



© Corporation Circle

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For Sale  
or  
For Lease

Industrial  
Office / Warehouse  
With Outdoor Storage

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

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Colliers Top 25 West & Central FL Brokers (2024)

**Fabienne Porter**

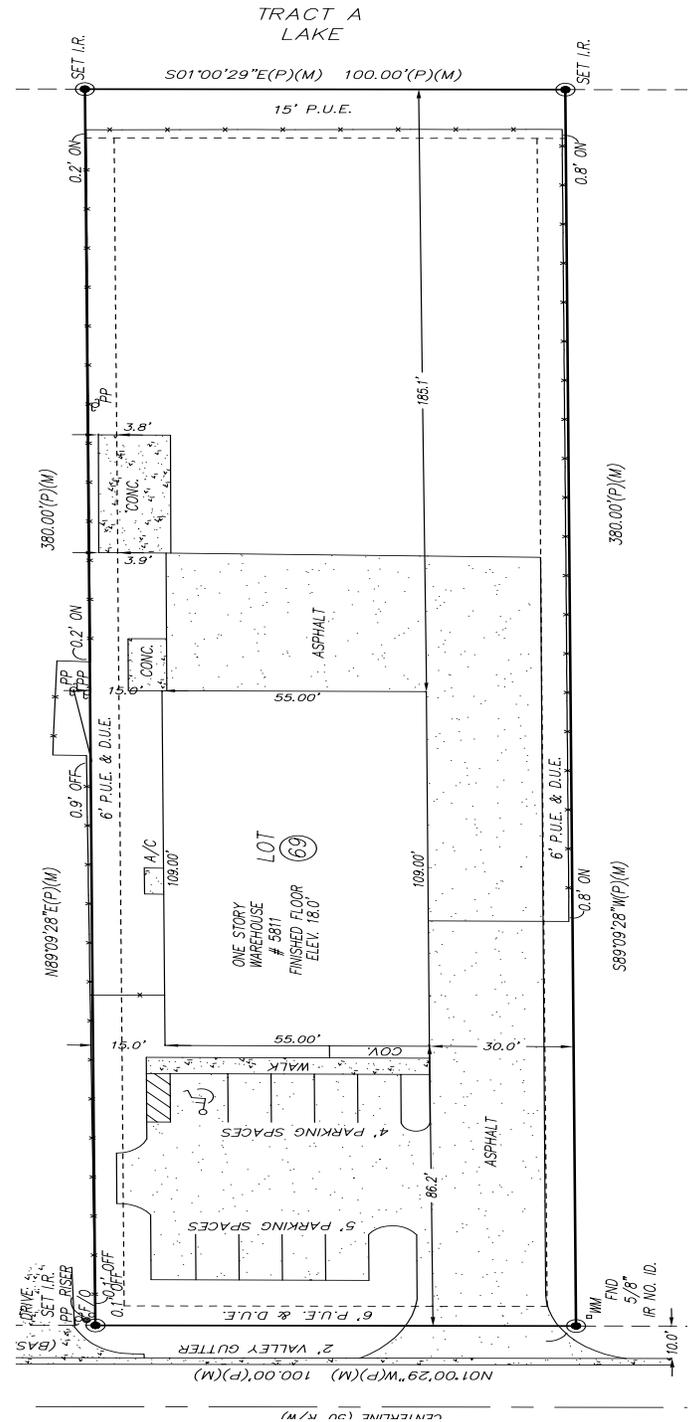
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# Property Profile

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.

<b>Lot Area</b>	0.87 Acres (AC)
<b>Building Area</b>	6,112 Square Feet (SF)
<b>Office Area</b>	3,080 SF (fully build-out with 10-12 private offices, conference room and reception)
<b>Warehouse</b>	3,032 SF with high ceilings
<b>Built</b>	2000
<b>Roll-up Doors</b>	2
<b>Parking</b>	10 spaces
<b>Zoning</b>	4800 Warehousing
<b>Additional Information</b>	<ul style="list-style-type: none"> <li>• Private fenced yard</li> <li>• Paved driveway</li> <li>• Excess land at the rear for outside storage or potential expansion</li> <li>• Exterior and landscape lighting</li> <li>• <b>Available January 2026</b></li> </ul>



**For Sale:**  
\$2,100,000

**Lease Rate:**  
\$24.00 PSF  
\$4.25 PSF NNN



Freestanding facility with quality office presence



Large yard with outside storage



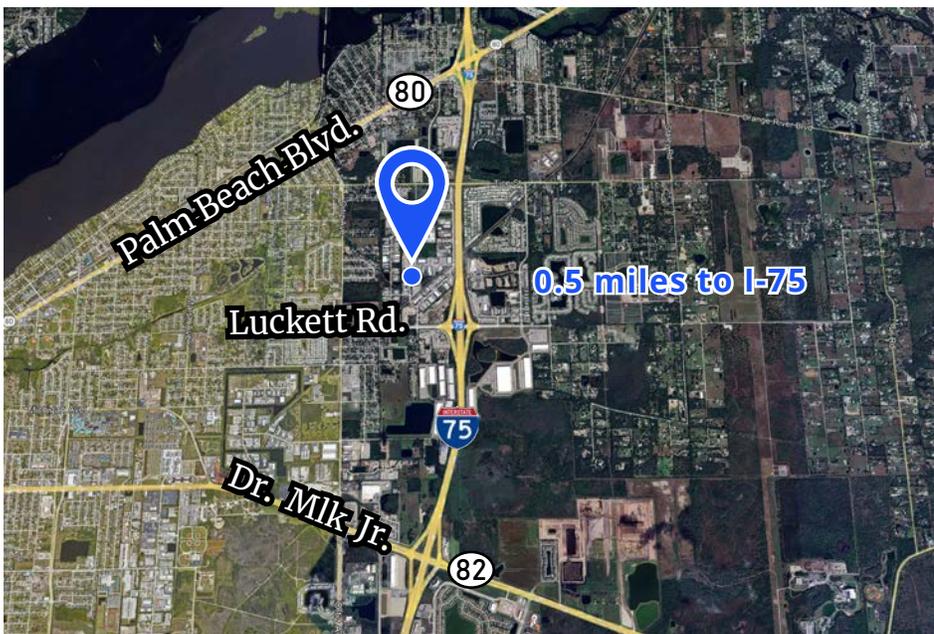
Immediate access to I 75 and major corridors



Southwest Florida location

# 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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