

FOR SALE OR LEASE

WAREHOUSE - SHOWROOM



11118 S. Cleveland Avenue (U.S. 41) offers 4,480 ± SF of freestanding warehouse, renovated in 2025, with strong visibility, prominent frontage with a curb cut on US 41, and immediate access to major retailers, restaurants, medical users, and established residential neighborhoods. This metal building is fully insulated, clear-span construction, 16'W overhead doors at the front and rear, and a remodeled office and restroom area—ideal for display, storage, service, or owner-user operations. C-2 zoning supports a wide range of commercial uses, with possible expansion and outdoor storage potential. With daily traffic counts of approximately 63,856 vehicles, proximity to Page Field, and convenient access to Colonial Boulevard, Boy Scout Drive, and Summerlin Road, the site is well positioned for an owner-user or investor seeking a high-exposure location in the heart of Fort Myers.



CONTACT

stan stouder, CCIM
Founder
239.481.3800
stan.stouder@crecommercialgroup.com

Six Mile Corporate Park
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
239.481.3800

More Details Here



INTENTIONAL. EXCELLENCE. Commercial Brokerage | Property Management | Business Sales & Acquisitions
CRECOMMERCIALGROUP.COM

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 09/15/26



CONTACT

stan stouder, CCIM
Founder

239.481.3800

stan.stouder@crecommercialgroup.com

Six Mile Corporate Park

12140 Carissa Commerce Ct, Suite 102

Fort Myers, FL 33966

239.481.3800

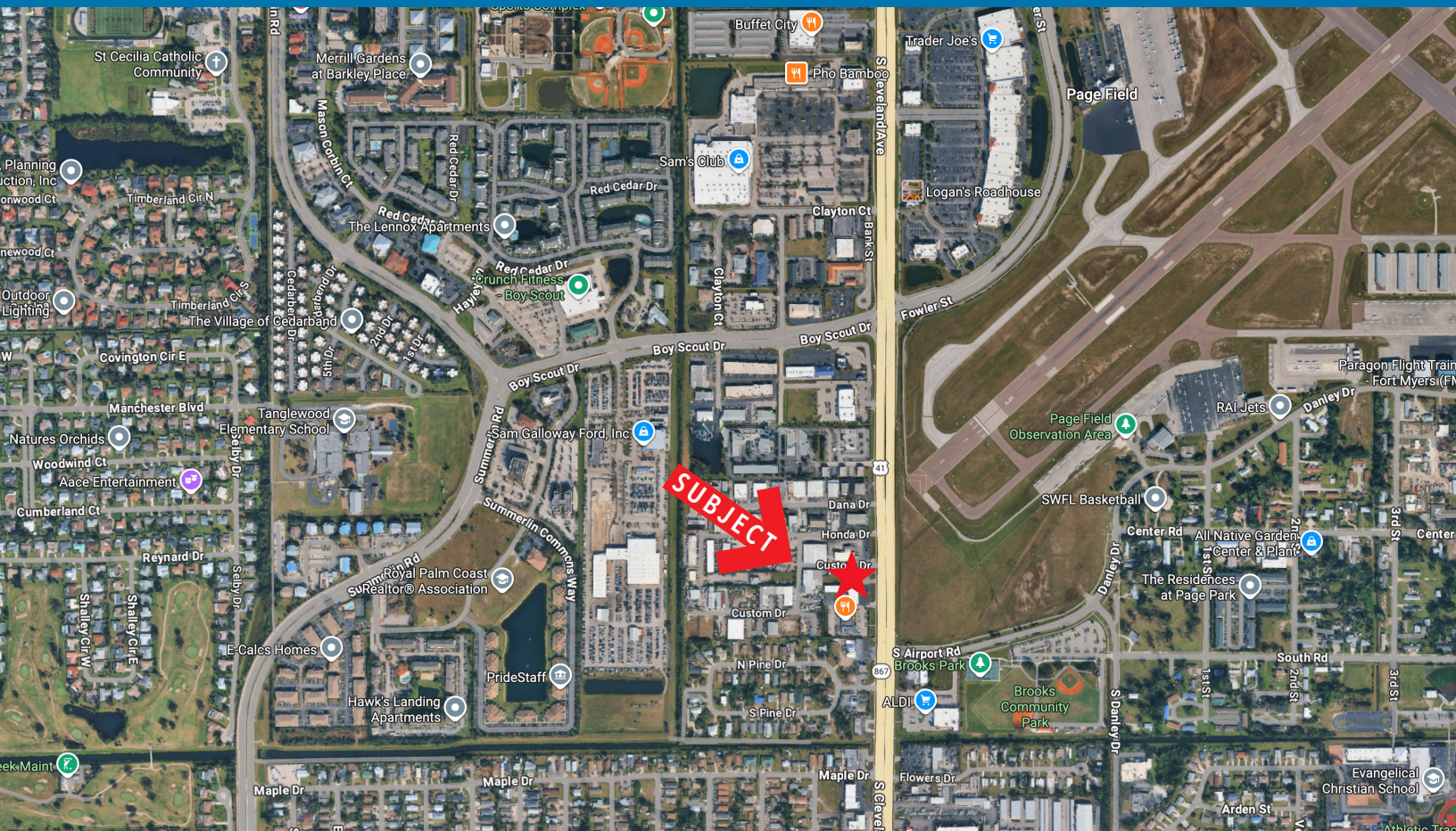
More Details Here



INTENTIONAL. EXCELLENCE. [CRECOMMERCIALGROUP.COM](https://crecommercialgroup.com)

Commercial Brokerage | Property Management | Business Sales & Acquisitions

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 09/15/26



Property Highlights

PRICE: \$845,000 - \$189 PSF

- 4,480 ± SF freestanding warehouse on 0.39 ± acres
- Clear-span interior for open display or storage
- C-2 – flexible uses; outdoor storage potential
- Curb cut directly on US-41 across from Page Field; close to retail, medical, and residential
- Easy north/south access via US-41, Colonial Blvd, Boy Scout Drive, and Summerlin Road
- Remodeled (2025), fully insulated building and updated office/bath/new windows
- Large yard area
- 2 - 16W x 12H Overhead Doors



CONTACT

stan stouder, CCIM
Founder
239.481.3800
stan.stouder@crecommercialgroup.com

Six Mile Corporate Park
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
239.481.3800

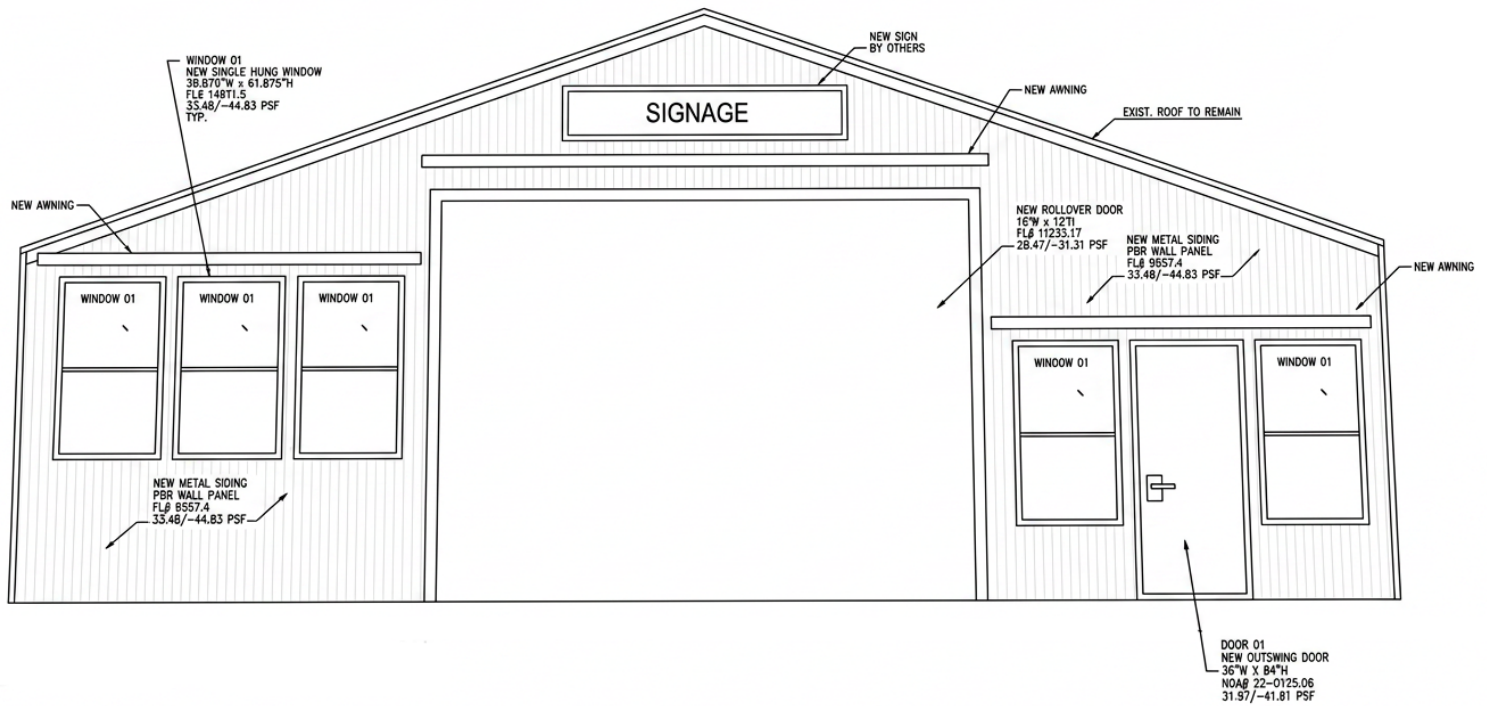
More Details Here



INTENTIONAL. EXCELLENCE. **CRECOMMERCIALGROUP.COM**

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 09/15/26

1
5-2 EXISTING EAST ELEVATION



CONTACT

stan stouder, CCIM
 Founder
 239.481.3800
stan.stouder@crecommercialgroup.com

Six Mile Corporate Park
 12140 Carissa Commerce Ct, Suite 102
 Fort Myers, FL 33966
 239.481.3800

More Details Here



INTENTIONAL. EXCELLENCE. CRECOMMERCIALGROUP.COM

Commercial Brokerage | Property Management | Business Sales & Acquisitions
 The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 09/15/26