, Office/Warehouse, 2 units available, w/OH door, breakroom, storage, ample parking, zoned IL, located off Six Mile Cypress	\$8/9 PSF Gross	WA# 1989L
12.29± AC	Laurel Drive Frontage (791'±), 2 parcel site near The Shell Factory in N Ft. Myers, Utilities: well and septic and location allows for access to US41 & major corridors	\$195,281 Per AC	WA# 2018
2± AC	SELLER FINANCING AVAILABLE - Prime Location near the Downtown area & I-75 @ exit 138, C1 Zoned allows for bail bonds, professional offices, hotel/motel & more	\$6.75 PSF	WA# 1708
2.41± AC	NEW LISTING - COUNTY HOME ESTATE SITE, Shawnee Rd, Zoned AG2, Features pond, Partially cleared, Tranquil setting, Near residential communities, shopping & SWFL Int'l Airport minutes away	\$0.57 PSF	WA# 2087
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
5.46± AC	Commercial Site off Daniels Pkwy on Shire Lane, CPD zoned, closed to Gulf Coast Hospital, allows Retail/Office, Strong Growth Area, Easy access to US 41, I-75 at ext 131 & Airport	\$6.30 PSF	WA# 2006
.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
58.95± AC	Alico Lake villages, Alico Rd/US41 location, Zoned MPD, 170± multifamily units, 25± boat docks & ramps, 46± AC lake area w/13± AC uplands, Possible ALF location, Call For Details	\$1.01 PSF	WA# 2070

Professional Opportunities Contact: Steve Wood

2,664± SF	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
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
27± AC	Bank Owned, Development Order in place, Phase I Environmental Study Available, 600' Frontage on Bayshore Road, .6 mile to I-75	\$25,000 Per AC	WA# 2089
.17±AC	Commercial site, Zoned B-1, Downtown Ft. Myers Redevelopment Area, uses includes Office, Beauty Shops, Dry Cleaner & more	\$7.29 PSF	WA# 1114
	Multiple Residential Lots - Charlotte County - Tropical Gulf Acres and Punta Gorda Heights	\$1.75 PSF	WA# 2026
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
2.07± AC	Commercial land, median cut in process, great location on US 41 in Punta Gorda, ideal for RV, boat, auto or manufactured home sales center.	\$6.95 PSF	WA# 1602
15.68± AC	Conveniently located In-Between Hendry and Glades County, A Few Minutes from SR29, 12±AC of Productive Citrus Groves	\$1.16 PSF	WA# 1891
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

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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