

# FOR SALE

## 48,224± SF FREESTANDING WAREHOUSE/SHOWROOM 2.10 ACRES OF PAVED AND FENCED YARD AREA



### PROPERTY FEATURES

- Location: 4200 Ford Street Ext.  
Fort Myers, FL 33916
- Zoning: PUD (Planned Unit Development), City of Fort Myers
- Utilities: All utilities available to site
- Strap #: 31-44-25-P3-0080B.0000
- Land Size: 244,605± SF (5.6 Acres)
- Building Size: 48,224± SF Warehouse/Office/Sales
- Comments: This property is improved with a 48,224 SF industrial building that consists of 38,720 SF of warehouse area, 5,362 SF of office area and 4,142 SF of sales display area that was built in 2005. The warehouse has a 29' clear height, insulated ceilings & walls, 3-phase power and a Class 4 fire protection system. There is over 2 acres of paved & fenced yard area and 97 marked parking spaces. Central Lee County location, approximately 2.5 miles from Interstate 75.
- **SALE PRICE: \$3,550,000.00 (\$73.62 PSF)**

For More Information Contact:

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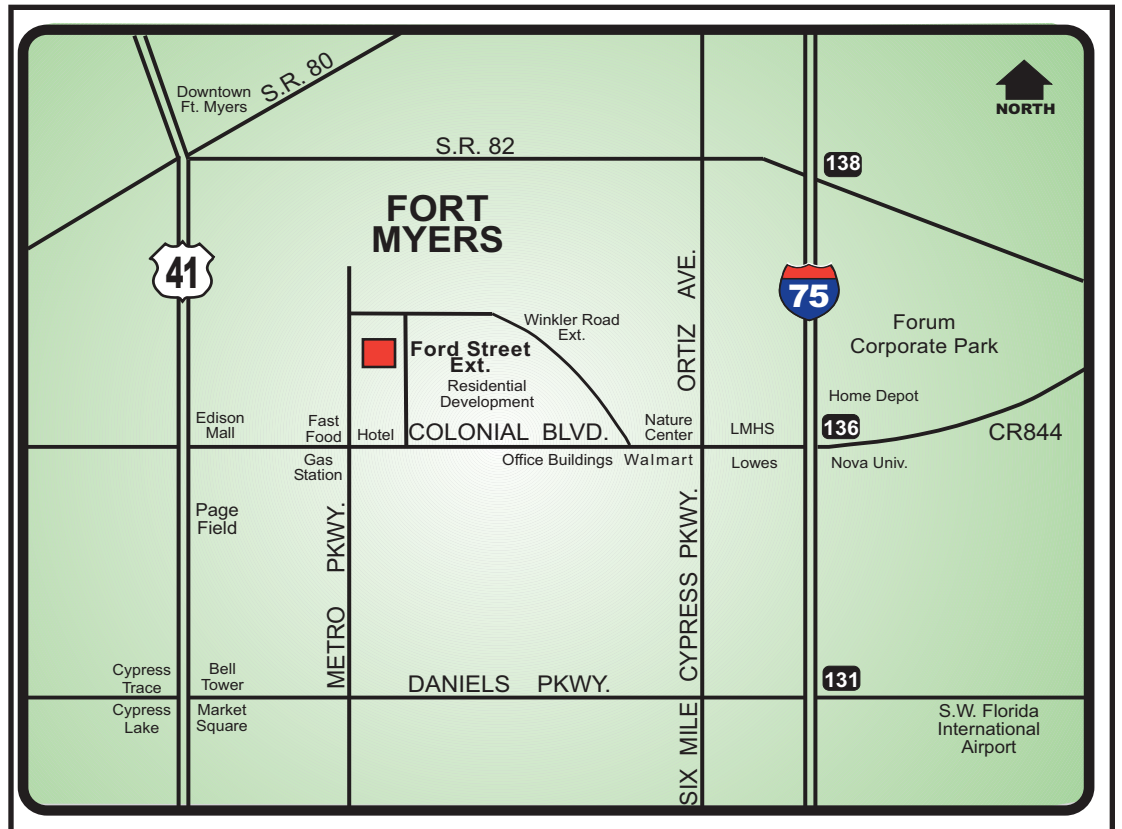
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