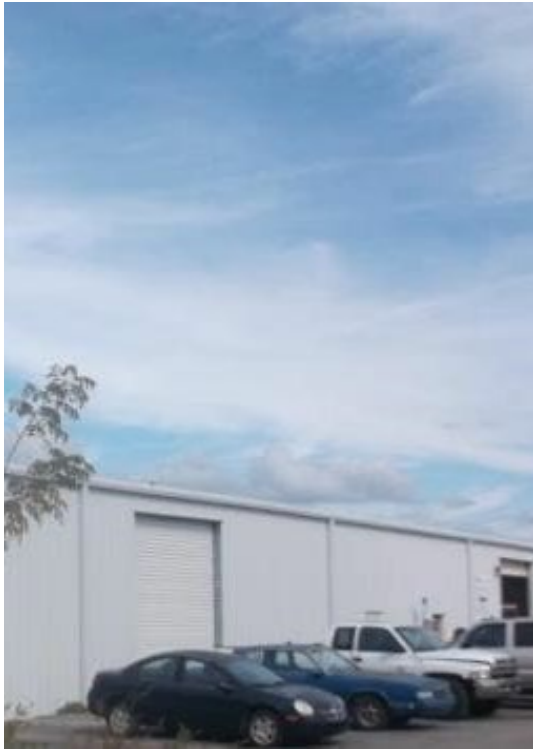




3535 Dora St

3535 Dora St, Fort Myers, FL 33916

BARCLAY'S
REAL ESTATE GROUP



Ty Wespiser

Barclay's Real Estate Group

3444 Marintown Ln, Suite 11, North Fort Myers, FL 33903

ty@barclaysrealestategroup.com

(239) 677-1818



3535 Dora St

\$2,400,000

3535 Dora Street has accommodated specialized business operations, including high-performance marine manufacturing and machining. The building's substantial square footage and flexible layout create opportunities for a variety of warehouse, manufacturing, distribution, storage and service-related uses, subject to applicable zoning and approvals. Located in Fort Myers, this industrial property provides convenient access to the Fort Myers and Cape Coral markets and the major transportation and commercial corridors serving Southwest Florida. Its central Lee County location makes it an attractive option for businesses serving customers throughout Fort Myers, Cape Coral and the surrounding Southwest Florida region. Additional property highlights include approximately 12,000 square feet of building area, approximately 0.64 acres of land, multiple grade-level overhead doors, secured fenced space and two mini-split HVAC systems replaced in 2024. For businesses searching for a warehouse for sale in Fort Myers, Florida, an industrial property in Southwest Florida, a manufacturing facility, or an owner- user commercial building in Lee County, 3535 Dora Street offers a compelling combination of size, functionality and location. 3535 Dora Street, Fort Myers, FL 33916 — a versatile commercial warehouse and industrial property positioned to serve the growing Southwest Florida...

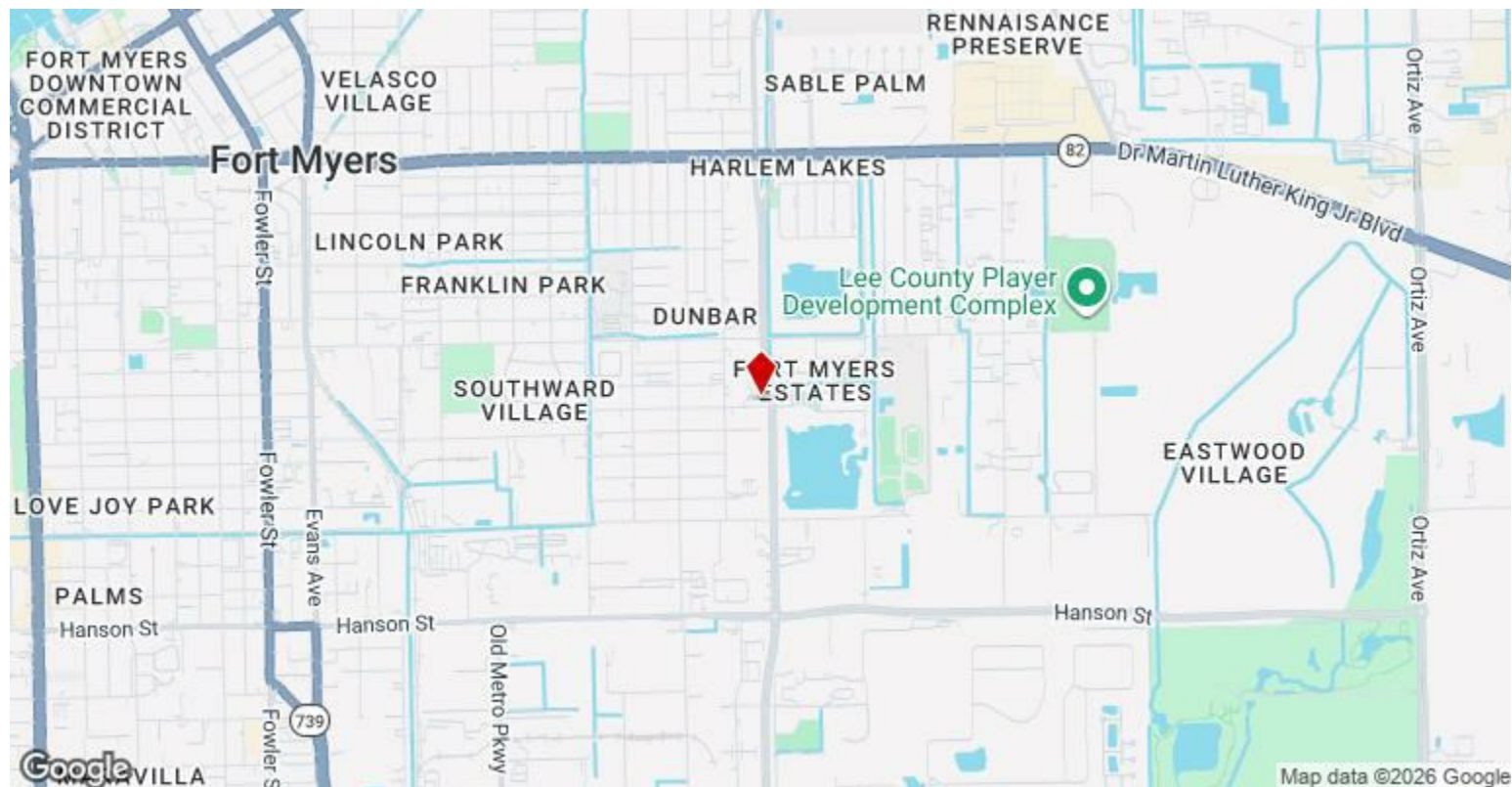
- 3535 Dora St



Price:	\$2,400,000
Property Type:	Industrial
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.69 AC
Gross Building Area:	12,000 SF
Rentable Building Area:	12,000 SF
No. Stories:	1
Year Built:	1974
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	15 FT
No. Drive In / Grade-Level Doors:	5
Zoning Description:	c1
APN / Parcel ID:	19-44-25-P3-00924.0210

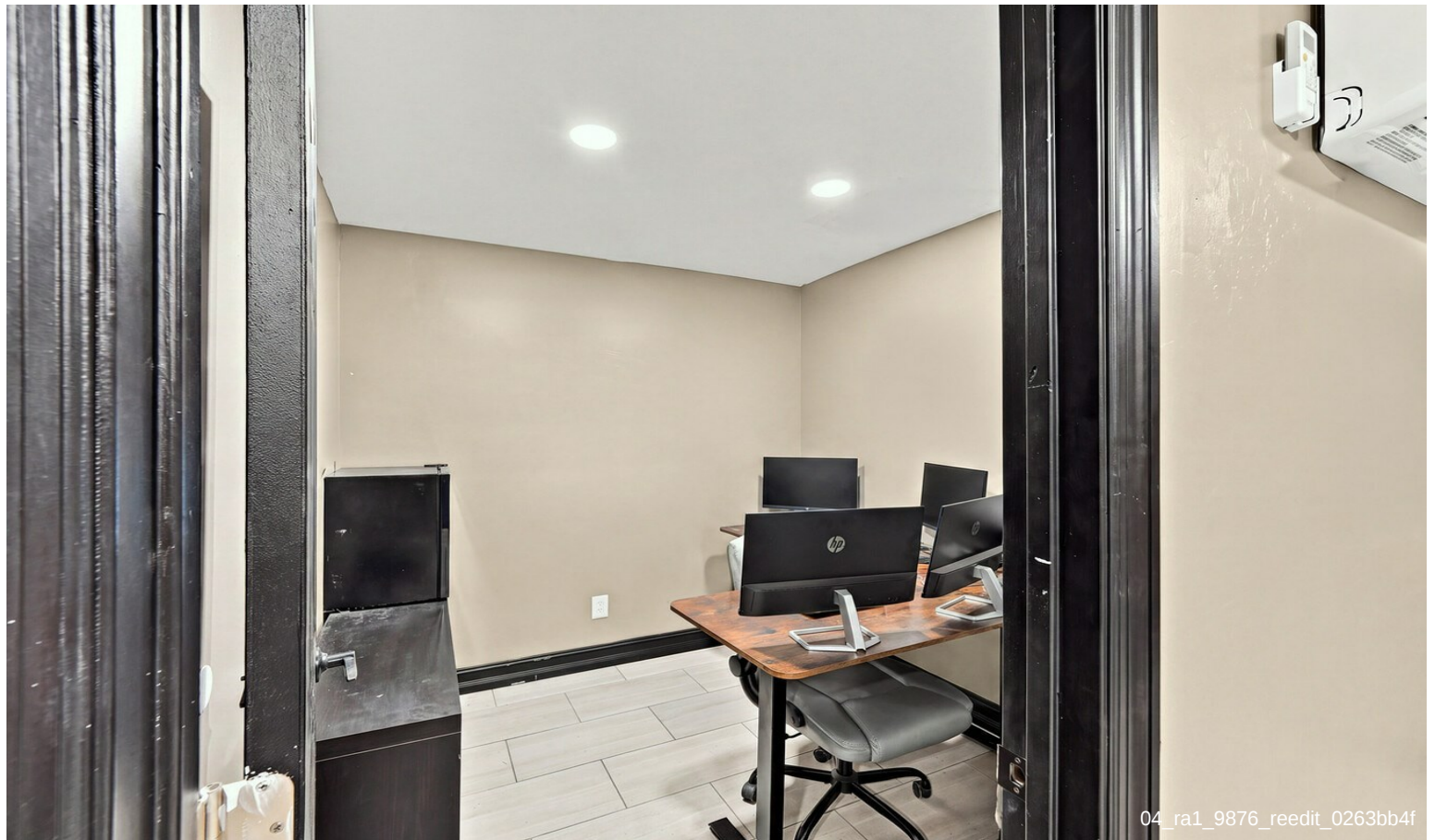
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Shaun Torrente	-	

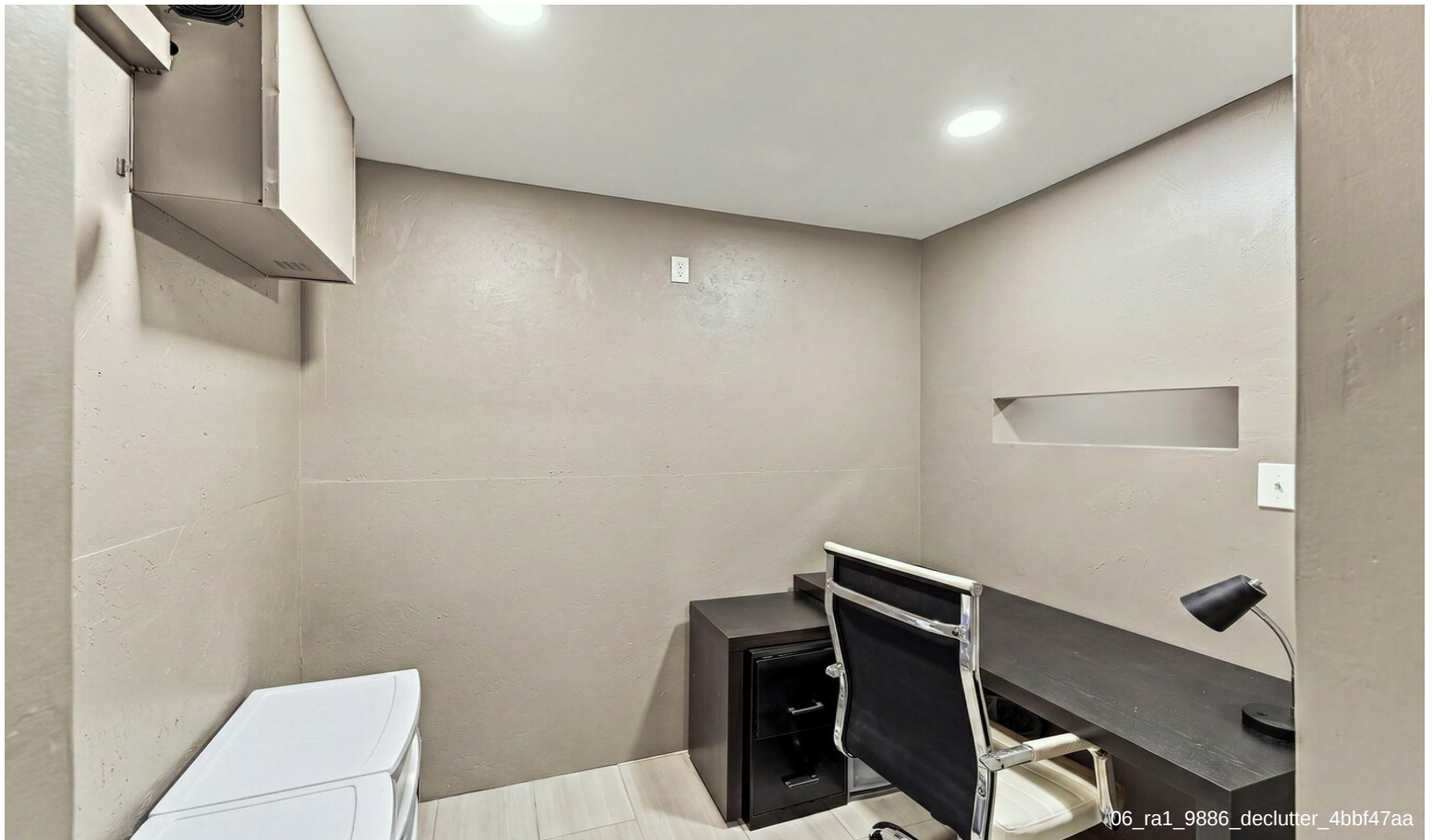


3535 Dora St, Fort Myers, FL 33916

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



11_ra1_9776_declutter_37e0eb03



12_ra1_9781

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



23_ra1_9856



24_ra1_9861

Property Photos



25_ra1_9866



26_ra1_9871_declutter_5b9f0c04

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

