

WAREHOUSE DOCK HIGH & DRIVE-THRU CAPABILITY



FOR SALE OR LEASE

2236 HEMINGWAY DRIVE, FORT MYERS, FL, 33912



SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL	OCCUPANCY
18,000	\$11.50	\$17,250.00	\$5.35	\$8,025.00	\$631.88	\$25,906.88	12/1/2024

CAM BREAKDOWN	
INSURANCE	\$3.31
PROPERTY TAX	\$1.53
MAINTENANCE	\$0.51
TOTAL CAM PSF	\$5.35

- SALE PRICE:** \$4,200,000
- LEASE RATE:** \$11.50 PSF NNN + \$5.35 PSF CAM
- BUILDING SIZE:** 18,000± SF (16,560± SF Warehouse & 1,440± SF Office)
- LAND SIZE:** 1.65± Acre
- LOCATION:** Just off US 41, at the end of Andrea lane in South Commercial Park
- ZONING:** C2 - Commercial (Lee County)
- YEAR BUILT:** 1981
- O/H DOORS:** 6 Grade Level Roll-up Doors, 5 (18'x16') & 1 (10'x10')
- CLEAR HEIGHT:** 19'
- POWER:** 120/480 Volt
- PARKING RATIO:** 1.6/1,000 SF
- RE TAXES:** \$16,406 (2023)
- PARCEL #:** 25-45-24-00-00001.0500

CONTACT

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DISTRIBUTION SPACE

This 18,000 ± SF masonry & metal warehouse features a large fenced yard, two bay truck well with hydraulic dock levelers, 6 drive-in doors, three offices and a break room. Conveniently located at the end of Andrea Lane in South Commercial Park, just off US 41 and 6.4 miles to I-75.

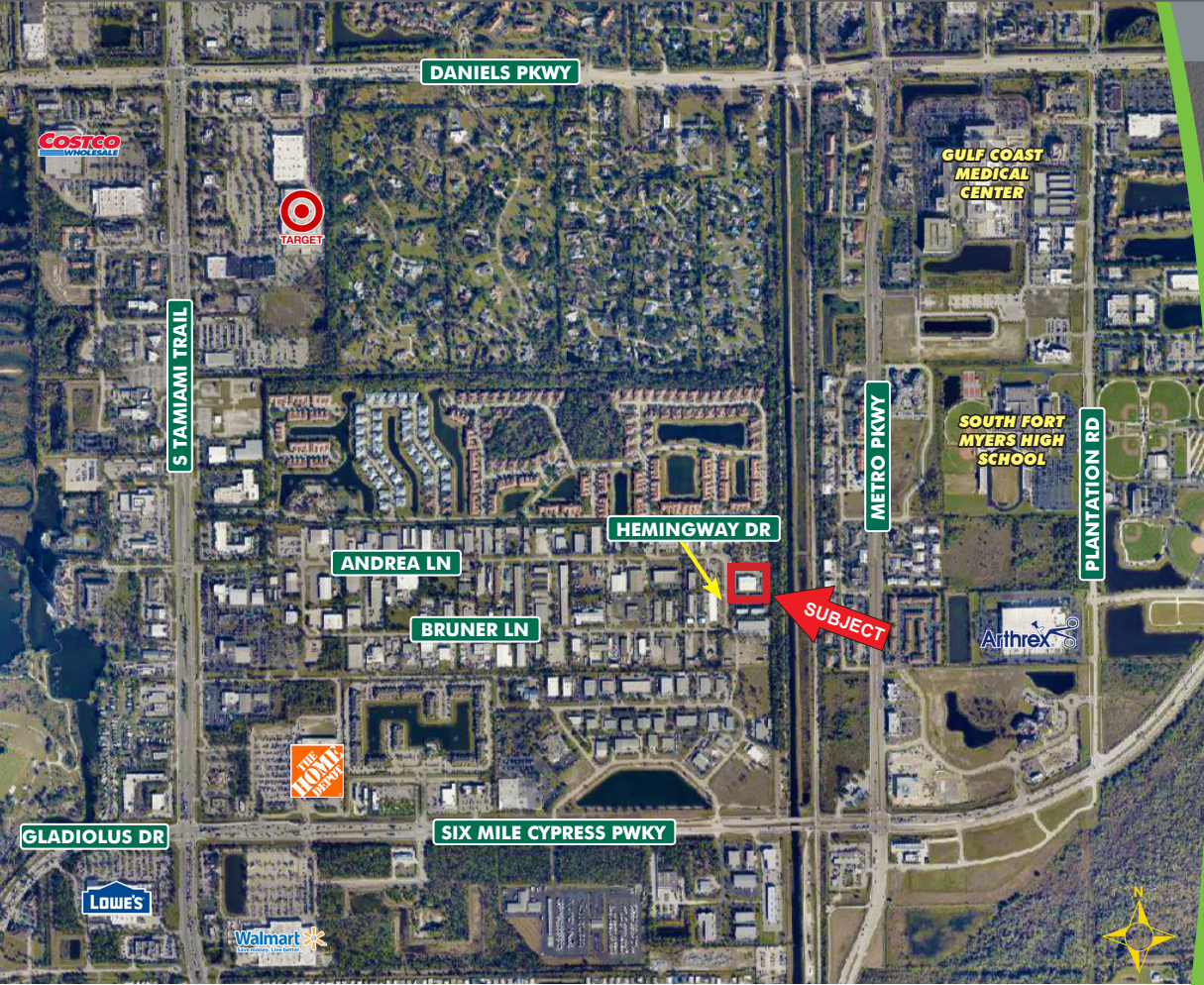
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HIGHLIGHTS

- Large fenced yard
- Two bay truck well
- Six overhead doors
- Three offices and breakroom
- Available December 1, 2024
- 6.4 Miles to I-75
- Roof under warranty
- Not sprinklered



CONTACT

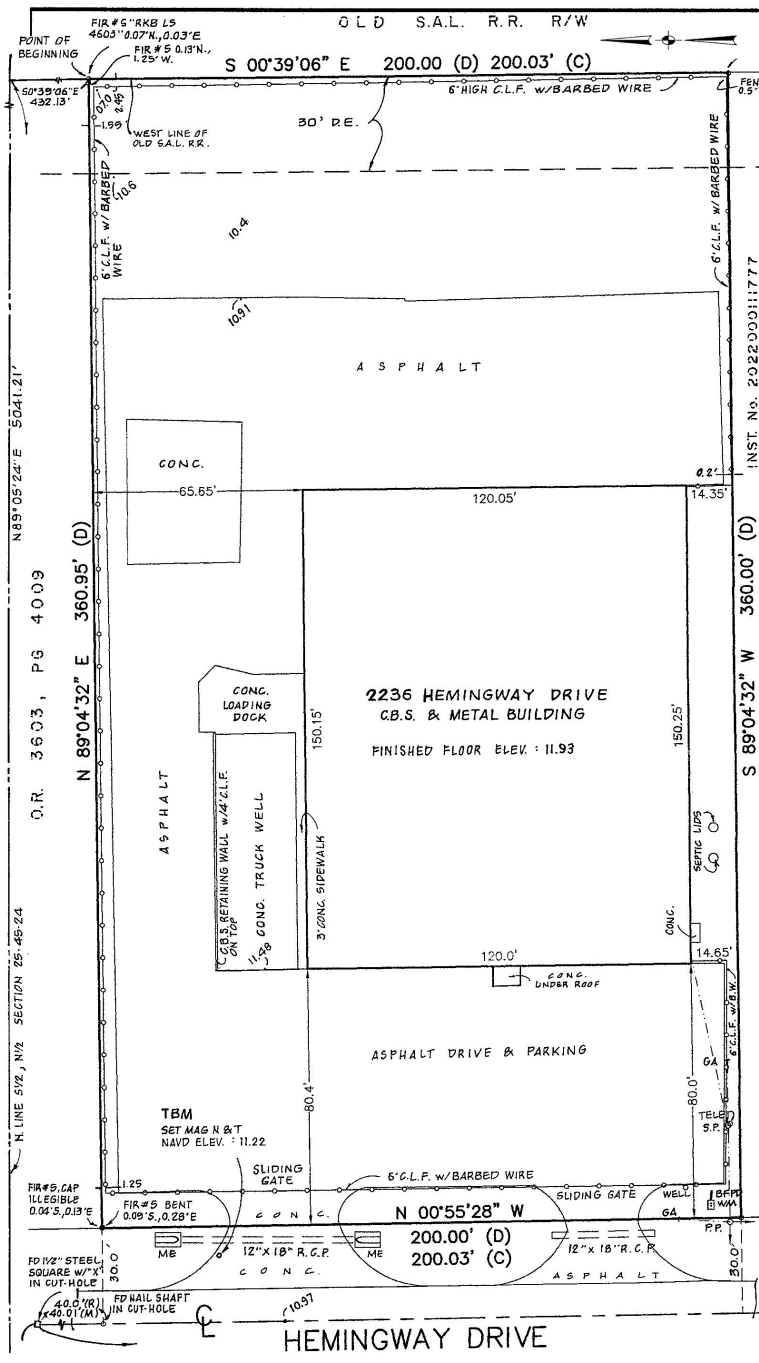
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