



# FOR SALE

## Call for pricing

2814 South St. Fort Myers, FL 33916



### PROPERTY SUMMARY

Exclusively from SVN Commercial Partners, 2814 South St., Fort Myers, FL, represents a prime investment opportunity in the region's growing commercial landscape. This industrial asset encompasses 14,200 square feet across two buildings.

Building A features 7,200 square feet and includes two grade-level doors. Building B offers 7,000 square feet and is equipped with three dock-high doors, as well as a fourth dock-high door that connects the two buildings.

Planned upgrades for the property include new siding and roofs for both buildings. Each building is serviced by an existing 3-phase 480V electrical service. Additionally, the property benefits from rail access via the Seminole Gulf Railway.

### PROPERTY HIGHLIGHTS

- Two buildings totaling 14,200 SF
- 3-Phase, 480V electrical service
- Rail access via Seminole Gulf Railway
- New roofs and siding coming soon
- \*Owner financing available\*

**Sale Price**  
**Size**  
**Zoning**  
**Market**

CALL  
14,200  
IH  
Fort Myers



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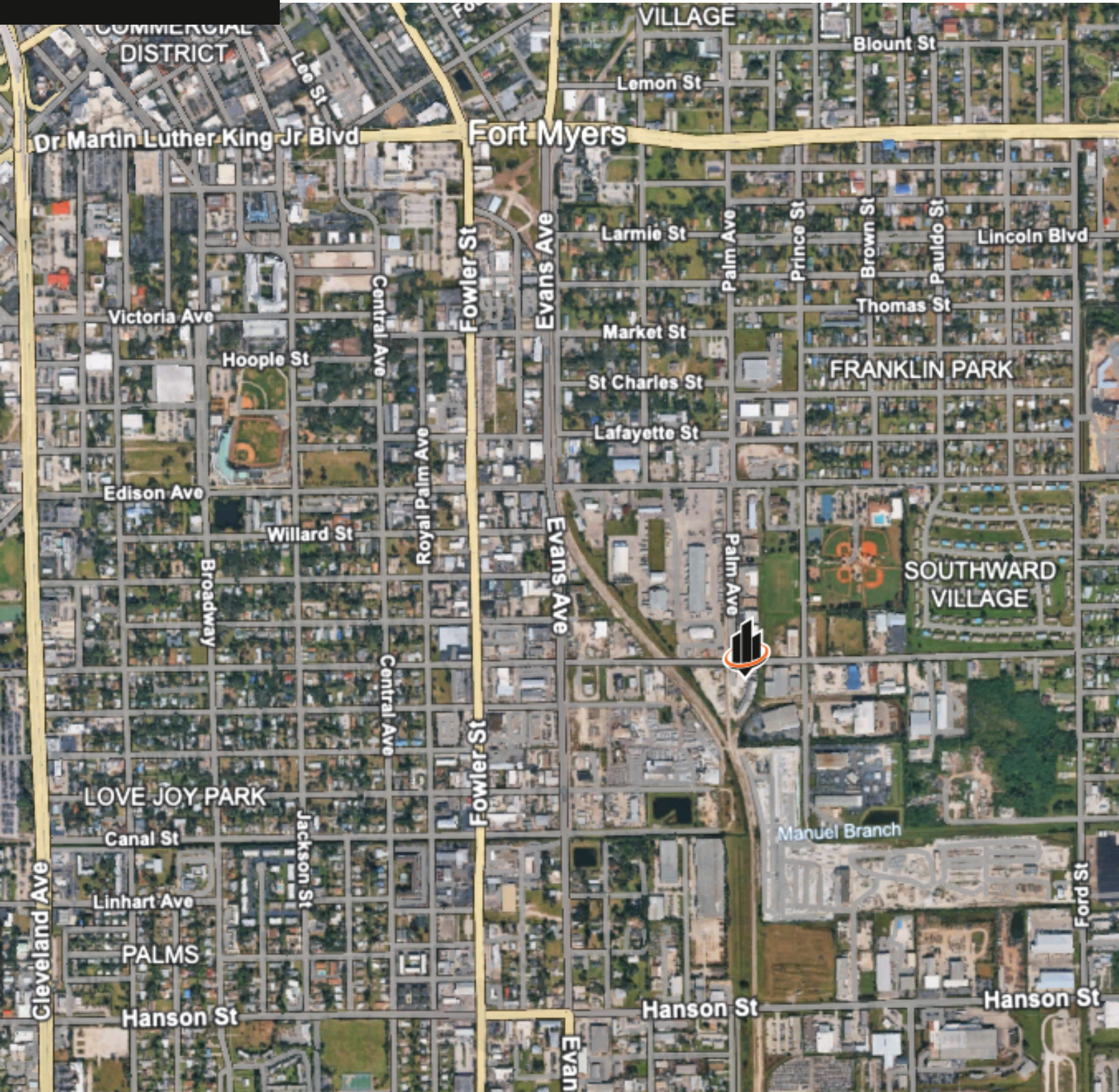




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