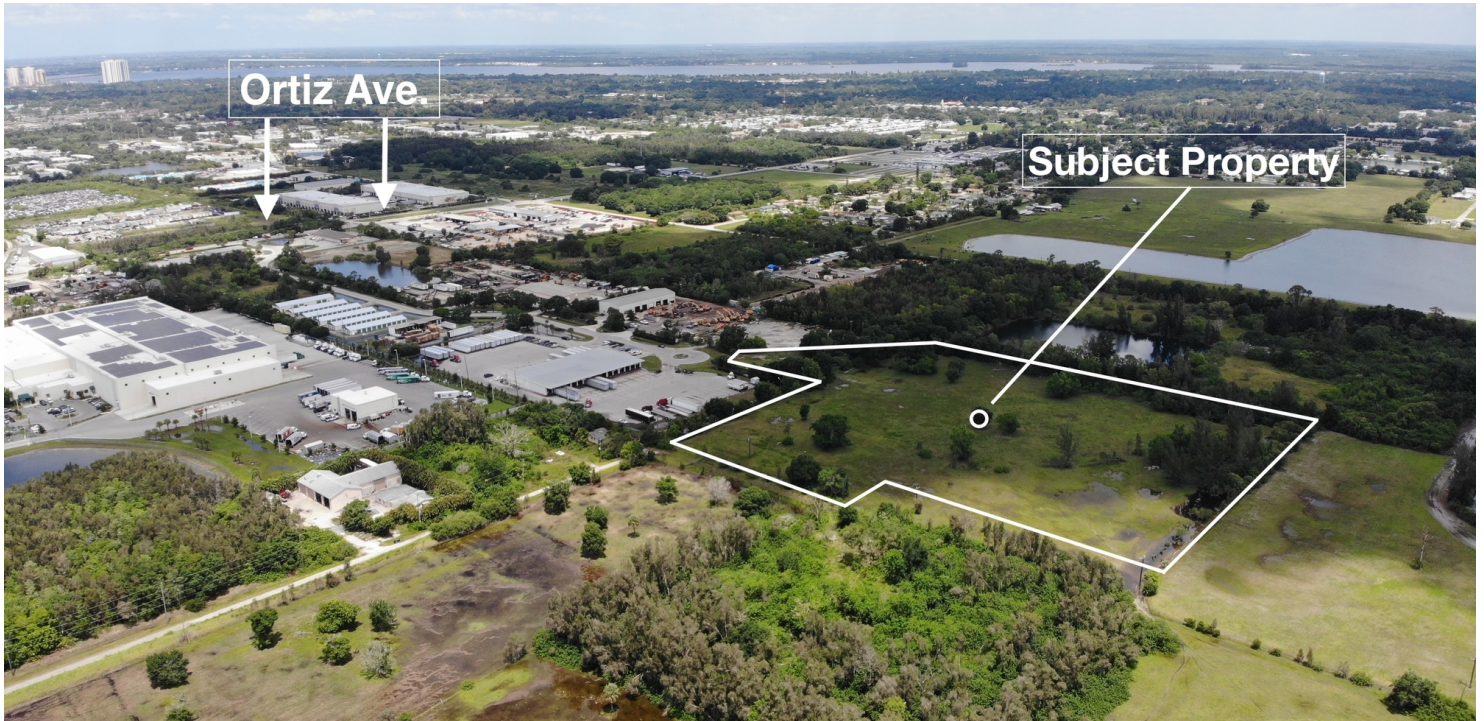


Land Lease | Heavy Industrial

High Cotton Industrial Park

9039 High Cotton Lane, Fort Myers, FL 33905



OFFERING SUMMARY

Available SF: 348,480 SF

Lease Rate: \$1.00 SF/yr [Gross]

Lot Size: 8+/- Acres

Zoning: Future Heavy Industrial

Market: Fort Myers

PROPERTY OVERVIEW

8+/- acres of Heavy Industrial land for lease located in the High Cotton industrial park directly off Ortiz Avenue in Fort Myers, FL with convenient access to SR82 and I-75. Property will be delivered secured, completely fenced, and paved. Ideal for outdoor storage or fleet parking. Land may be demised into smaller leasable portions.

PROPERTY HIGHLIGHTS

- 8+/- acres of land for lease [in the process of being re-zoned to Heavy Industrial]
- Available Q4 2019
- Land Lease
- Located in the High Cotton industrial park directly off Ortiz Avenue
- Secured, fenced and paved property
- Ideal for outdoor storage or fleet parking
- Land may be demised into smaller leasable portions

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Land Lease | Heavy Industrial



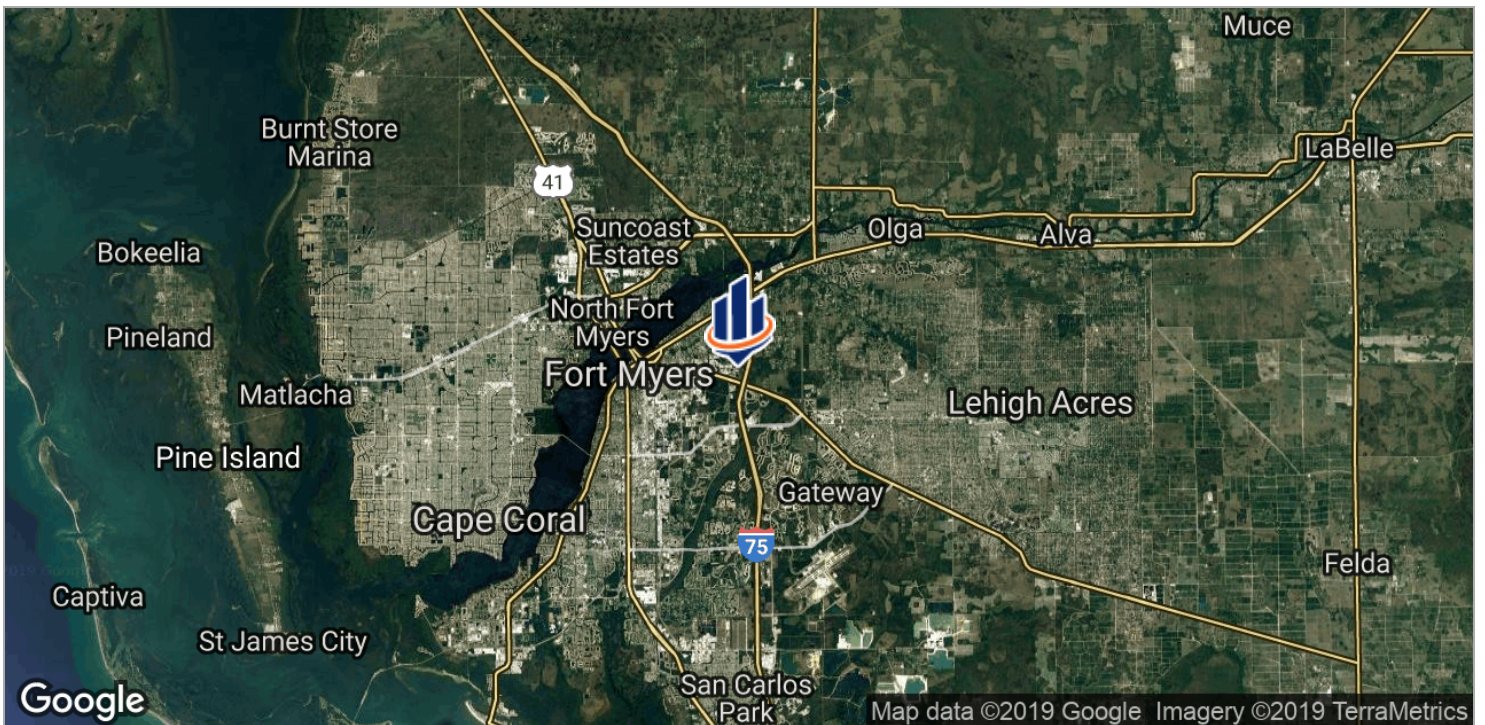
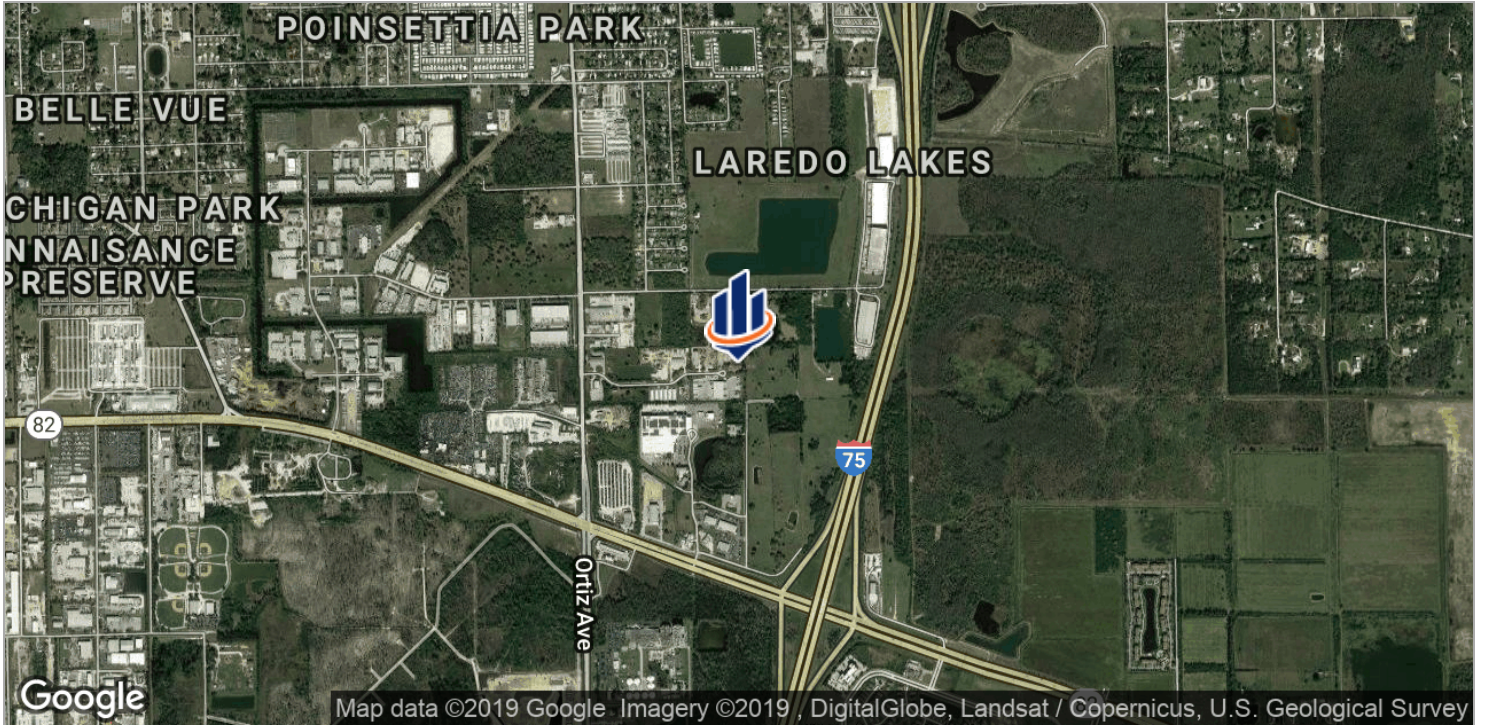
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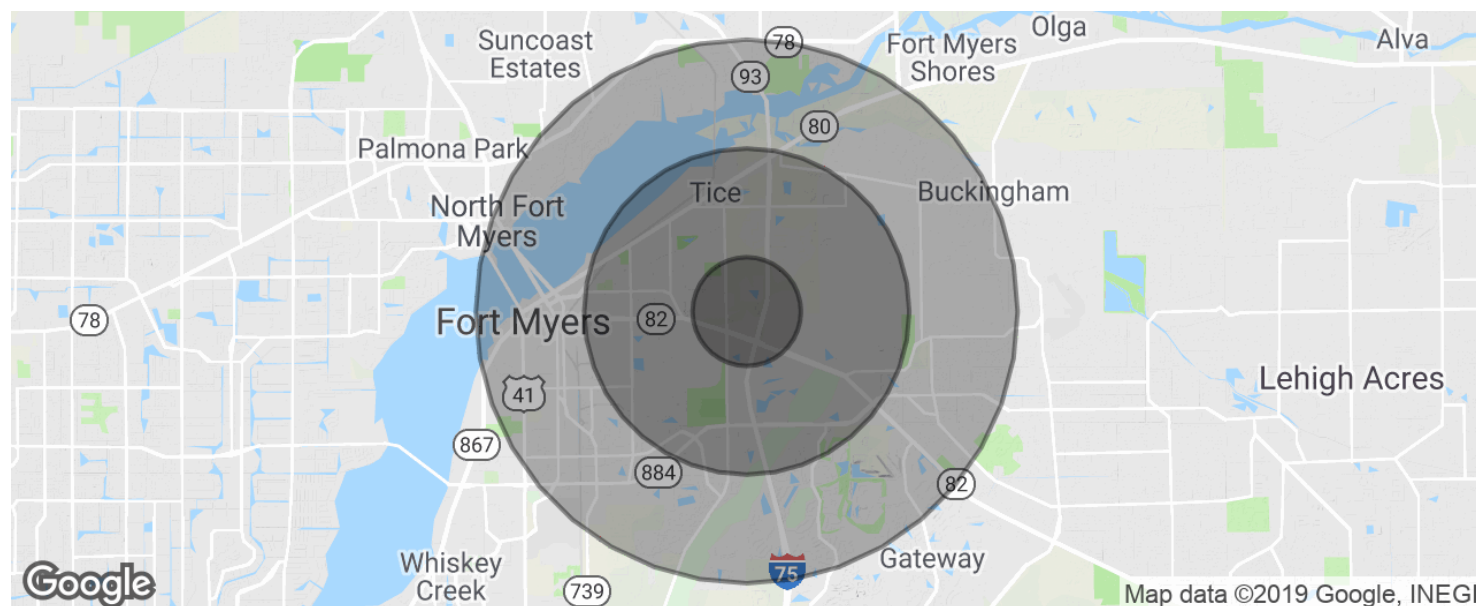
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Land Lease | Heavy Industrial



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,905	35,612	83,999
Median age	26.8	31.1	35.9
Median age (Male)	26.5	31.2	34.8
Median age (Female)	27.0	31.6	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,001	11,766	31,079
# of persons per HH	2.9	3.0	2.7
Average HH income	\$40,688	\$48,706	\$54,023
Average house value	\$180,728	\$182,336	\$218,745

* Demographic data derived from 2010 US Census

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