



SOUTHEASTERN TRAFFIC SUPPLY



16591 GATOR ROAD | FORT MYERS, FL 33912

4,032± SF OFFICE/WAREHOUSE ON 1.29 ACRES

FOR SALE

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Prime Industrial Property with Established Tenant.

Currently leased by Southeastern Traffic Supply, a leading traffic control business with 10 locations, this 4,032 SF warehouse sits on over one acre of yard space. The property boasts Heavy IPD zoning, allowing for diverse uses such as asphalt and concrete batch plants, manufacturing, heavy equipment sales/rentals, and outdoor storage. Conveniently located in the Alico Industrial Corridor between US-41 and I-75, with easy access at the signalized intersection of Gator Road and Alico Road. Request a Confidentiality Agreement (C.A.) to learn more!

PROPERTY DETAILS

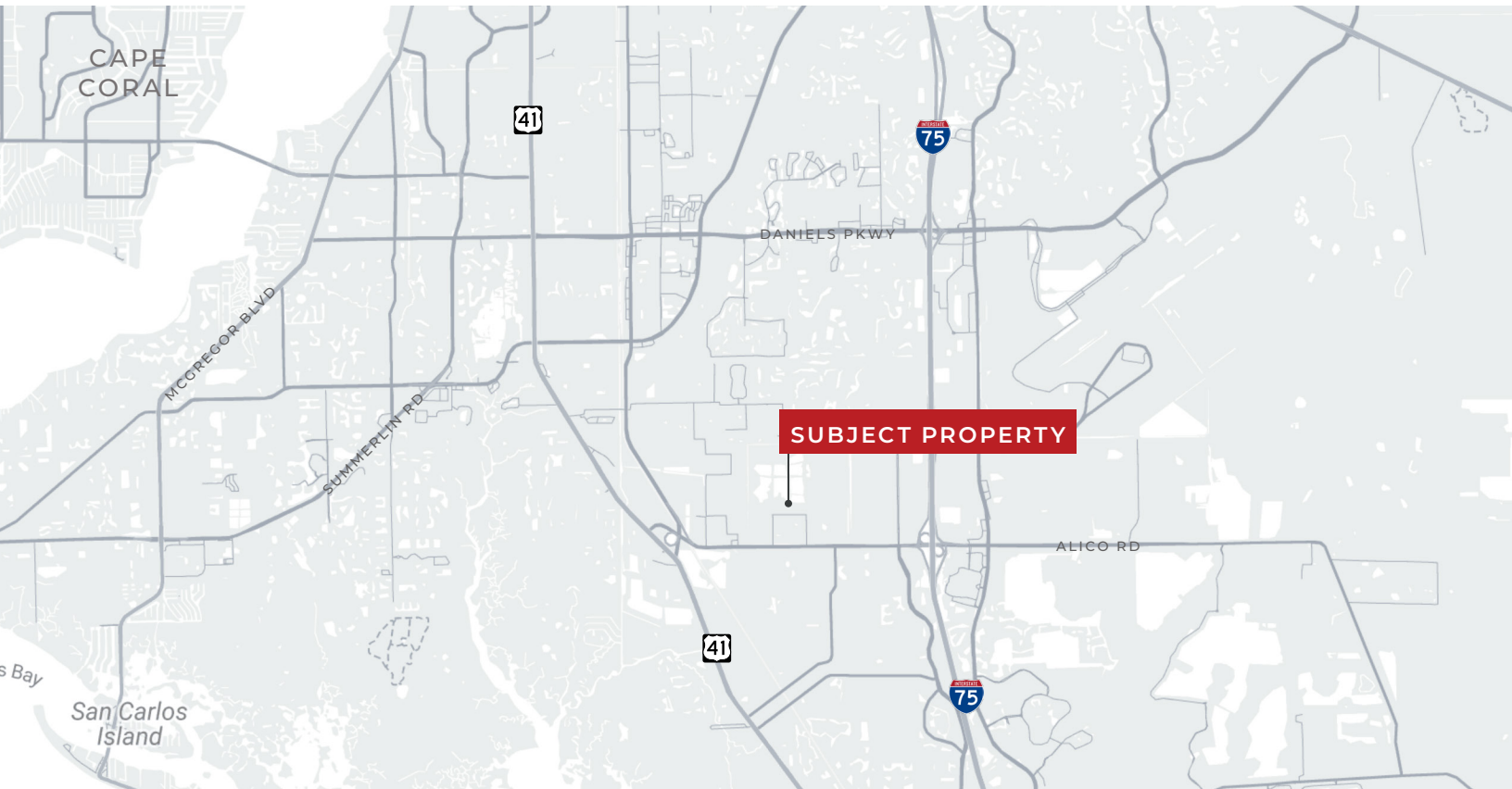
PRICE	\$1,750,000
CAP RATE	6.60% - Year 1 6.95% - Year 2
LEASE EXPIRATION	2028
ZONING	IPD (Lee County)
BUILDING SIZE	4,032± SF
PARCEL SIZE	56,280± SF (1.29 Acres)
YEAR BUILT	2002



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