



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

**Price:** \$849,000

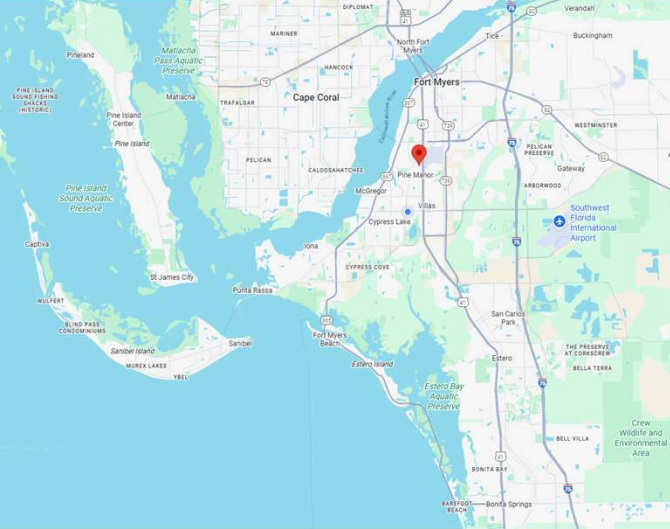
**Strap #:** 11-45-24-00-00005.0280

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

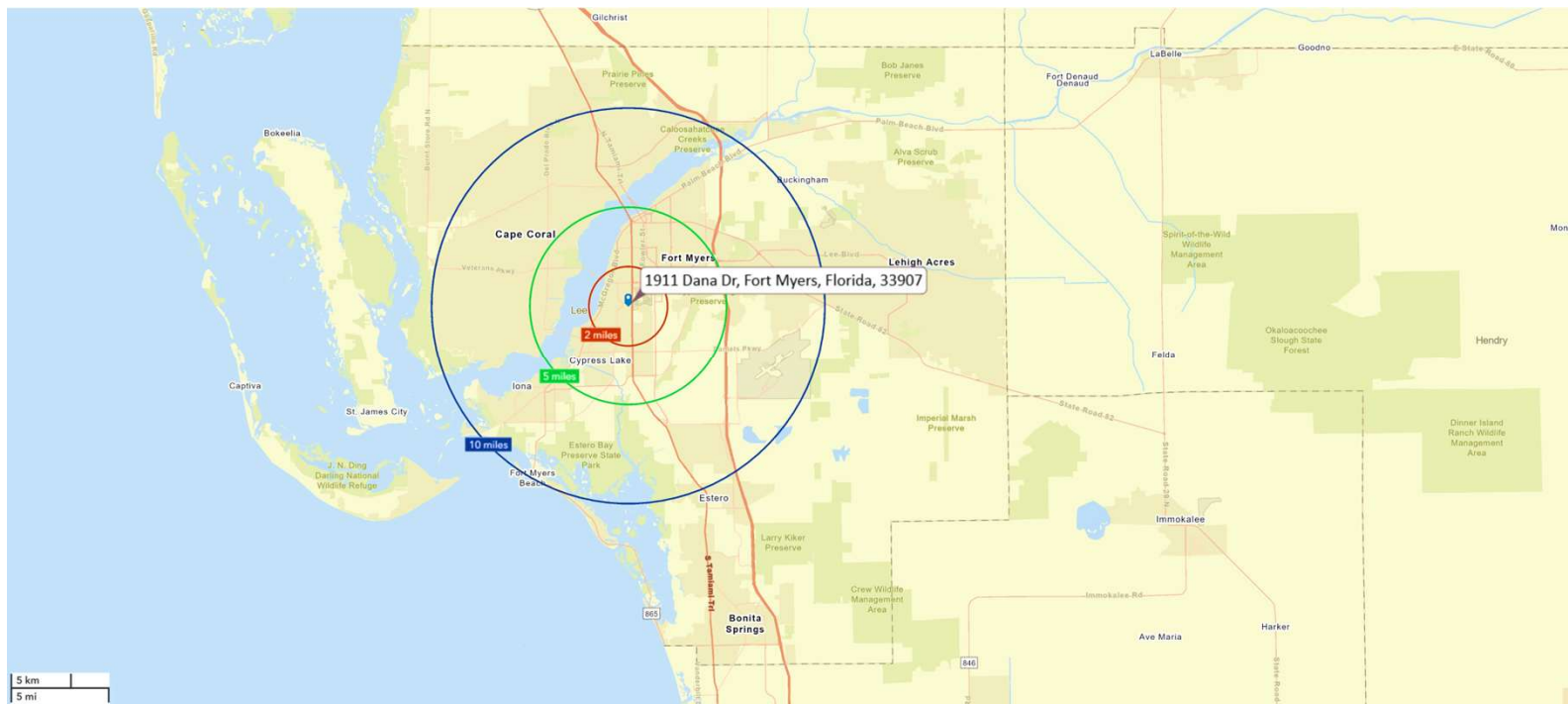


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## DEMOGRAPHICS

1911 Dana Dr., Fort Myers, FL 33907

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



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Scan the QR Code to view  
a video of the property

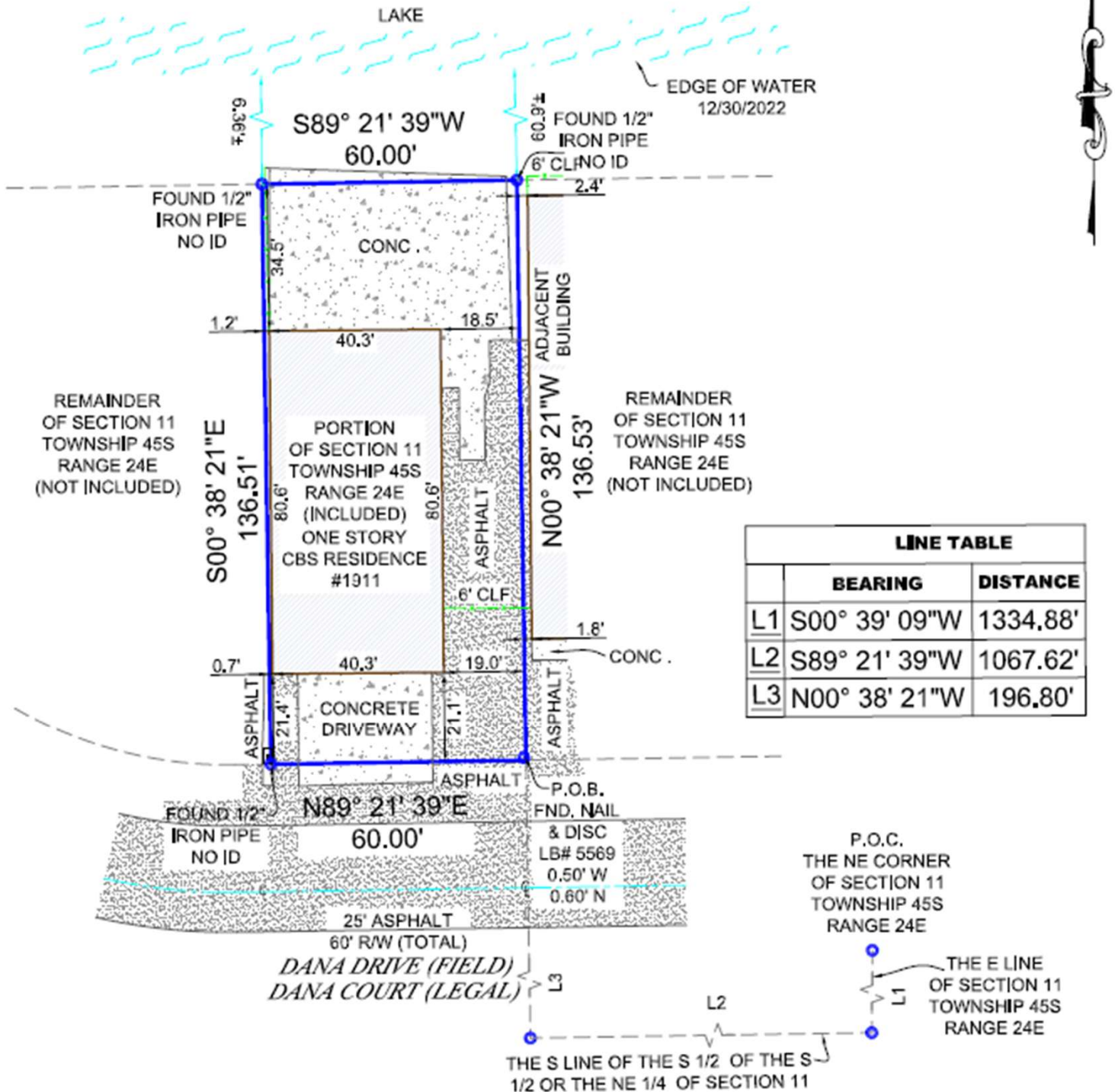
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