

SMALL BAY INDUSTRIAL INVESTMENT

16260-16280 Old US 41 | Fort Myers, FL 33912

Industrial Park For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$5,270,570
PRICE



7%
CAP RATE



30,000 SF
GLA



2.15 AC
SIZE

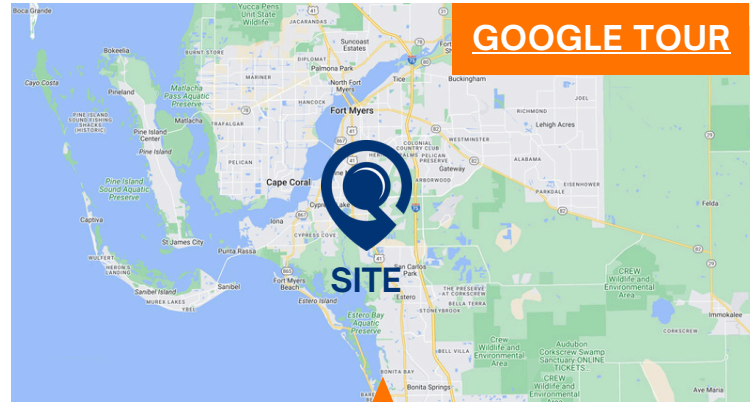


100%
OCCUPIED



1985 / 2023
BUILT / REN

- Industrial park including three 10K SF buildings featuring small bay industrial units, 20' clearance, (1) roll-up door per 1,000 SF and newly renovated durable roofing.
- Centralized location with convenient access to US-41.
- The higher-than-market ceilings and favorable dock ratio makes this investment an attractive option for sustainable occupancies with small businesses.
- Click [HERE](#) to view drone footage.



GOOGLE TOUR

[LQCRE.COM/OLD-41-INDUSTRIAL-SALE](https://www.lqcre.com/old-41-industrial-sale)



5-MILE POPULATION

120,670



5-MILE INCOME

\$106,628



5-MILE EMPLOYEES

66,236

**Listing Agent has preferential interest in the subject property.*



3555 Kraft Road #260
Naples, FL 34105

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Adam Palmer, CCIM, SIOR
Managing Principal

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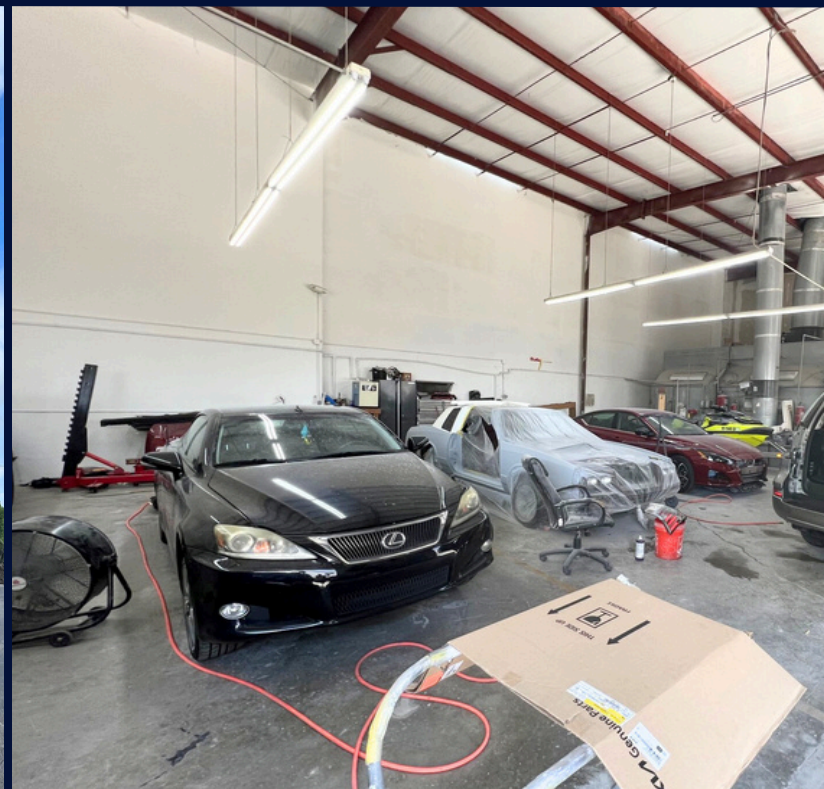
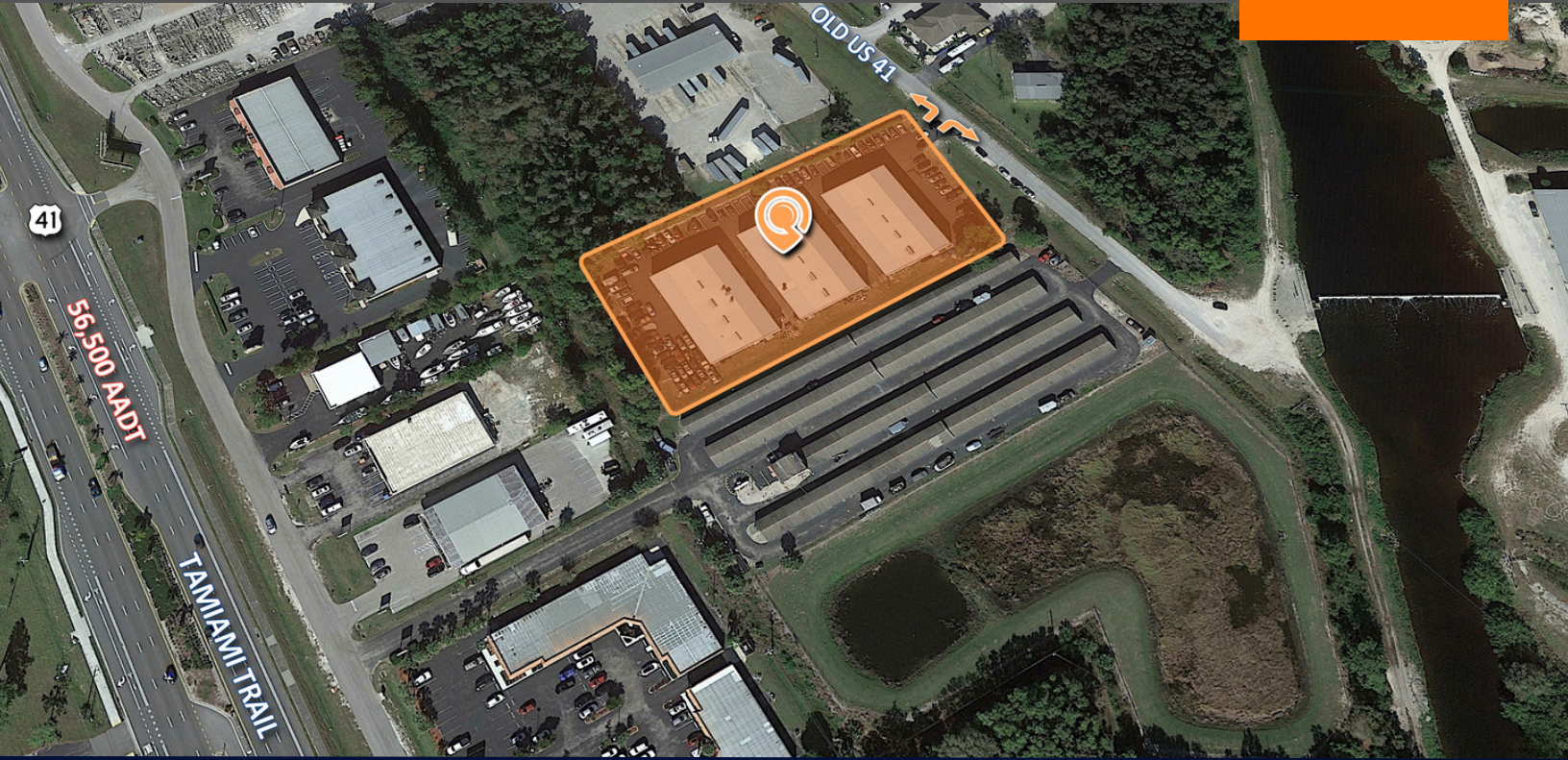
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