

TRIPLE NET LEASE INDUSTRIAL INVESTMENT OPPORTUNITY



FOR SALE

6170 IDLEWILD STREET, FORT MYERS, FL 33966



**PLEASE DO NOT DISTURB THE TENANT
SHOWINGS ARE STRICTLY BY APPOINTMENT ONLY**

- SALE PRICE:** \$3,300,000 (\$214 PSF)
- SIZE:** 15,390± SF on 1.09± Acre
- LOCATION:** Off Metro Parkway on Idlewild Street
- ZONING:** IL - Light Industrial (Lee County)
- YEAR BUILT:** 1994
- PARKING:** 16 Spaces
- O/H DOORS:** 2 grade level doors & 1 truckwell door
- EAVE HEIGHT:** 18'
- RE TAXES:** \$17,786.20 (2023)
- PARCEL ID:** 07-45-25-00-00002.0060

INDUSTRIAL INVESTMENT OPPORTUNITY

The property is secured by a NNN lease with a high-credit tenant, offering minimal landlord responsibilities—making it an ideal, low-management investment for passive investors. This fully sprinklered 15,390± SF warehouse/showroom is located in the the industrial area off Metro Parkway on Idlewild Street. This fully fenced property includes a 2,064± SF showroom with 2 private offices, a kitchen, and 2 bathrooms, and a 13,326± SF warehouse with skylights, 18' eave height, 2 grade level overhead doors, and a double truck well with a covered loading area.

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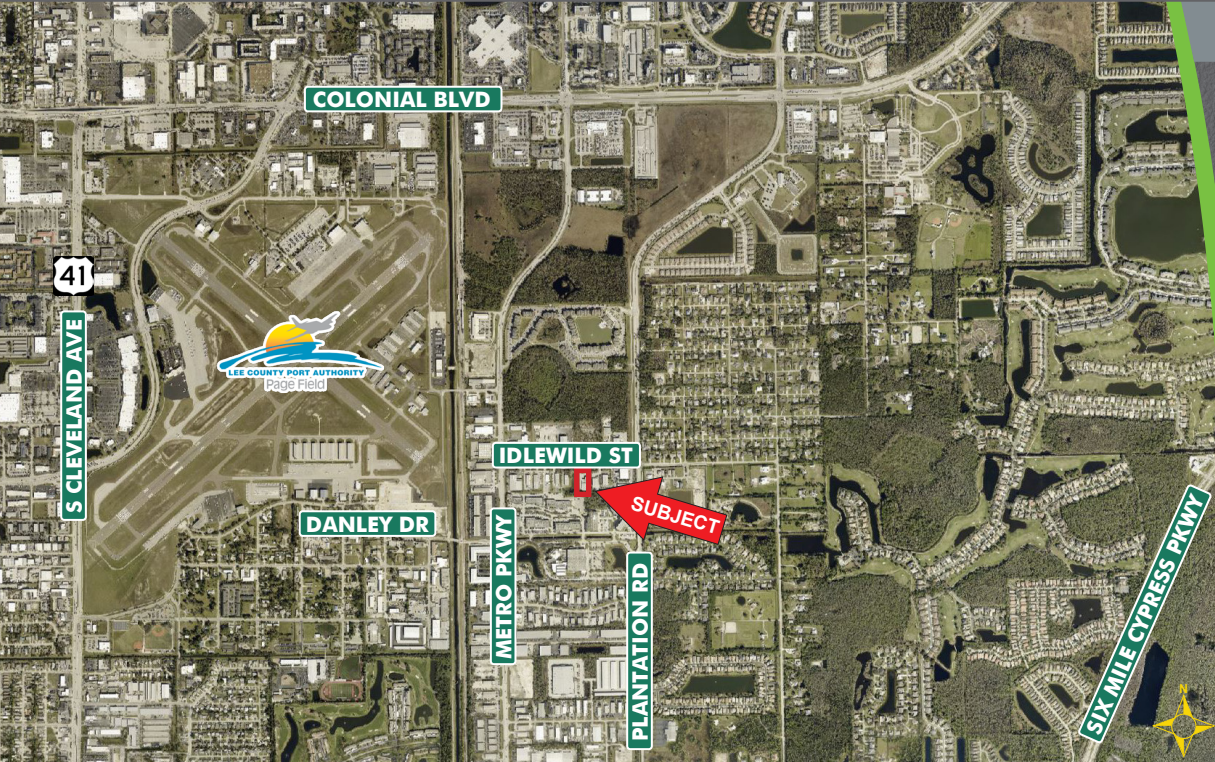
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HIGHLIGHTS

- Central Fort Myers industrial corridor
- 18' Eave height
- 2 Grade level overhead doors
- Double truck well
- Fully sprinklered



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,955	76,558	156,676
EST. HOUSEHOLDS	1,599	34,503	71,628
EST. MEDIAN HOUSEHOLD INCOME	\$90,595	\$63,496	\$67,759
TRAFFIC COUNTS (2023)	4,400 AADT (Idlewild Street)		

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