

FULLY RENOVATED & MOVE-IN READY

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OFFERING MEMORANDUM
4687 ELEVATION WAY
8,684± SQ. FT. INDUSTRIAL BUILDING FOR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 4687 Elevation Way
Fort Myers, FL 33905

County: Lee

Property Type: Industrial

Property Size: 0.62± Acres

Building Size: 8,684± Sq. Ft.

Zoning: Planned Unit Development (PUD)

Year Built: 2009

STRAP Number: 16-44-25-P1-01000.0150

LEASE RATE:
\$14.00 NNN

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SALES EXECUTIVES



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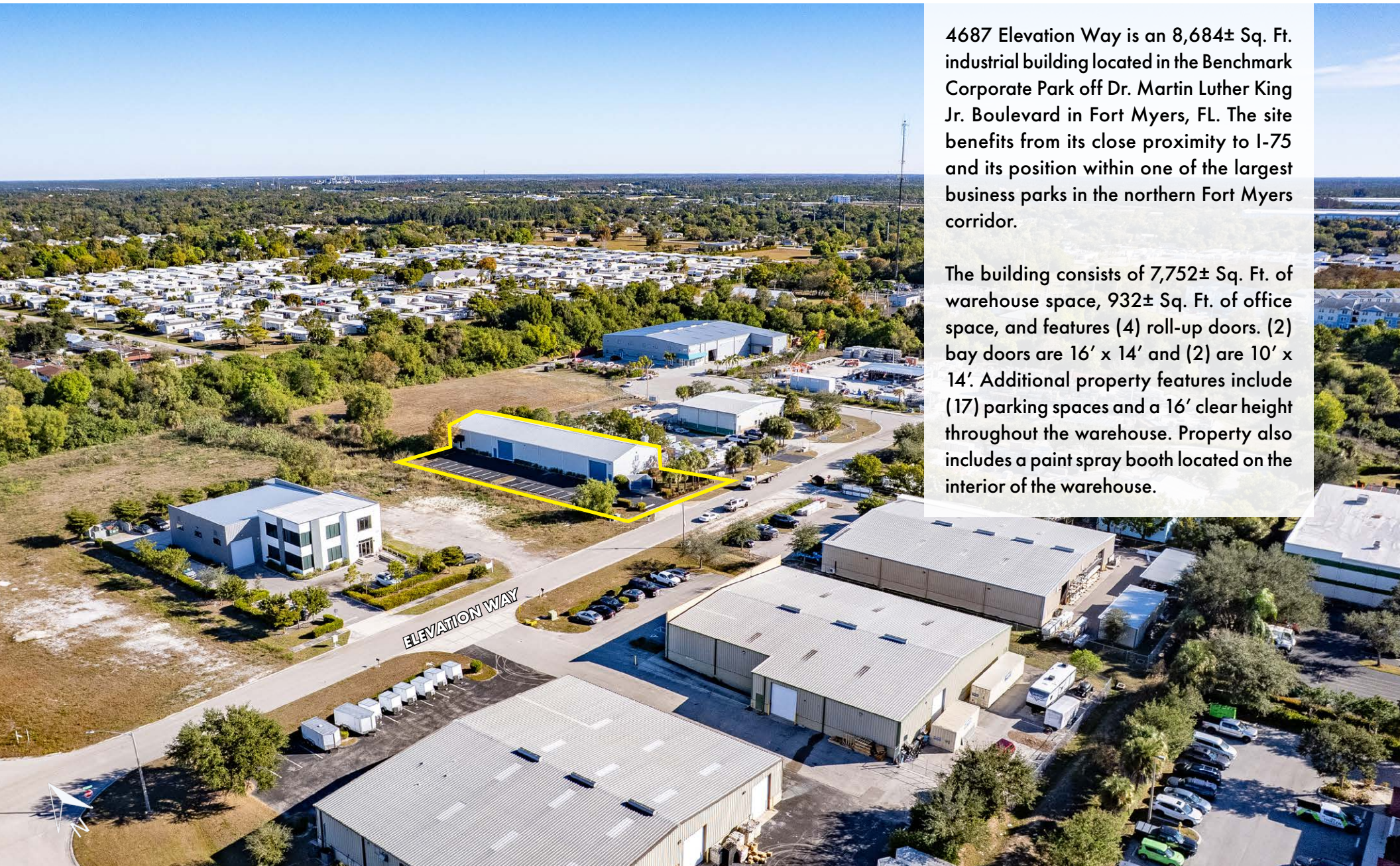
OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

4687 Elevation Way is an 8,684± Sq. Ft. industrial building located in the Benchmark Corporate Park off Dr. Martin Luther King Jr. Boulevard in Fort Myers, FL. The site benefits from its close proximity to I-75 and its position within one of the largest business parks in the northern Fort Myers corridor.

The building consists of 7,752± Sq. Ft. of warehouse space, 932± Sq. Ft. of office space, and features (4) roll-up doors. (2) bay doors are 16' x 14' and (2) are 10' x 14'. Additional property features include (17) parking spaces and a 16' clear height throughout the warehouse. Property also includes a paint spray booth located on the interior of the warehouse.



PROPERTY HIGHLIGHTS

- Mix of warehouse and office space totaling 8,684± Sq. Ft.
- 3-phase power
- (2) 16' x 14' roll-up doors
- (2) 10' x 14' roll-up doors
- Paint Spray Booth installed in warehouse
- Interior 16' clear height in warehouse
- (17) parking spaces
- Located within 2 miles from I-75

2025 IMPROVEMENTS INCLUDE:

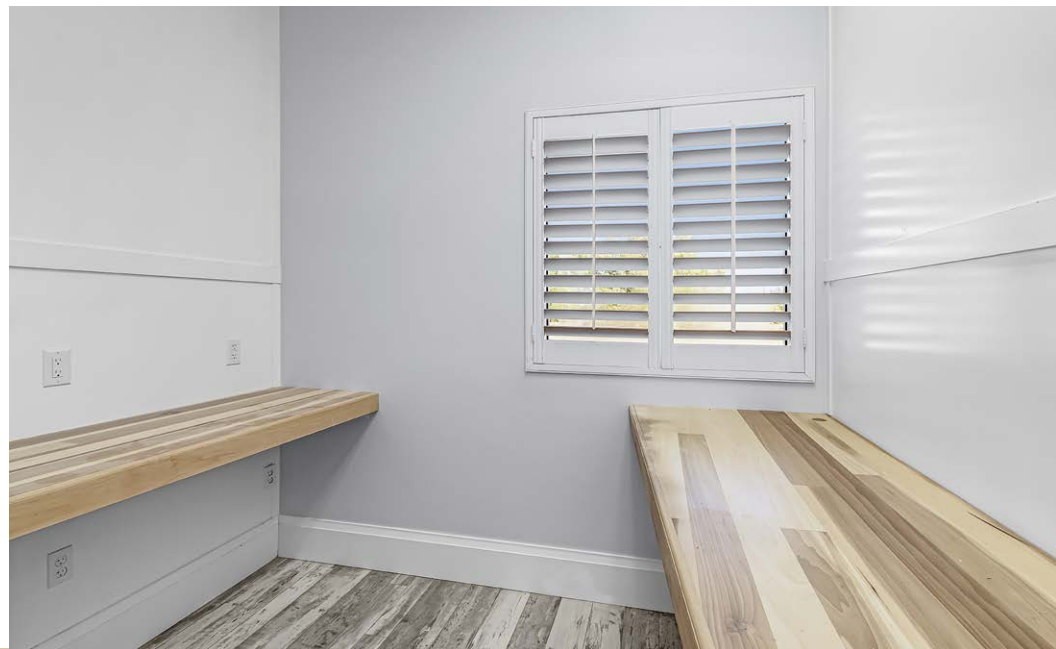
- New interior and exterior paint
- Replaced/repared doors
- Upgraded landscaping
- Seal and paint parking lot
- New lighting



PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



DOWNTOWN
FORT MYERS

SUNCOAST BEVERAGE

82

DR. MARTIN LUTHER KING JR. BLVD.

FedEx
Freight

Great
Southern

fleamasters

APEX BUILT

iE
Visual

BENCHMARK AVE.

TRUGREEN

KOBIE
COOLING

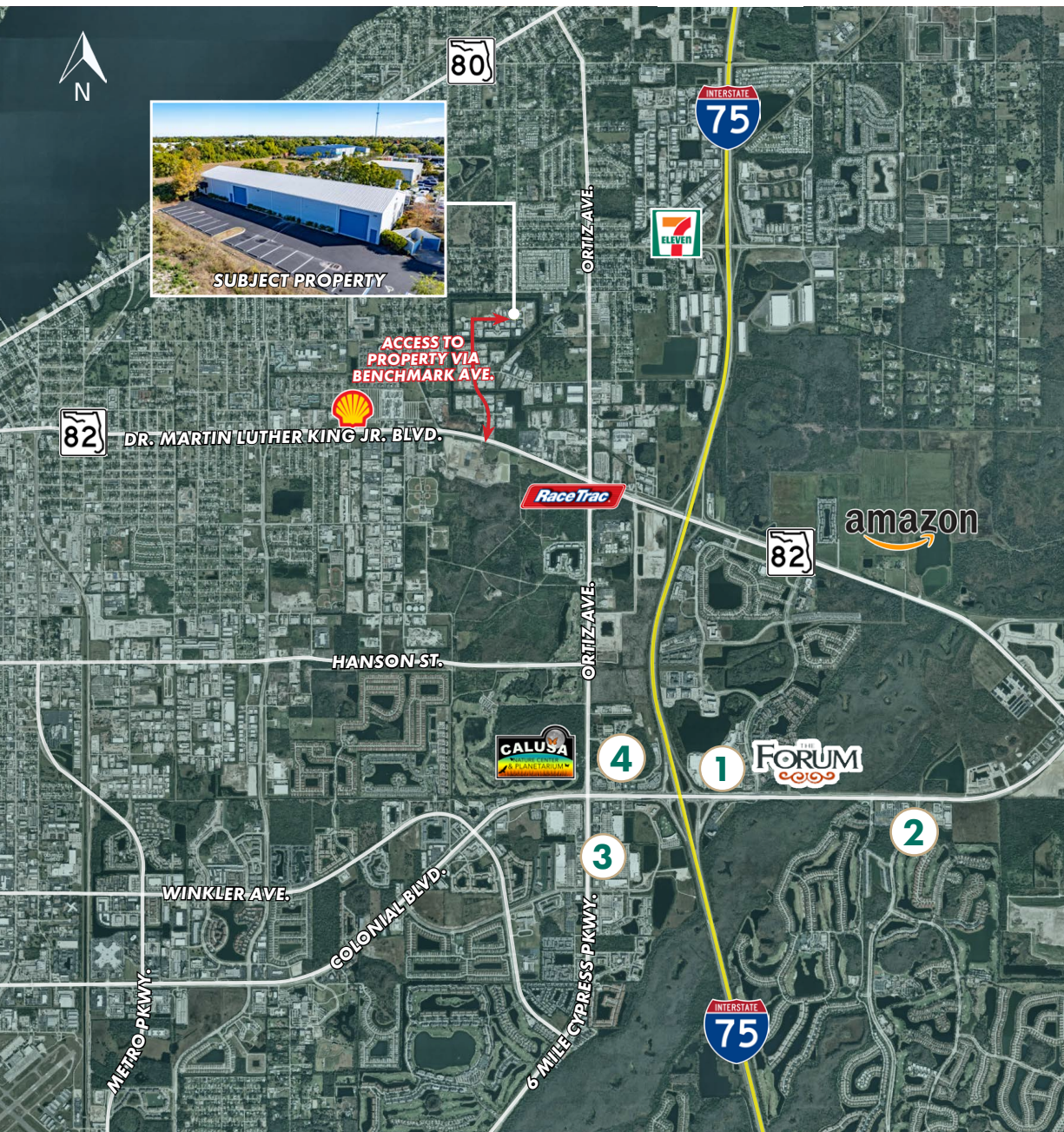
ELEVATION WAY

BASELINE COURT

PROPERTY AERIAL



RETAIL MAP



1. THE FORUM



2. SHOPPES AT PELICAN PRESERVE



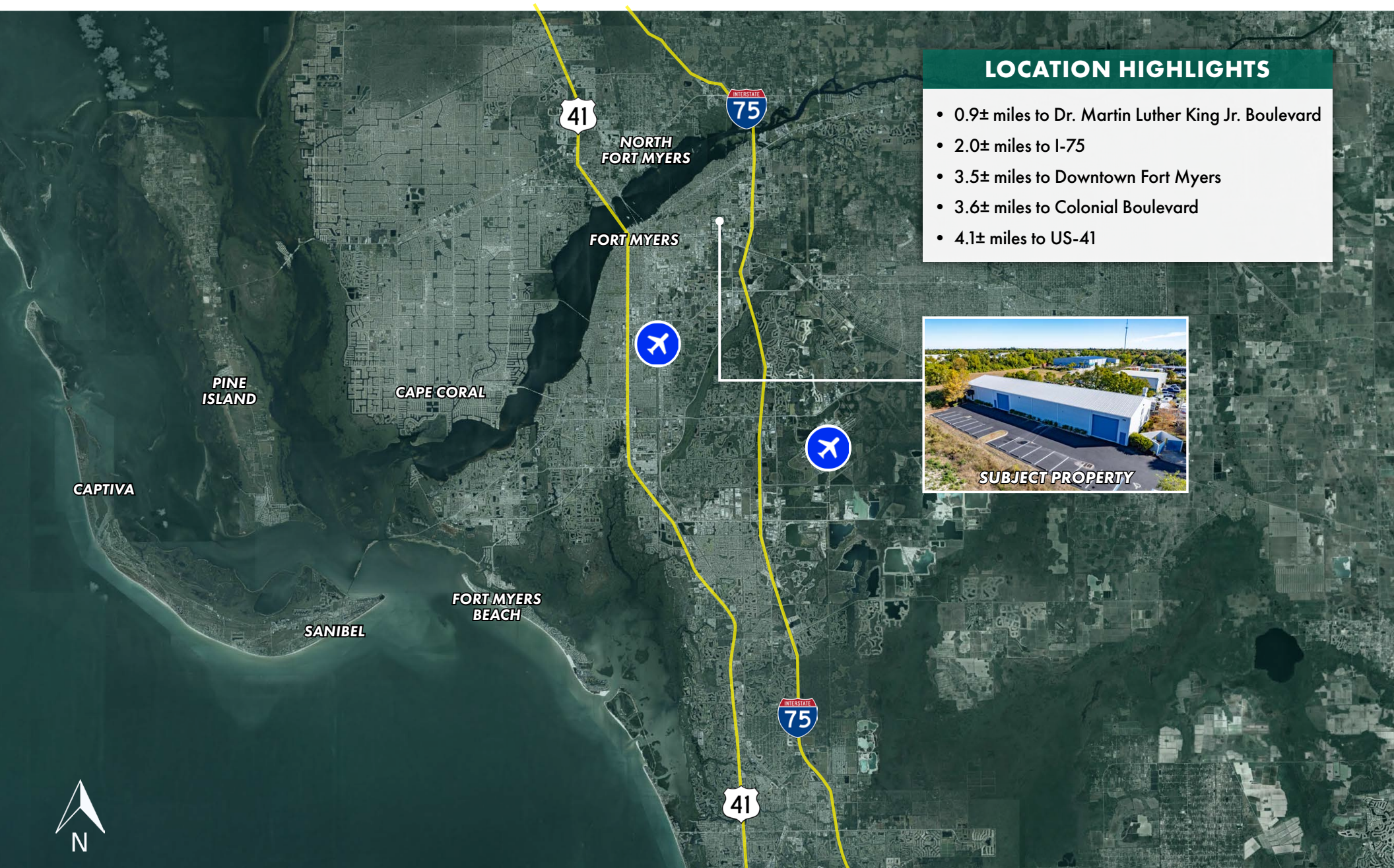
3. CYPRESS WOODS/COLONIAL SQUARE SHOPS



4. COLONIAL CENTER



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.9± miles to Dr. Martin Luther King Jr. Boulevard
- 2.0± miles to I-75
- 3.5± miles to Downtown Fort Myers
- 3.6± miles to Colonial Boulevard
- 4.1± miles to US-41





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming letter of intent, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.