

NEW SALE PRICE

For Sale

**Industrial
Office / Warehouse
With Outdoor Storage**

**5811 Corporation Circle, Fort Myers, FL
Billy Creek Commerce Center**

Dannielle Robinson

Senior Vice President | Retail Services
+1 239 895 1052
dannielle.robinson@colliers.com

Colliers Top 25 West & Central FL Brokers (2024)

Fabienne Porter

Senior Client Service Specialist
+1 727 450 6961
fabienne.porter@colliers.com

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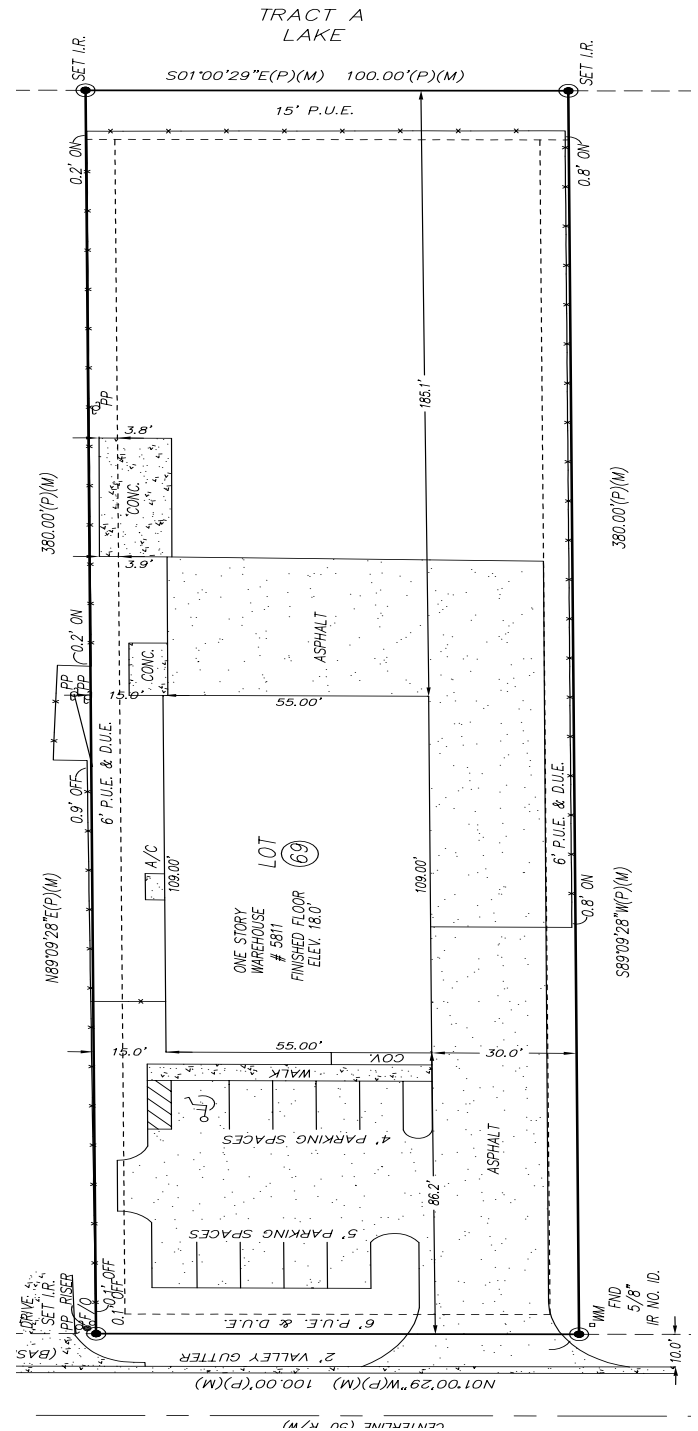
Accelerating success.

Property Profile

Prime location in Billy Creek Commerce Center

This well-maintained, freestanding building offers a strategic blend of office and warehouse space, perfect for logistics, light manufacturing or service operations.

Lot Area	0.87 Acres (AC)
Building Area	6,112 Square Feet (SF)
Office Area	3,080 SF (fully build-out with 10-12 private offices, conference room and reception)
Warehouse	3,032 SF with high ceilings
Built	2000
Roll-up Doors	2
Parking	10 spaces
Zoning	4800 Warehousing
Additional Information	<ul style="list-style-type: none"> • Private fenced yard • Paved driveway • Excess land at the rear for outside storage or potential expansion • Exterior and landscape lighting • Available immediately



Freestanding facility with quality office presence



Large yard with outside storage



Immediate access to I 75 and major corridors

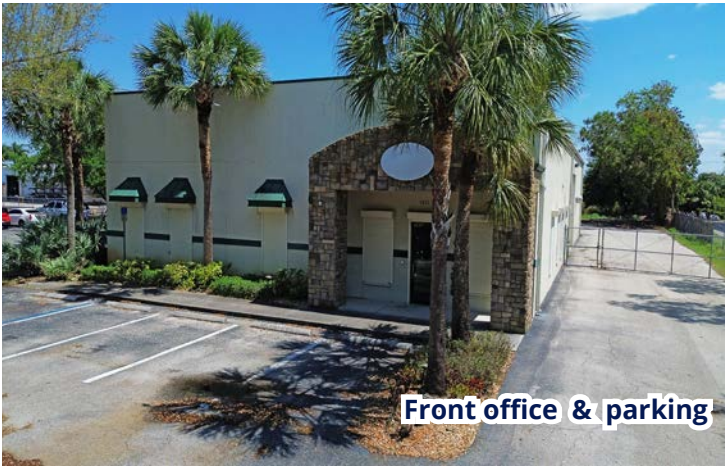


Southwest Florida location

For Sale:

\$1,900,000

Property Photos



Front office & parking



Paved driveway & roll-up door #1



Fenced yard for exterior storage or expansion

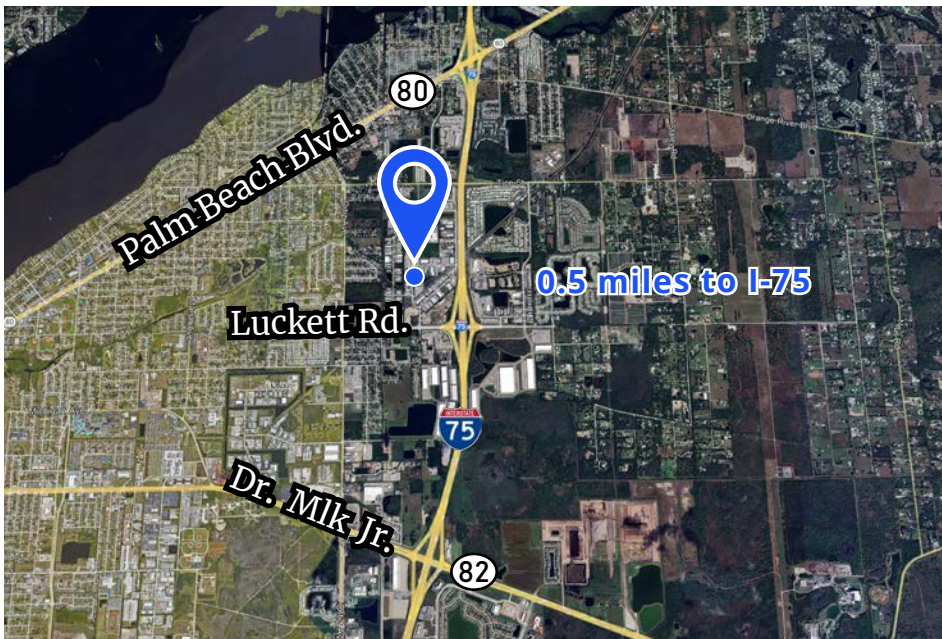


Back warehouse & roll-up door #2

Strategic location

The property is surrounded by a mix of industrial, commercial and professional businesses. Its proximity to SWFL International airport, downtown Ft. Myers and key freight corridors is a plus for companies with regional or statewide reach.





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Danielle Robinson

Senior Vice President | Retail Services
+1 239 895 1052
danielle.robinson@colliers.com
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Fabienne Porter

Senior Client Service Specialist
+1 727 450 6961
fabienne.porter@colliers.com

12800 University Dr. | Ste. 400
Fort Myers, FL 33907
P: +1 239 418 0300
colliers.com



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