

201 Wallace Avenue N.

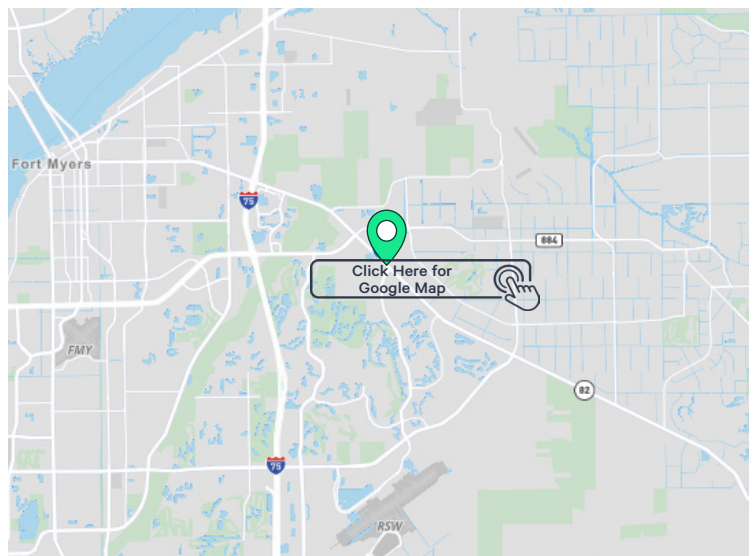
Fort Myers, FL 33971

LEASE RATE: \$13.00 psf + \$3.85 psf CAM



PROPERTY INFORMATION

Total RBA (SF)	11,252
Unit Available	#3
Total Unit Size (SF)	2,812
-Warehouse Space (SF)	2,612
-Office Space (SF)	200
Year Built	2022
Land Size	1.27 Acres
Zoning	IL (Light Industrial)



Light Industrial Zoned

UNIT HIGHLIGHTS

+ **2,812 square feet (sf)**

+ **Roll-up Doors on Each End**

+ **3 Phase Power**

+ **Well-maintained Property**

+ **Good Parking for Trailers**

+ **Drive Around Building Access**



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