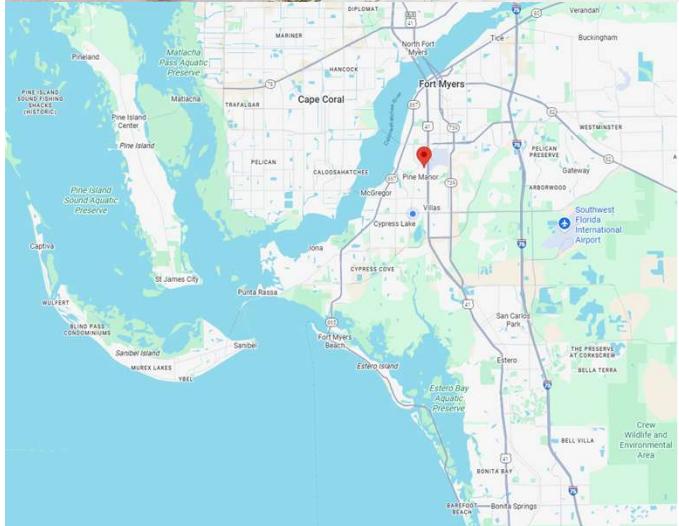




FOR SALE – Industrial Warehouse 1911 Dana Dr., Fort Myers, FL 33907



Price: \$849,000

Strap #: 11-45-24-00-00005.0280

Breakdown of Square Footage:

GBA: 3,248 Sq Ft

- Office Area: 461 Sq Ft
- Warehouse Area: 2,787 Sq Ft
- Unfinished Mezzanine: 1,010 Sq Ft (not included in the GBA)

GBA + Unfinished Mezzanine = 4,258 Sq Ft



Property Description:

- Year Built: 1972 | New Roof: 2024
- Zoning: C2 – Community Commercial
- This property is vacant and located in a rapidly growing area near US 41 & Colonial Blvd.
- Excellent visibility & accessibility
- Ideal for a variety of commercial or industrial uses with over 4,200 SF of versatile space
- Clear Ceiling Height: 16'
- Fenced Lot, Mezzanine, Front Loading, Fluorescent Lighting, Yard



Michael J. Frye, CCIM|CEO
 Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrey@ccim.net



For Sale – 4,258± SF (Ind W/H)
1911 Dana Dr.

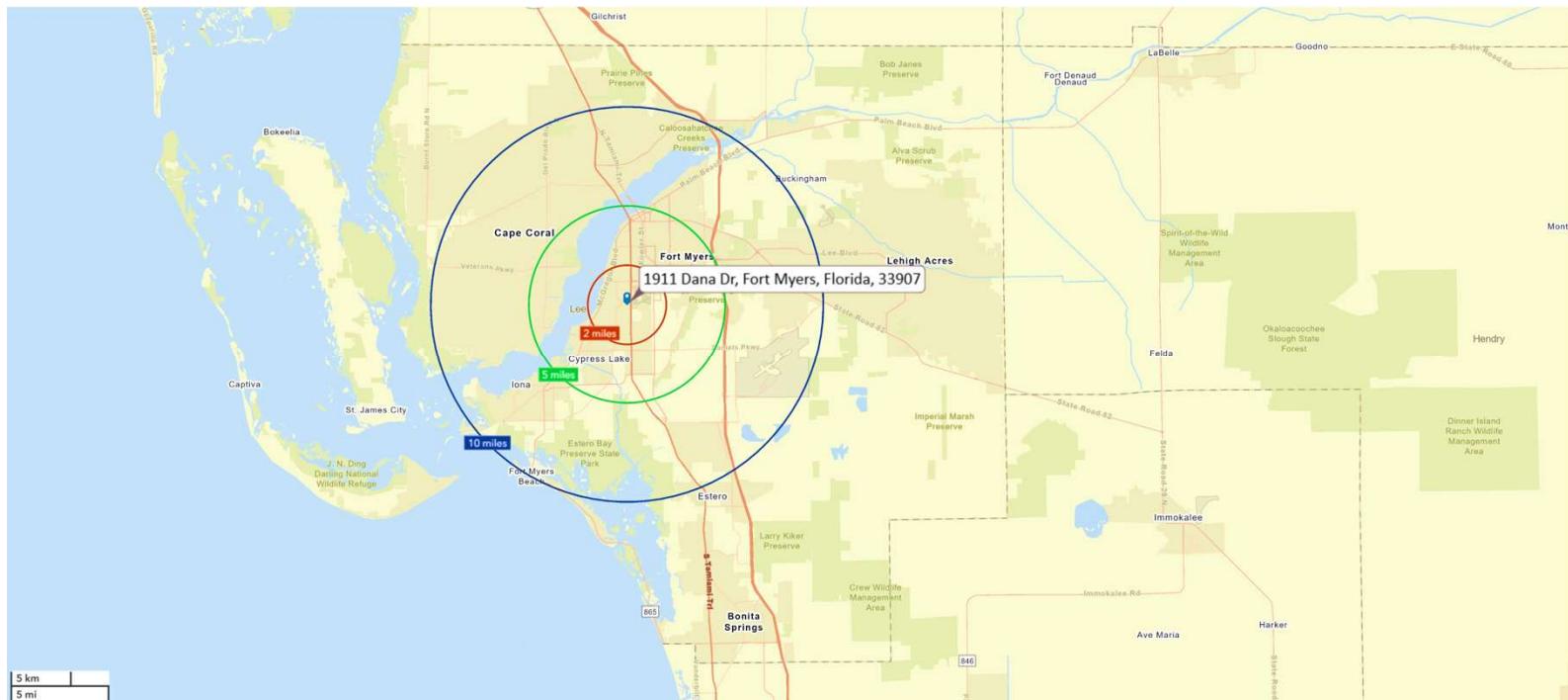


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CCIM
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DEMOGRAPHICS

1911 Dana Dr., Fort Myers, FL 33907

	2 Miles	5 Miles	10 Miles
Total Population	35,651	163,801	523,244
Median Age	40	48	48
Total Households	15,416	74,437	221,839
Traffic Count:			
61,000 (US 41) 36,500 (Boy Scout Dr.)			



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1911 Dana Dr.



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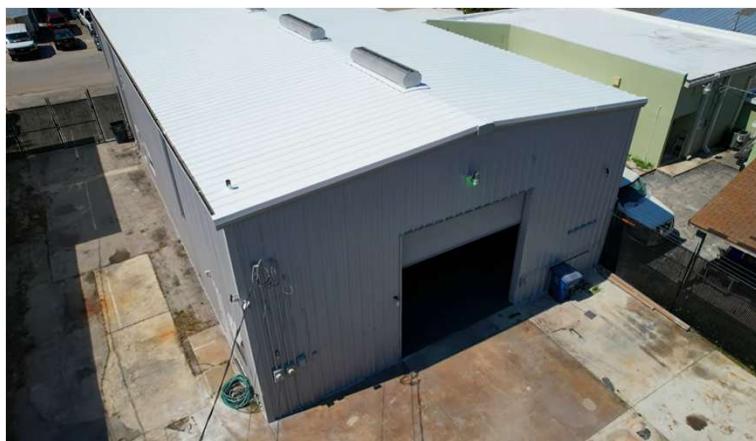


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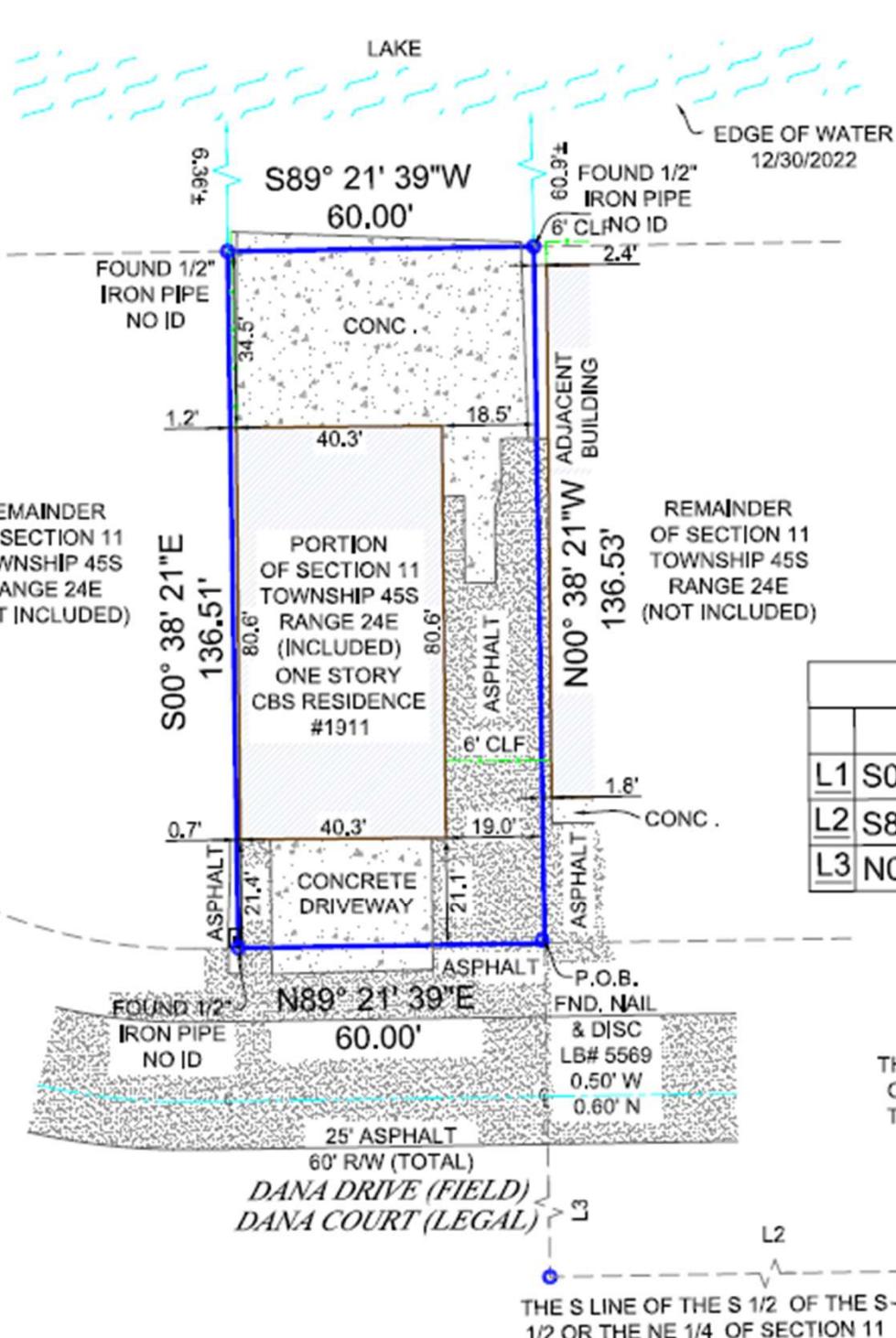
Scan the QR Code to view
a video of the property

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