



EDISON AVE.

LSI
COMPANIES

OFFERING MEMORANDUM
2550 EDISON AVENUE
WAREHOUSE SPACE FOR LEASE- FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 2550 Edison Avenue
Fort Myers, FL 33901

County: Lee

Property Type: Warehouse

Building Size: 10,050± Sq. Ft.

Available Space: 6,750± Sq. Ft.

Zoning: IH (Industrial Heavy)

Year Built: 1960 (Renovated 2013)

Utilities: All Available

STRAP Number: 24-44-24-P3-0230D.0060

FOR LEASE:
\$14.00 PSF GROSS

LSI
COMPANIES



LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Drew Davis
Research Associate



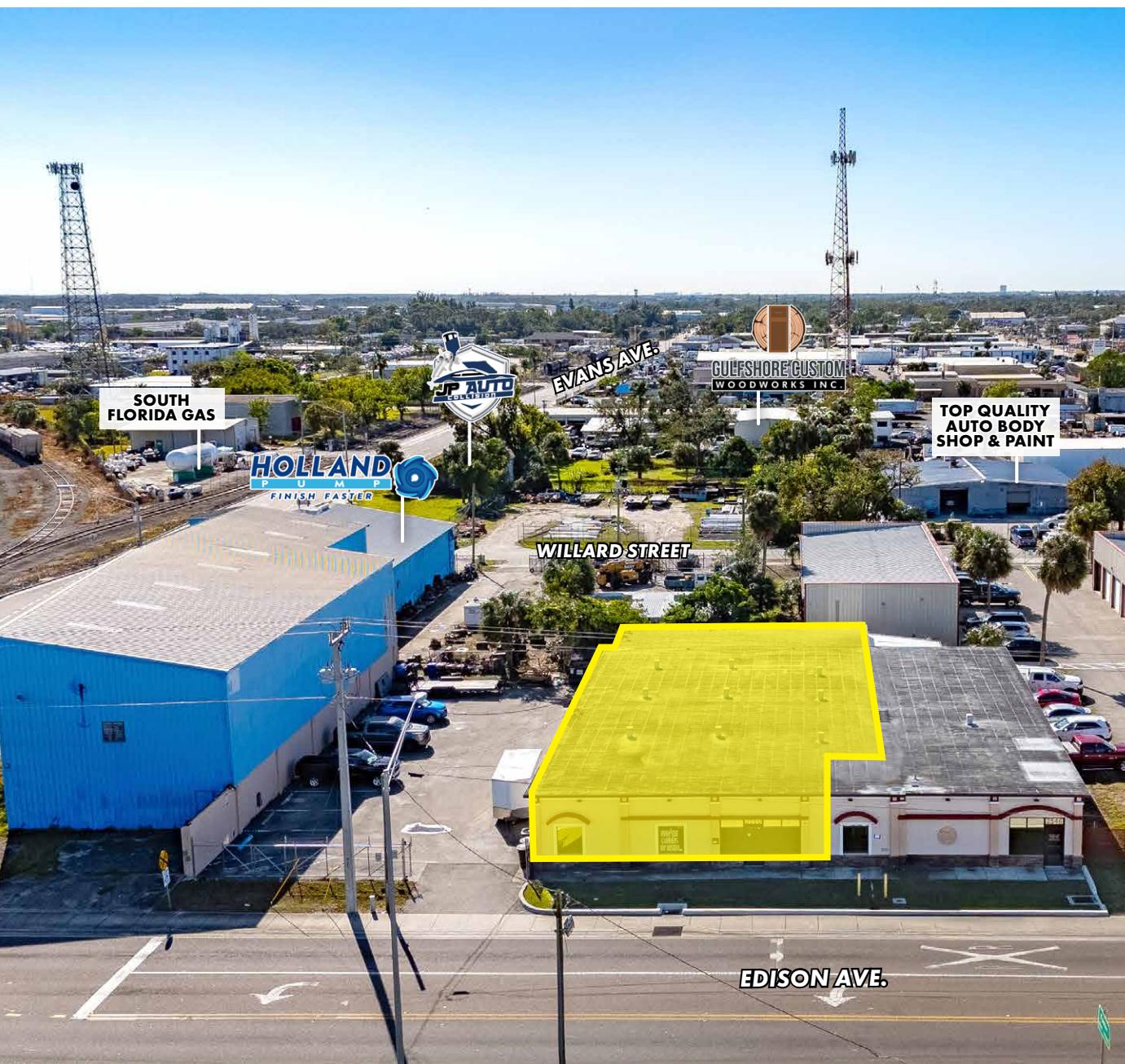
DIRECT ALL OFFERS TO:

Drew Davis
ddavis@lsicompanies.com
o: (239) 489-4066 m: (239) 249-9961

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



- Prime opportunity to lease a 6,750± Sq. Ft. move-in ready industrial warehouse.
- Located on the SW corner of Edison Ave and Evans Ave that allows for easy access to US-41, Fowler St, and Downtown Fort Myers.
- Positioned in a highly trafficked industrial corridor
- 3-Phase Power
- (4) 10' (w) x 9' (h) roll-up doors
- 14' Ceiling Height
- Re-Roof in 2012
- 2.5 & 4 Ton A/C Replacement in 2021
- Tile Flooring Installation in 2021
- Gated with Chain-Link Fence in 2023
- Paved Parking Lot
- Industrial Heavy Zoning allows for a wide variety of uses



PROPERTY HIGHLIGHTS

- 5,175± Sq. Ft. of Warehouse
- (3) Offices
- Reception Area
- Breakroom
- (2) Storage Room
- (3) Bathrooms
- (4) 10'(w) x 9'(h) roll-up



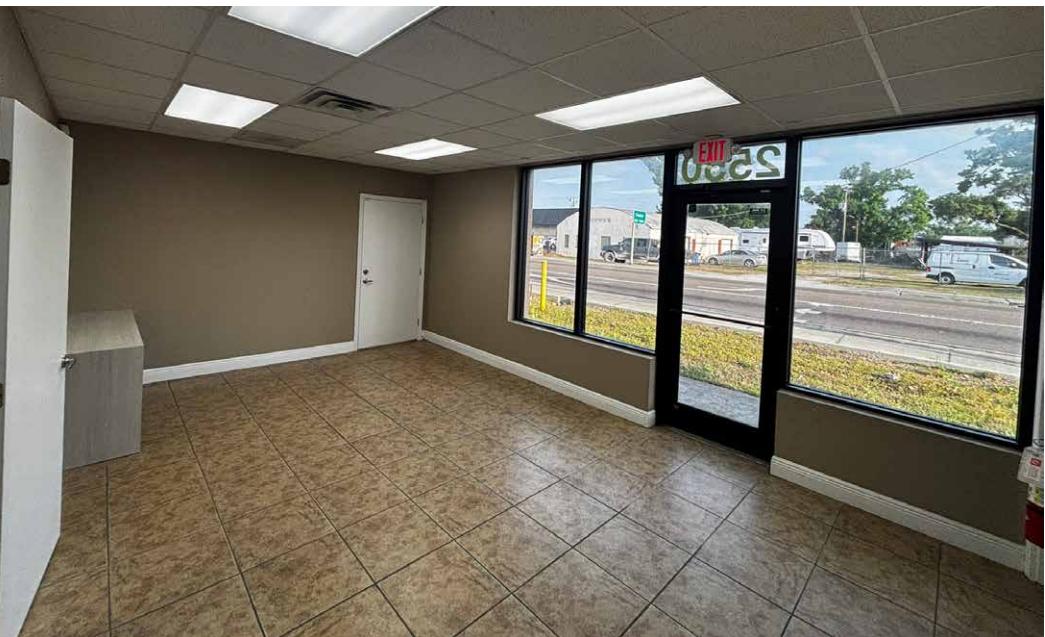
APPROVED USES

- Brewery
- Carpentry
- Contractor Storage
- Light Manufacturing
- Repair Services
- Research Laboratory
- Trade School
- Warehouse
- Vehicle Service & Repair
- Veterinary Clinic

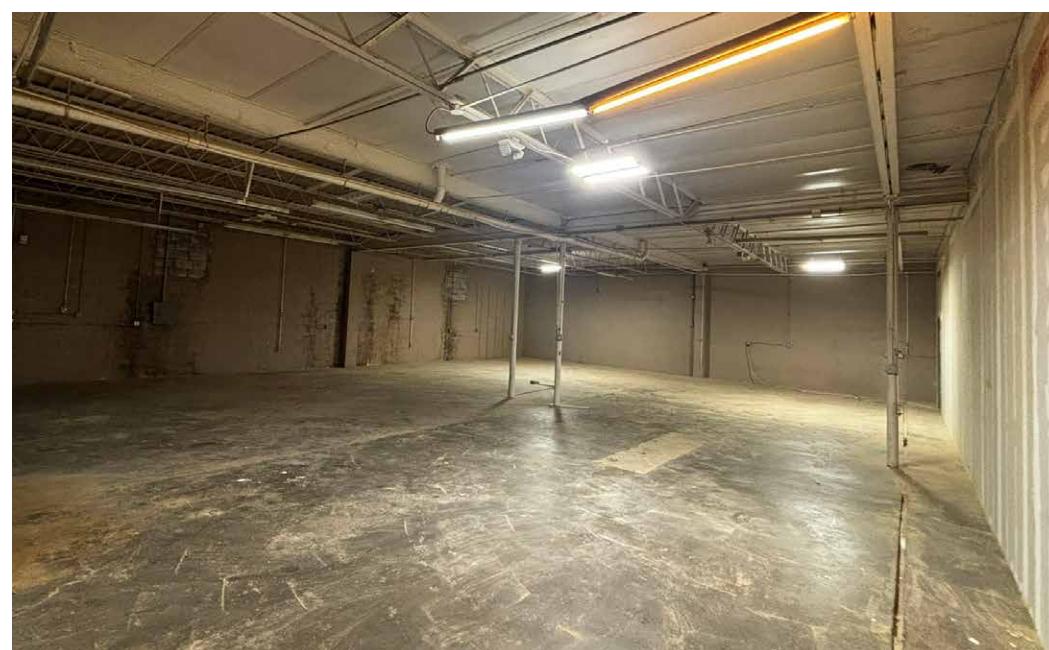
*Please inquire for a full list of approved uses and allowable square footage



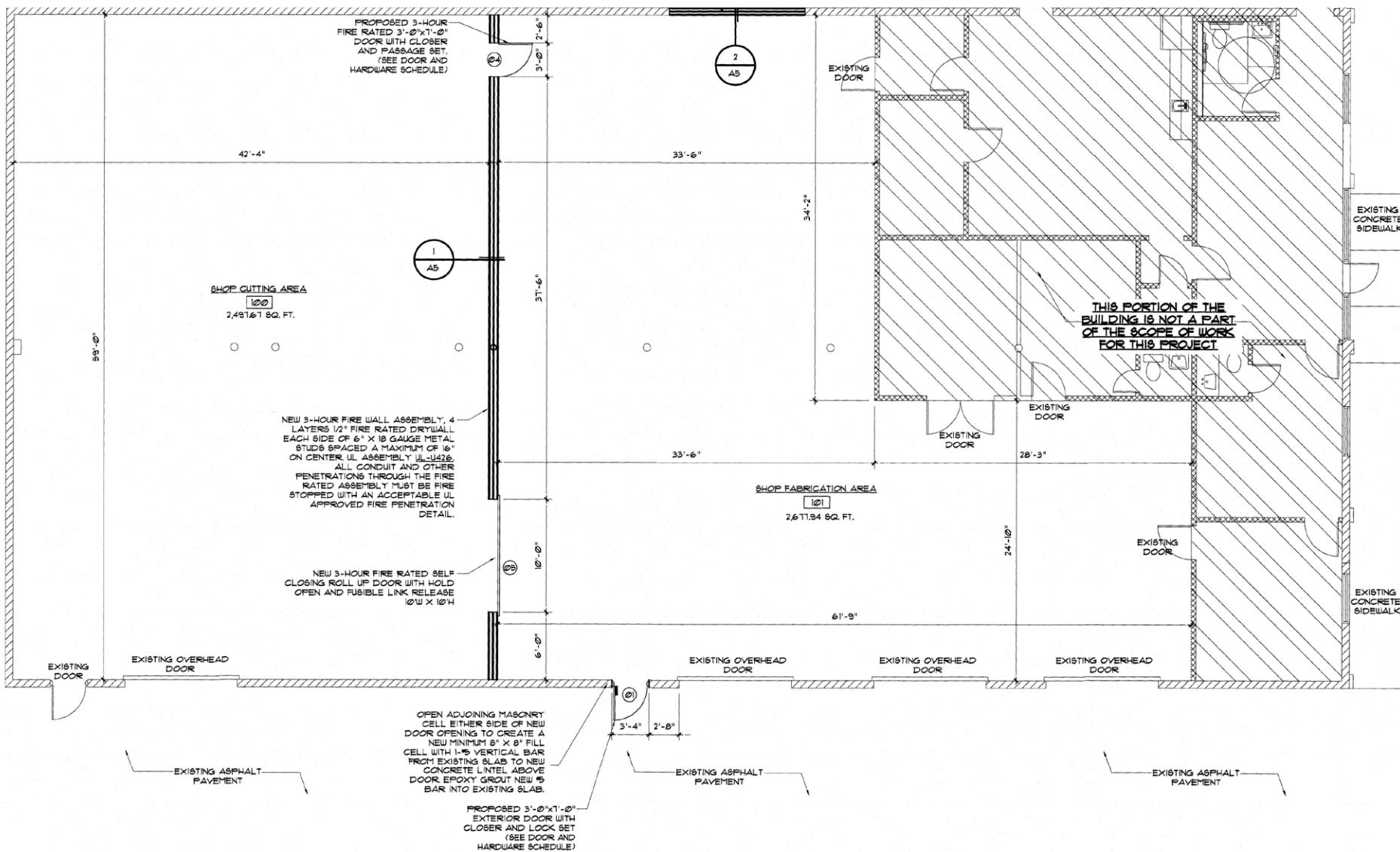
UNIT INTERIOR



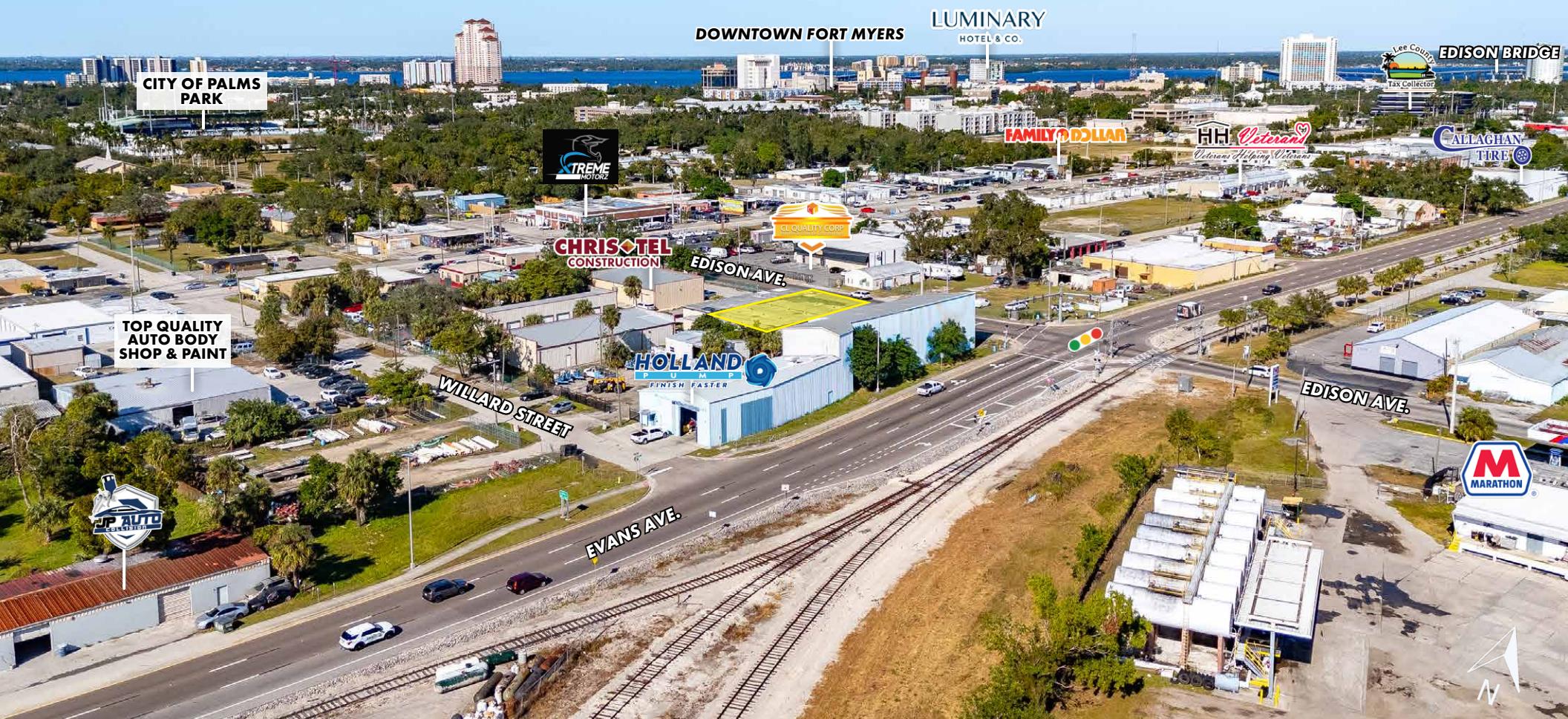
UNIT INTERIOR



FLOOR PLAN



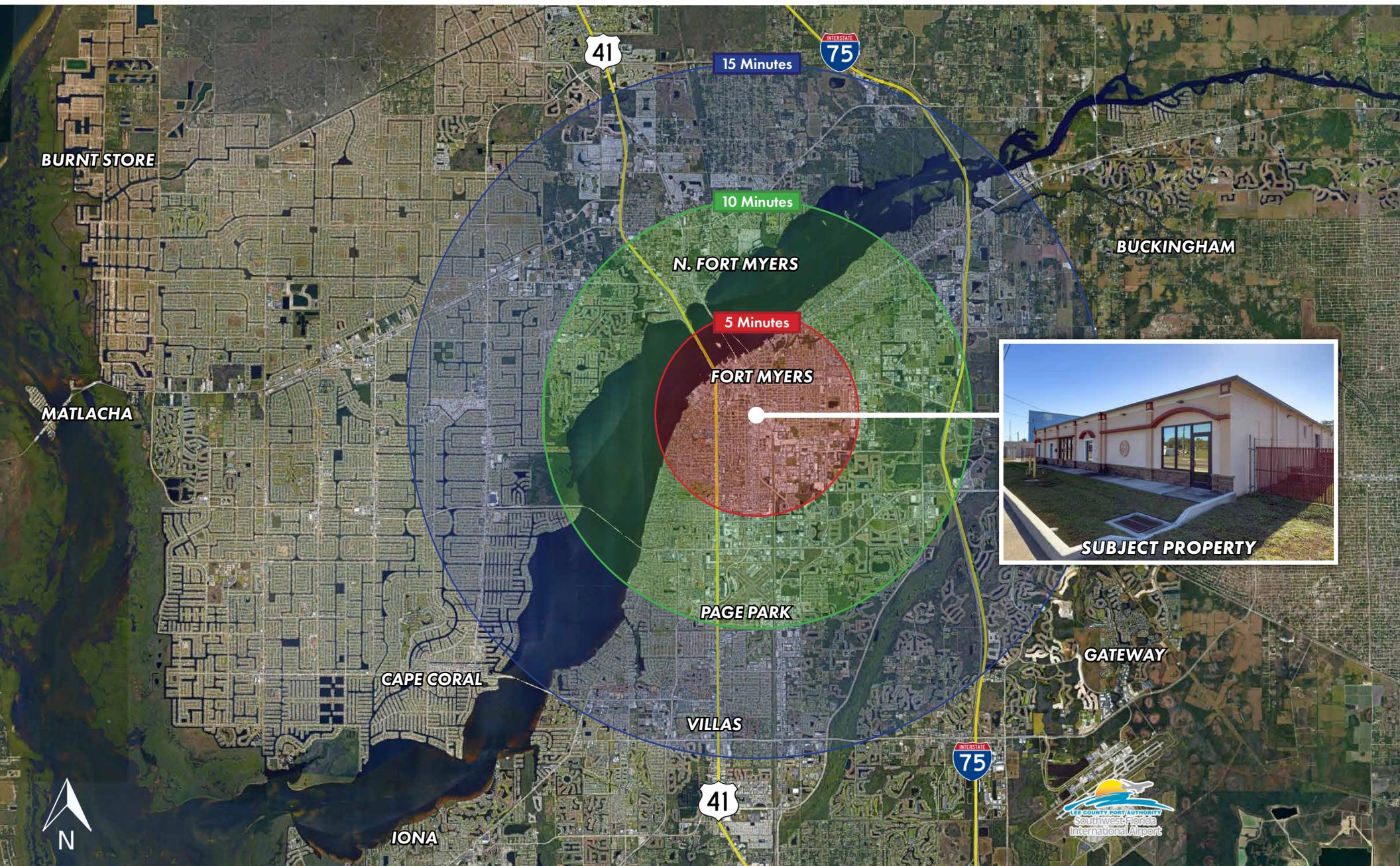
PROPERTY AERIAL



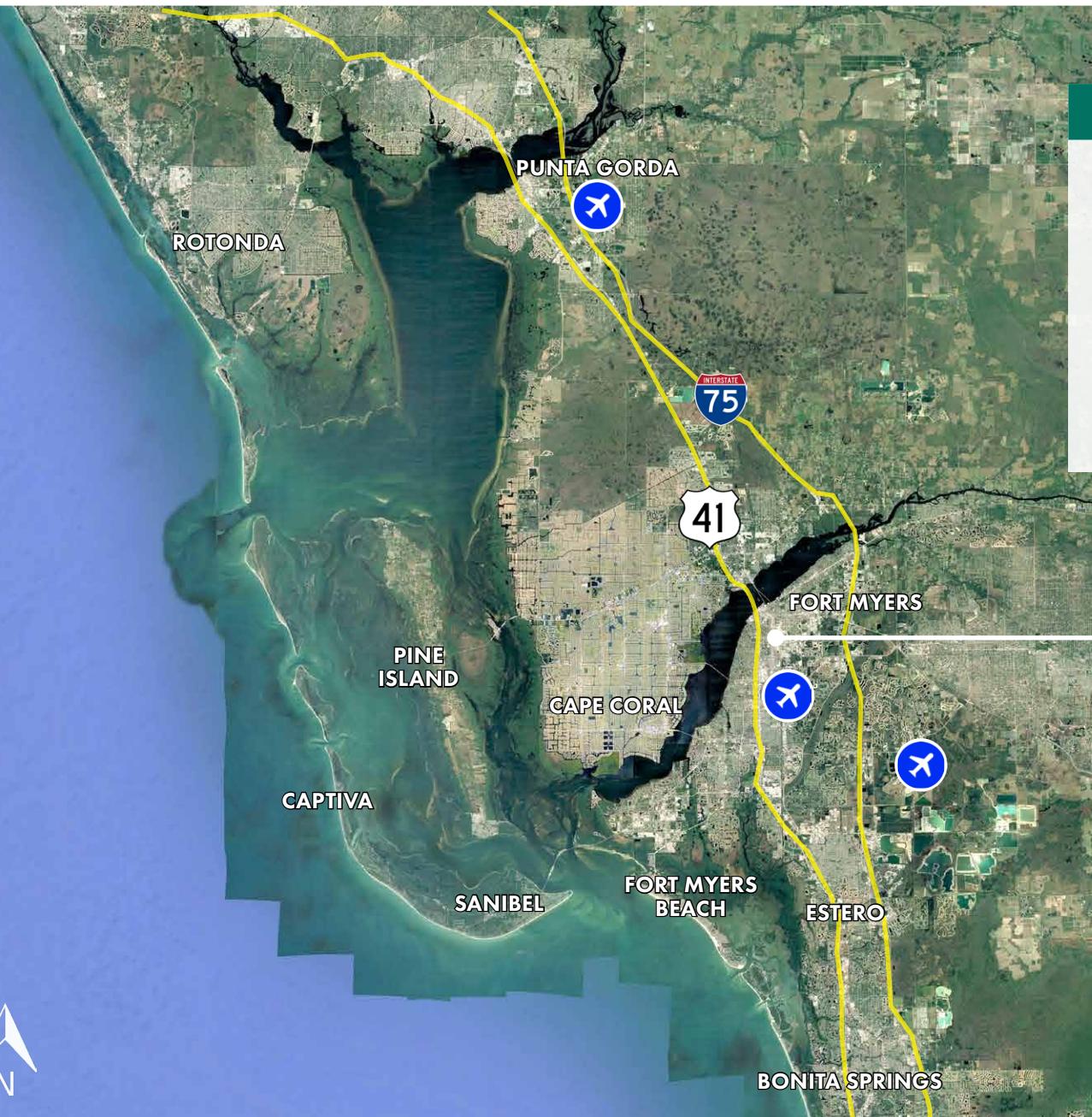
PROPERTY AERIAL



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- $0.7\pm$ miles to State Road 82
- $0.8\pm$ miles to Hanson Street
- $1.0\pm$ miles to Downtown Fort Myers
- $2.8\pm$ miles to Colonial Boulevard
- $3.2\pm$ miles to Winkler Avenue
- $3.6\pm$ miles to Page Field Airport
- $4.1\pm$ miles to I-75
- $12.8\pm$ miles to SWFL International Airport (RSW)



SUBJECT PROPERTY





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.