

Cedar Ridge  
25270 Bernwood Drive

Old 41 Shops  
25221 Bernwood Drive

Bonita Commerce Center  
25150 Bernwood Drive

Old U.S. 41

# Bernwood Business Park Portfolio

Bonita Springs, Florida

**OFFERED BY:**

Brandon Stoneburner  
Executive Managing Director  
+1 239 985 8074  
brandon.stoneburner@colliers.com

Michael Ciccarello  
Director, Office Services  
+1 239 985 8076  
michael.ciccarello@colliers.com



---

---

# Industrial Flex/Showroom Portfolio

Bonita Springs, Florida

## Executive Summary

Colliers International, as Owner's exclusive advisor, is pleased to announce the sale offering of a portfolio of industrial flex/retail showroom assets located within the Bernwood Business Park of Bonita Springs, Florida. The portfolio is comprised of three (3) one (1) story industrial flex and retail showroom buildings totaling 75,398 RSF built between 2002 and 2004.

This is a unique opportunity to own two (2) industrial flex properties and one (1) retail showroom asset within the highly sought after Bernwood Business Park within Bonita Springs, Florida. The Bernwood Business park is comprised of a 110-acre zoned CPD/IPD. This infill location is desirable for service-oriented businesses given its proximity and accessibility to the majority of SWFL affluent residences. The limited product and barriers to entry for this submarket provide a floor of support for investors seeking security and diversification amongst a wide range of users.

The current tenant mix is comprised of first, second and third generation tenants mostly consisting of essential business. Given the nature of tenant mix, the assets have maintained occupancy with all tenant's current throughout COVID-19 restrictions.

All three buildings have been professionally managed and maintained with no known deferred maintenance.

## Portfolio Offering Overview

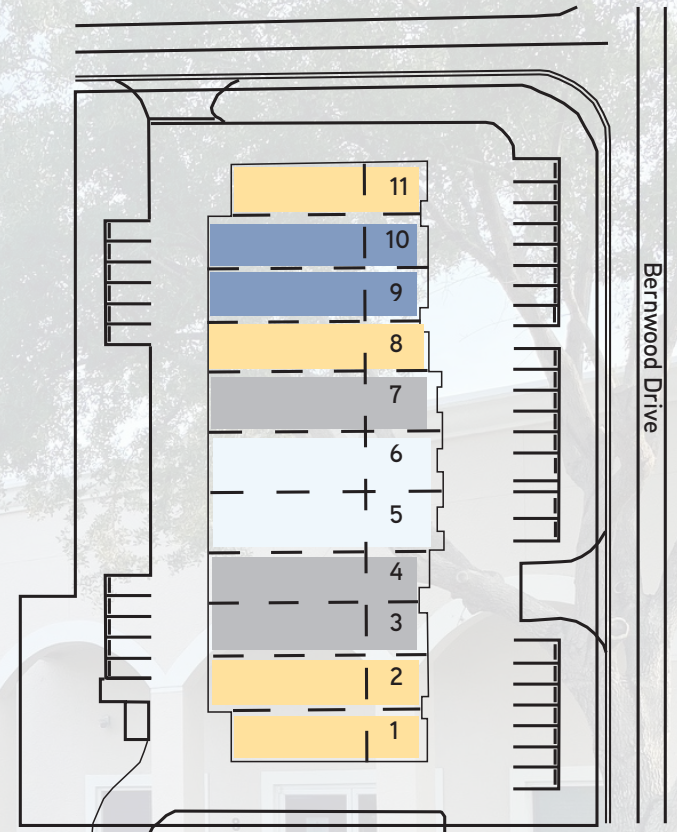
Price	\$10,950,000	Price Per SF	\$145.23
Rentable SF	75,398	Lease Types	Gross
Occupancy	97.38%	Tenants	34
CAP Rate	6.5%	Owner Interest	Fee Simple
NOI (per Argus)	Yr 1: \$716,221	Lease Expirations	2020-2024

## Key Highlights:

- Stabilized Assets
- Diversified Tenant Mix
- Desirable Trade Area
- Barriers to Entry
- Gross Leases

## Bonita Commerce Center

Building Size	38,560± SF
No. of Tenants	18
Percent Occupied	97.75%
Amt. SF Vacant	972± SF
Unit Sizes	850-5,569
Lease Types	Gross
Lease Expirations	2020-2023
Owner Interest	Fee Simple

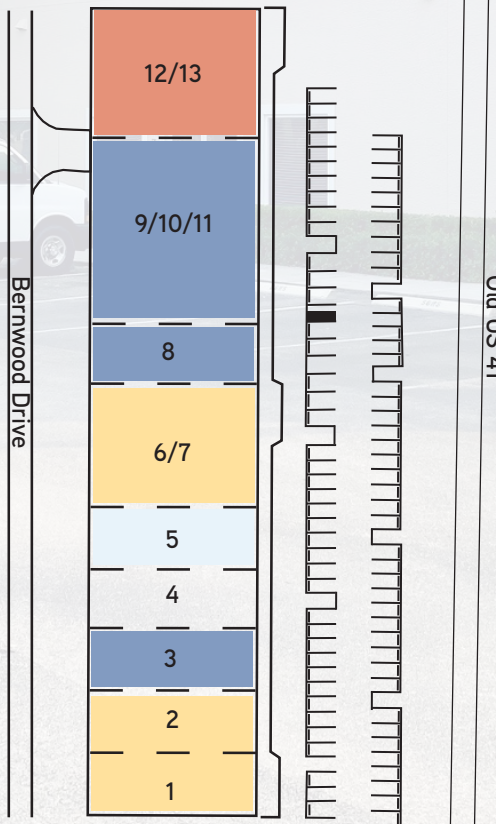


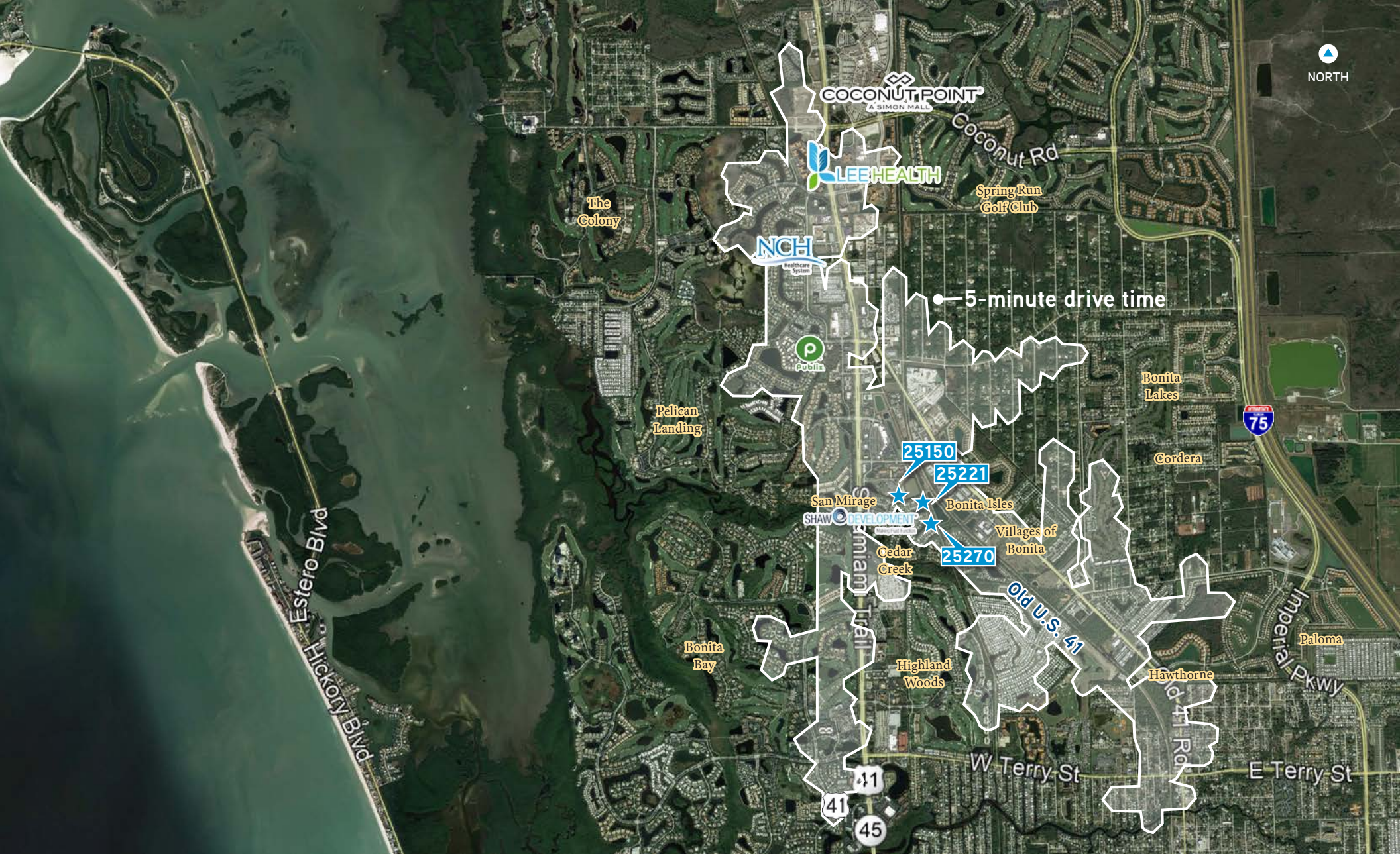
## Cedar Ridge

Building Size	23,836± SF
No. of Tenants	9
Percent Occupied	100%
Amt. SF Vacant	0
Unit Sizes	1,873-5,043
Lease Types	Gross
Lease Expirations	2020-2023
Owner Interest	Fee Simple

## Old 41 Shops

Building Size	13,001± SF
No. of Tenants	7
Percent Occupied	92.27%
Amt. SF Vacant	1,005± SF
Unit Sizes	997-1,005
Lease Types	Gross
Lease Expirations	2020-2024
Owner Interest	Fee Simple





**OFFERED BY:**

Brandon Stoneburner  
 Executive Managing Director  
 +1 239 985 8074  
 brandon.stoneburner@colliers.com

Michael Ciccarello  
 Director, Office Services  
 +1 239 985 8076  
 michael.ciccarello@colliers.com

Colliers International  
 13241 University Drive | Suite 101  
 Fort Myers, Florida 33907  
 P: +1 239 418 0300

