

# Woodyard & Associates LLC

## COMMERCIAL REAL ESTATE

**WAREHOUSE/OFFICE FOR LEASE**



- 10,000± SF
- 1,450± SF Office Space
- Light Industrial Zoning
- Excellent Condition
- 12 OH Doors
- One Truckwell
- Off Metro Pkwy
- North of Crystal Dr.

Lease: \$7,666.67 per Month + Sales Tax or \$6.50 PSF + \$2.70 PSF CAM  
Contact: Todd Holman WA#1983

**Royal Palm Professional Center**

**"MUST SEE" OPPORTUNITY**



- 1,200± SF
- Lots of Windows
- Quick & Easy Access to Cape Coral
- Fully Furnished & networked office
- Off Summerlin Rd
- South of Colonial

Price: \$1,000.00/Mo + tax  
Contact: Steve Wood WA#1657

**Warehouse/Office for Sale**



- Building I- 50,550± SF
- Building II- 7,200± SF
- (39,150± SF - Leased & 15,000± SF Vacant)
- 13 OH Doors
- Large Yard - Fenced & Paved
- Air-Conditioned Showroom

Price: \$4,900,000  
Contact: Todd Holman WA #1902

**Charlotte County Interchange Parcel**  
1.45± Acres - J.C. Center

**NEW LISTING**



- J.C. Center Location
- Zoned Planned Dev.
- Signalized Intersection
- Easy Access I-75, Ext 170
- Near Wal-Mart Supercenter
- Residential Communities
- Hotels, RaceTrac & More
- Strong Traffic Count & Visibility
- Great Development Opp.

Price: \$756,000  
Contact: Tom Woodyard or Carrie Vincent WA#2085

**Warehouse/Office For Lease**  
Billy Creek Commerce Center



- 8,640± SF
- Two (2) OH Doors
- City Water & Sewer
- Just off Lockett Rd.
- Off I-75 (Exit 139)
- IPD - Industrial Planned Dev.
- Three (3) Phase Power
- Sprinklers

Lease: \$4,500/Mo (\$4.50 PSF NNN + \$1.75 PSF CAM)  
Contact: Todd Holman WA#1958

**14,000± SF Warehouse/Office**  
Outside Storage/Heavy Industrial

**REDUCED**



- 6,000± SF Warehouse/Off.
- 8,000± SF Warehouse/Off.
- OH/Bay Doors
- A/C Office Space
- Zoned IH
- Fenced Outside Storage
- Ideal for Distribution/Light Mfg, Storage & More

Lease Rate: \$3.25 PSF (6,000 SF Unit or entire 14,000 SF) \$4.25 PSF (8,000 SF Unit)  
Contact: Tom Woodyard or Carrie Vincent WA#2063

**Metro Place Commercial Condo**  
For Lease



- 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

**3.65± AC HEAVY INDUSTRIAL SITE**  
City of Fort Myers

**NEW LISTING**



- 3.65± Acres
- Zoned Heavy Industrial
- Rockfill Road Location
- Eastern Industrial Park
- Allows Warehouse/Stockyard
- Recycling & More
- Access to Downtown Ft Myers
- I-75 & Major Corridors

Price: \$990,000 or \$6.22 PSF Seller Finance Avail.  
Contact: Tom Woodyard or Carrie Vincent WA#2091

**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

**4.62± AC Commercial Site**  
North Airport Rd Location



- Built-To-Suite Opp.
- 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/Retail Unit For Lease**  
Cape Coral



- 2,664± 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 + tax  
Contact: Steve Wood WA#2084

**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

**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

## 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 & sprinkler, located in Benchmark Corporate Park, Minutes to I-75 - For Sale	\$71.80 PSF	WA# 987S
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
818± - 1,942± SF	Office/Warehouse Units with immediate Occupancy, One 12'x12' OH Door per unit, Great location for small construction or distribution, minutes from I-75, Ext 138	\$5.00 PSF	WA# 2055
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
	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

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
12,300± SF	<b>Build-to-Suit Opportunity</b> - Central Fort Myers location, Minutes to Downtown just off US41, CI Zoning, Design Phase - Call for Details	\$250.00 PSF	WA# 2086
2,000± SF	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
762± SF	Excellent location on Colonial Boulevard near Summerlin Road and the Midpoint Bridge	\$950.00 Per Mo.	WA# 1913
	<b>PINEBROOK PARK SPECIAL</b> - Great location in South Fort Myers, 500± SF Office for \$499.00 Monthly	Call for Details	WA# 142
	<b>Immediate Occupancy</b> - Fully Built Out Hair Salon - South Fort Myers location, Cleveland Avenue frontage in Pinebrook Park, highly visible signage	Call for Details	WA# 142
	<b>Immediate Occupancy</b> - 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

3.65± AC	<b>NEW</b> - SELLER FINANCING AVAILABLE, Zoned IH, City of Ft Myers, Rockfill Road at Eastern Industrial Park, Access to downtown Ft Myers/I-75 at ext 138/US41 & other major corridors	\$6.22 PSF	WA# 2091
2.41± AC	<b>NEW</b> - 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
.32± AC	<b>NEW</b> - Corner two lot parcel located on Hoopie 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
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	<b>REDUCED</b> - 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
1± AC	<b>REDUCED</b> - 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	\$37,500/Lot	WA# 2048
1.15± AC	<b>REDUCED</b> - Corner Site in Punta Gorda, Zoned Multi-Family, Ideal for Assisted Living Facility, Near Gulf Access Dev., Allows 16 Unit Condo - Call For Details	\$17,588/ Unit	WA# 2049
28± AC	Future Commercial Site, SW Glades County, 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
14± AC	Port LaBelle Location, Will Divide, Frontage on Raintree, (2) site at 5.01± AC and 9.06± AC, Zoned C2, Allows Banks, Retail and More	\$1.50+ PSF	WA# 2009
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
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
3,966± SF	Commercial building on Lee Blvd nears Sunshine on 1.15± AC, 50+ Parking former fast-food restaurant w/drive-thru, zoned C2 allows retail/medical office/banking daycare & more	\$218.00 PSF	WA# 2046
11,600± SF	GROSS LEASE - WESTGATE INDUSTRIAL PK, warehouse/office, (4) 12x14 OH doors, 20FT Eave, ample parking, minutes to/from I-75	\$6.00 PSF	WA# 1957L

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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