

BERNWOOD PARK OF COMMERCE

Bonita Beach Road & I-75 (Exit 116)
Bonita Springs, FL 34135

FOR SALE

\$9.50 psf

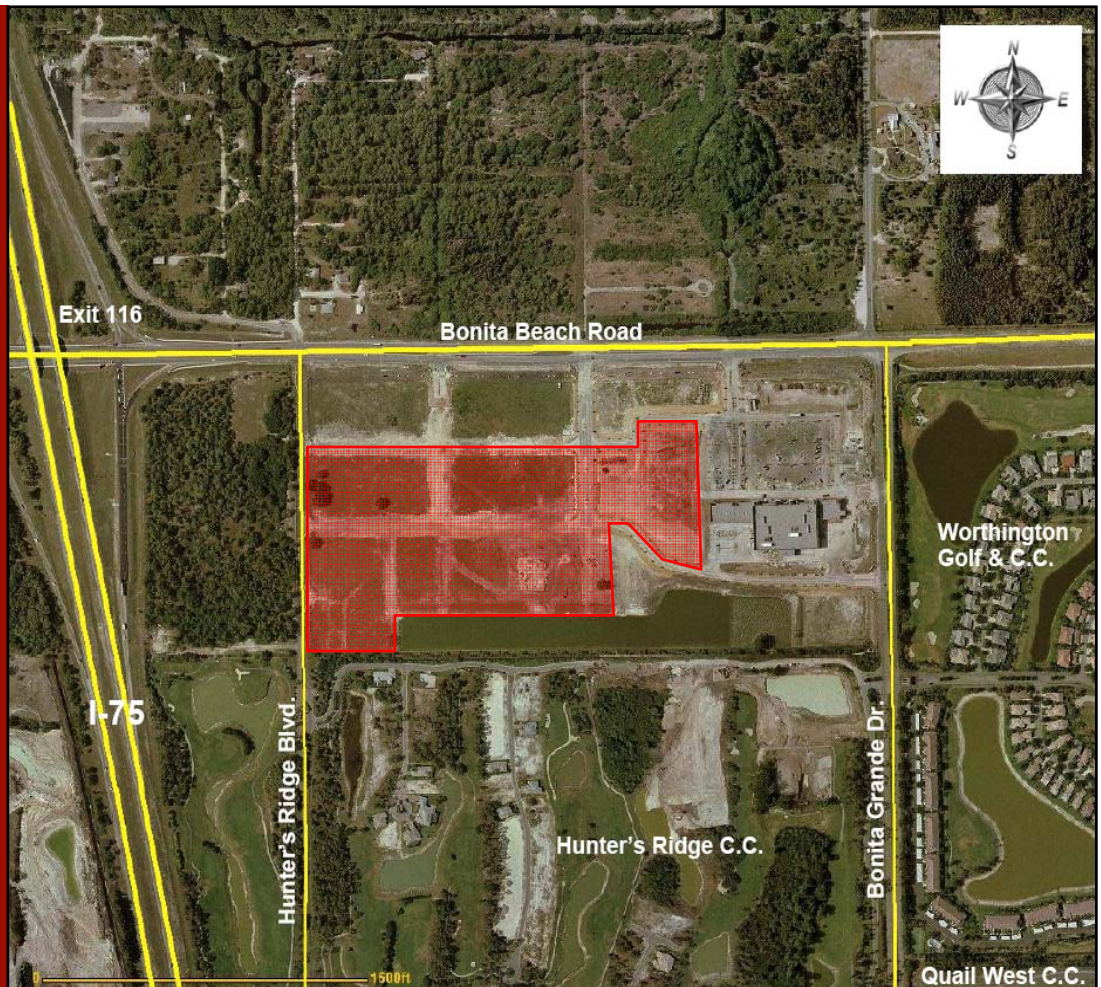
27.76 Acres

CAN BE SPLIT
INTO SMALLER PARCELS

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a new kind of
commercial broker.

(239) 948-0400

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LOCATION:

- Southeast Quadrant of I-75 and Bonita Beach Road Interchange (Exit 116); central to Ft. Myers/Naples and midway between Tampa/Miami

FEATURES:

- 80 acres zoned MPD (800,000+/- building sf of Building Rights)
- D.O. for Infrastructure Issued - Infrastructure 95% Complete
- 52% of Park has been Developed/Sold - 48% Remaining
- Current Tenants: Publix, Wachovia, Exxon/Mobil, Colonial Bank
- Fully improved and ready-to-build (fully zoned and permitted, cleared, infrastructure and utilities in place, wet retention in place, perimeter berm and landscape buffers constructed, property owners' associations created, recorded covenants and deed restrictions)



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