

2954 Van Buren Warehouse

2954 Van Buren Street, Fort Myers, FL 33916

FOR SALE



VIDEO

Property Description

Introducing a prime opportunity for industrial investors and end users in the Fort Myers area. Built in 2025 and zoned for Industrial Heavy use, each building at this property offers 10,200 SQ FT of space, including 1,200 SQ FT of office space, as well as 10,000 SQ FT of fenced outdoor storage. Equipped with fire sprinklers, 2 roll-up doors, and a private fenced entrance, this property provides a secure and functional space for a range of industrial purposes. Each building is sold individually, offering flexibility for investors. Don't miss out on this excellent location and the potential it holds for industrial/warehouse/distribution operations.

Property Highlights

- 10,200 SQ FT WAREHOUSE WITH 1,200 SQ FT OFFICE
- - 10,000 SQ FT OF FENCED OUTDOOR STORAGE
- - EQUIPPED WITH FIRE SPRINKLERS
- - FEATURES 2 ROLL-UP DOORS
- - PRIVATE FENCED ENTRANCE
- - EACH BUILDING SOLD INDIVIDUALLY

Offering Summary

Sale Price:	\$2,397,000
Lot Size:	4.88 Acres
Building Size:	10,200 SF

Madison Valentine

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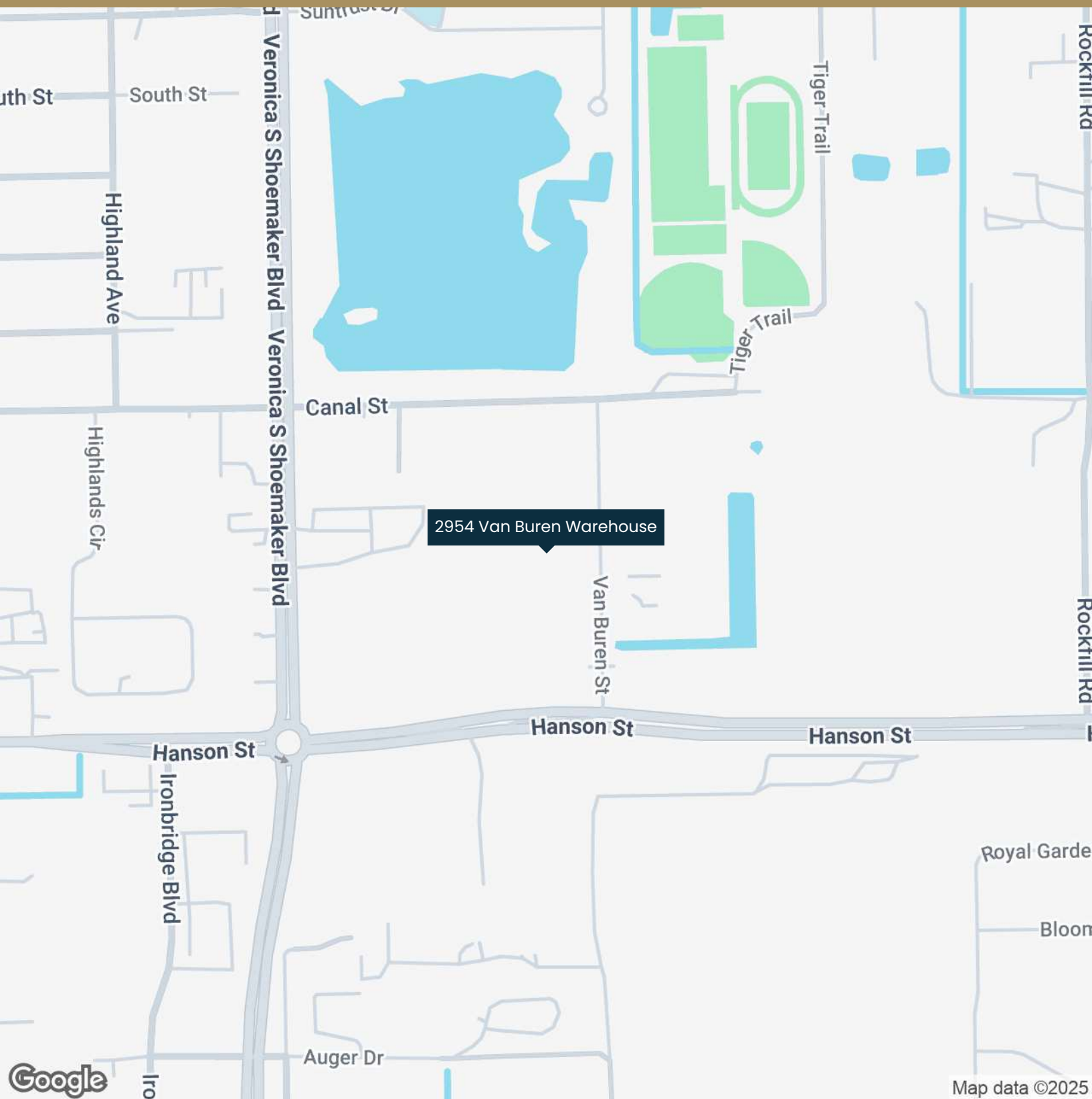
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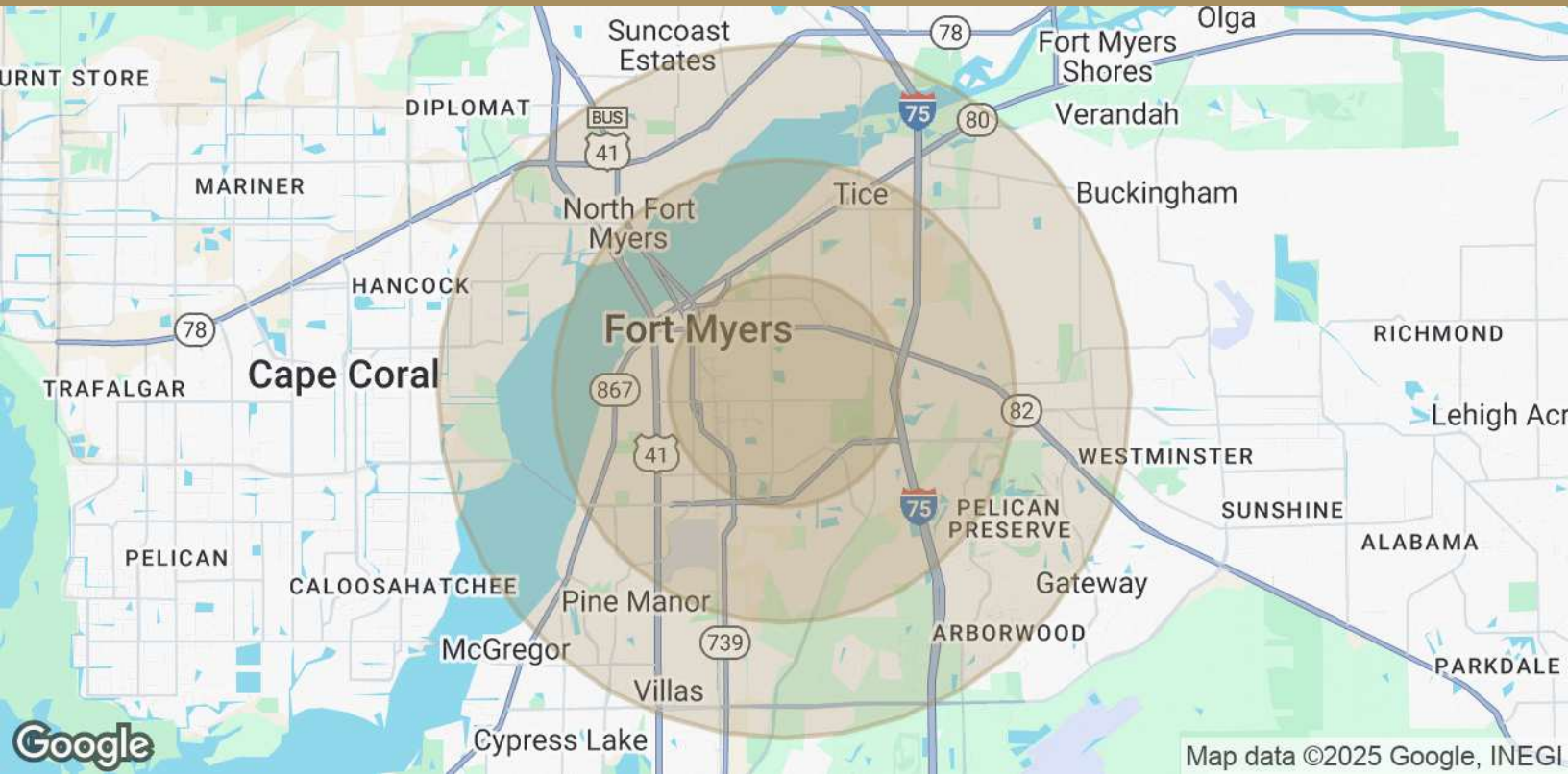
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Population	2 Miles	4 Miles	6 Miles
Total Population	31,927	103,803	197,847
Average Age	38	42	46
Average Age (Male)	36	41	45
Average Age (Female)	39	43	46

Households & Income	2 Miles	4 Miles	6 Miles
Total Households	12,076	42,659	83,835
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$60,233	\$76,589	\$87,796
Average House Value	\$272,773	\$316,372	\$337,233

Demographics data derived from AlphaMap