



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# BOKEELIA HARVEST & PACKING

90.41± ACRES AGRICULTURAL LAND & 38,000± SQ. FT. WAREHOUSE/COLD STORAGE



## PROPERTY SUMMARY

**Property Address:** 14690 Harbor Drive  
Bokeelia, FL 33922

**County:** Lee

**Property Type:** Land & Warehouse

**Property Size:** 90.41± Acres

**Building Size:** 38,000± Sq. Ft.

**Roll-Up Doors:** (7) Drive-in doors: 14' x 12'  
(7) Dock-high doors

**Zoning:** AG-2

**Future Land Use:** Coastal Rural

**Utilities:** Water, Sewer, and electric  
in close proximity

**Tax Information:** \$40,164.54 (2024)

**Number of Parcels:** 9

**STRAP Numbers:** 0544220100003003A; 544220100004003B;  
05442201000120010; 05442201000120040;  
05442201000130020; 05442201000130040;  
05442201000130010; 05442201000140010;  
05442201000140020

LIST PRICE:

**\$7,712,040**

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## SALES EXECUTIVES



**Hunter Ward, CCIM, ALC**  
Senior Broker Associate



**Billy Rollins, CCIM, ALC**  
Senior Broker



**Justin Milcetic**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Hunter Ward, CCIM, ALC** - [hward@lsicompanies.com](mailto:hward@lsicompanies.com)

**Billy Rollins, CCIM, ALC** - [wrollins@lsicompanies.com](mailto:wrollins@lsicompanies.com)

**Justin Milcetic** - [jmilcetic@lsicompanies.com](mailto:jmilcetic@lsicompanies.com)

(239) 489-4066

### 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

LSI Companies is pleased to present Bokeelia Harvest & Packing, a 90± acre assemblage of productive agricultural land and a 38,000± Sq. Ft. warehouse/packing plant with industrial cold storage.

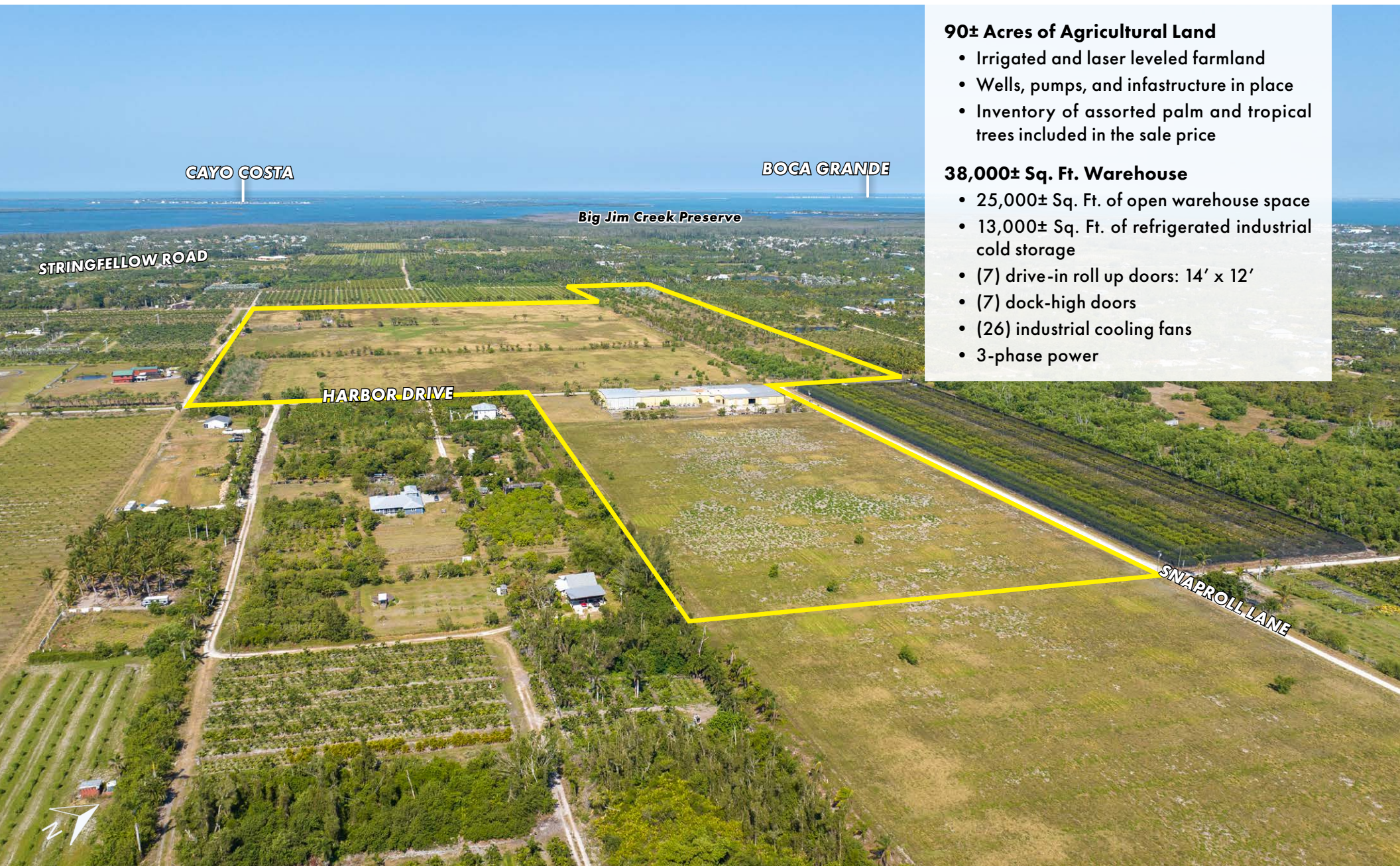
Located on Pine Island, just 1.1 miles from Stringfellow Road, this offering includes full agricultural infrastructure and on-site improvements to support a variety of farming operations.

Bokeelia Harvest & Packing is well-suited for an operator seeking immediate agricultural capabilities, on-site storage and processing facilities, and substantial land ownership in one of Southwest Florida's most desirable agricultural regions.





## PROPERTY HIGHLIGHTS



### 90± Acres of Agricultural Land

- Irrigated and laser leveled farmland
- Wells, pumps, and infrastructure in place
- Inventory of assorted palm and tropical trees included in the sale price

### 38,000± Sq. Ft. Warehouse

- 25,000± Sq. Ft. of open warehouse space
- 13,000± Sq. Ft. of refrigerated industrial cold storage
- (7) drive-in roll up doors: 14' x 12'
- (7) dock-high doors
- (26) industrial cooling fans
- 3-phase power



## WAREHOUSE HIGHLIGHTS



### MAIN WAREHOUSE

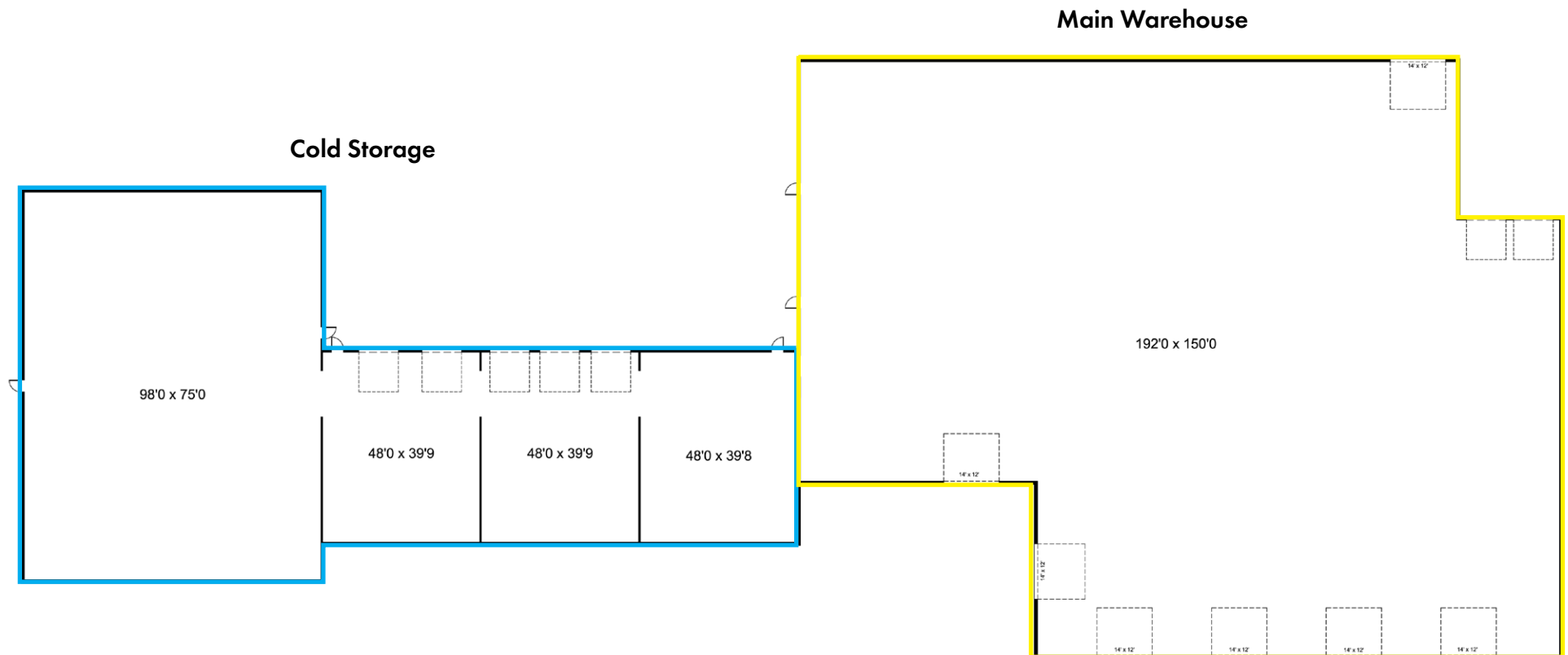
- 25,000± Sq. Ft. metal warehouse space
- 7 Drive-in roll up doors: 14' x 12'
- 2 Dock-high roll up doors: 10' x 10'
- Center eve ceiling height 18' high, sloping to 16' on the building perimeter
- Clear height: 16'
- Pack and load equipment and conveyor belts within the warehouse
- Partially fenced outdoor yard space for storage of equipment and materials
- 3-Phase power

### INDUSTRIAL COLD STORAGE WAREHOUSE

- 13,000± Sq. Ft. refrigerated and industrial cold storage warehouse space
- Metal warehouse space consisting of 3 industrial cold storage rooms
- 5 Dock-high roll up doors
- 26 Industrial cooling fans
- Clear height: 18'
- Metal racks in place for storage of produce
- A small portion of the building suffered fire damage several years ago. Damaged space was partially rehabilitated.



## WAREHOUSE FLOOR PLAN



## WAREHOUSE





## WAREHOUSE





## PROPERTY AERIAL





## RETAIL MAP





## LOCATION MAP







## LIMITATIONS AND DISCLAIMERS

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