

FOR SALE

HEMINGWAY BUSINESS PARK – 18,220 TOTAL SF - FLEX INDUSTRIAL

2238-2244 Hemingway Dr., Fort Myers, FL 33912

Sales Price: \$3,925,000 / \$215 PSF / 6.8% CAP



OFFERED BY: BLUEPRINT ASSET MANAGEMENT
MIKE HAUPERT 239-300-7368 / MANAGEMENT1@300RENT.NET

PROPERTY FEATURES

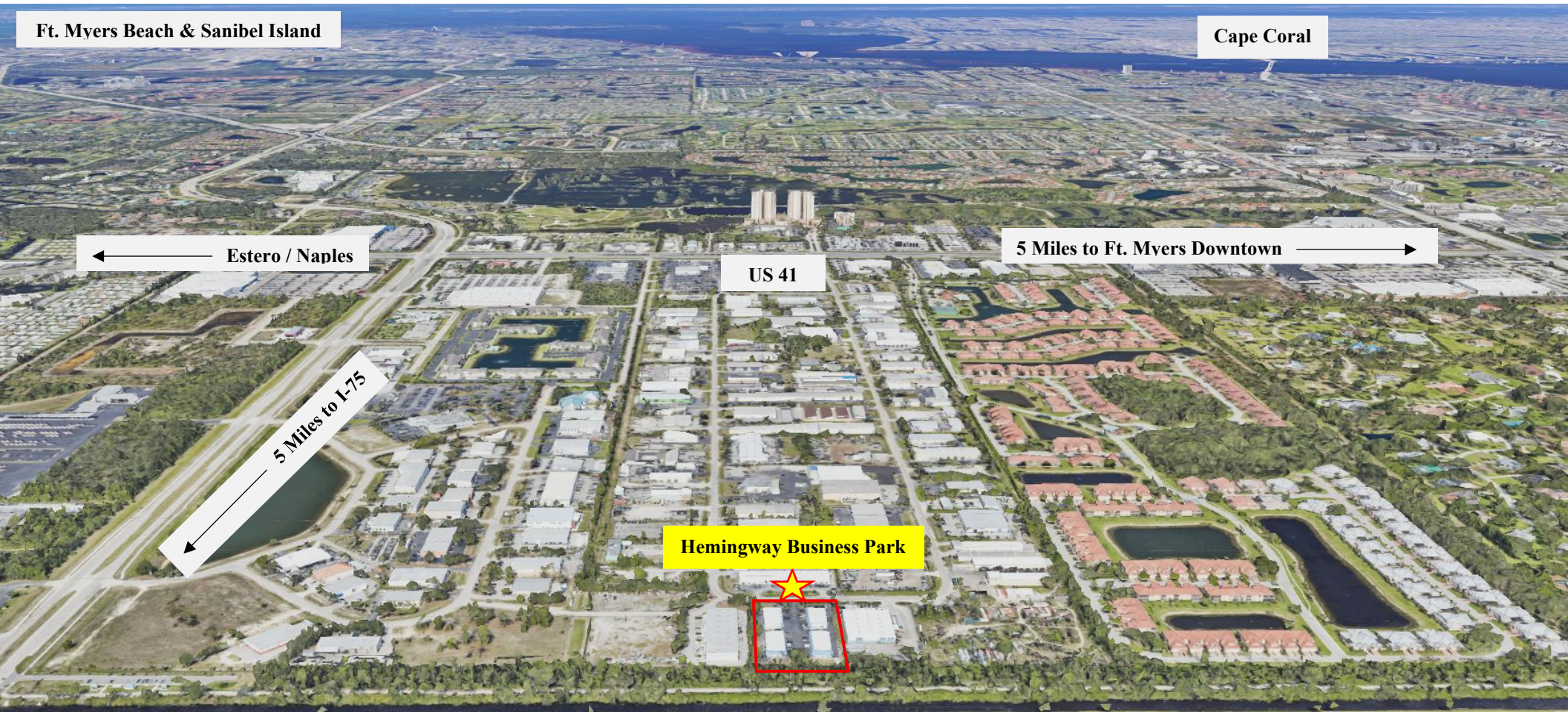
- Concrete Block Construction
- Metal Roof and awnings
- Built in 2000
- 4 Buildings – (2) – 4,050 Sq.Ft
(2) – 5,060 Sq.Ft.
- 10'w x 12'h grade-height roll up doors every unit
- City Water / On-site Septic
- 65 Parking Spaces / 3.5 Per Thousand RSF
- C-2 Zoning

TENANTS & FINANCIALS

- 6 Tenants
- Majority of Tenants have a long history at property
- 6 out of 7 Leases are NNN.
- 2025 Property Expense Budget: \$80,100
- NOI: \$265,990
- See Rent Roll Page 3

LOCATION

- Located conveniently off US 41 just north of 6 Mile Cypress
- Traffic Lit Intersection at US 41
- One of the closest industrial parks to high redevelopment area of Ft. Myers Beach
- Desirable central location between Naples and Fort Myers,
- Minutes from I-75



FINANCIALS

HEMINGWAY BUSINESS PARK

Rent Roll

December 2025

Building	Suite	Tenant	Lease Type	Rentable Sq. Ft.	Net Rent PSF	Annual Net Rent	Monthly Net Rent	Annual Expenses PSF	Annual Expense Allocation	Monthly Expense Allocation	Total Rent PSF	Total Annual Rent	Total Monthly Rent	Lease End Date	Next Rent Increase
2242	A	Unforgettable Customs (Powdercoat, Cerakote)	NNN	2,025	\$14.85	\$30,076.56	\$2,506.38	\$4.40	\$8,910.00	\$742.50	\$19.25	\$38,986.56	\$3,248.88	6/30/2026	n/a
	B	Best Flood Barriers, LLC (Storm Barrier Product)	NNN	2,025	\$16.00	\$32,400.00	\$2,700.00	\$4.40	\$8,910.00	\$742.50	\$20.40	\$41,310.00	\$3,442.50	10/31/2028	11/1/2026
2238	D & E	Ace Collision Experts, LLC (Auto Body Repair)	NNN	4,050	\$18.50	\$74,925.00	\$6,243.75	\$4.40	\$17,820.00	\$1,485.00	\$22.90	\$92,745.00	\$7,728.75	6/30/2030	7/1/2026
2244	F	LNC Marble & Granite (Stone Cutting/Counters)	Gross	3,795	\$9.51	\$36,102.00	\$3,008.50	\$4.40	\$16,698.00	\$1,391.50	\$13.91	\$52,800.00	\$4,400.00	5/31/2027	6/1/2026
	G	LNC Marble & Granite (Stone Cutting/Counters)	Gross	1,265	\$14.57	\$18,434.00	\$1,536.17	\$4.40	\$5,566.00	\$463.83	\$18.97	\$24,000.00	\$2,000.00	5/31/2027	3/1/2026
2240	H	Moretz Engineering LLC (Telecommunications)	NNN	2,530	\$12.00	\$30,360.00	\$2,530.00	\$4.40	\$11,132.00	\$927.67	\$16.40	\$41,492.00	\$3,457.67	4/30/2026	n/a
	I	Projekt Lab LLC (Powdercoat, Cerakote)	NNN	1,265	\$18.54	\$23,453.16	\$1,954.43	\$4.40	\$5,566.00	\$463.83	\$22.94	\$29,019.16	\$2,418.26	10/31/2027	11/1/2026
	J	George Martin (Mobile Auto Detailing)	NNN	1,265	\$16.00	\$20,240.04	\$1,686.67	\$4.40	\$5,566.00	\$463.83	\$20.40	\$25,806.04	\$2,150.50	4/30/2028	5/1/2026
				Total	Avg. Net Rent PSF	Total Net Rent Per Year	Total Net Rent Per Month	Expenses PSF	Annual Expenses	Monthly Expense	Avg. Gross PSF	Total Rent Per Year	Total Rent Per Month		
TOTALS:				100%											
				18,220	\$15.00	\$265,990.76	\$22,165.90	\$4.40	\$80,168.00	\$6,680.67	\$19.40	\$346,158.76	\$28,846.56		

NNN BUDGET:

2025 Property Tax:	\$35,000 / \$1.92 PSF
2025 Property & Liability Insurance:	\$10,500 / \$0.58 PSF
2025 CAM	\$16,600 / \$0.91 PSF
Management Fees & Admin	\$13,000 / \$0.71 PSF
Reserves	\$5,000 / \$0.27 PSF

TOTAL: \$80,100 / \$4.40 PSF

UNIT LAYOUT



BUILDOUTS

All Units have an office buildout on the storefront side (approximately 25-40% of Unit Sq.Ft.), with remainder being open warehouse (60-75% of Unit Sq.Ft.).

All Units have 1 or 2 restrooms. Units D & E have two roll-up doors each.

2244 Building has been re-piped with PEX-A water supply piping.



OFFERED BY: BLUEPRINT ASSET MANAGEMENT
MIKE HAUPERT 239-300-7368 / MANAGEMENT1@300RENT.NET

SURVEY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTHERLY 100.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE TAMiami TRAIL (215.00 FEET WIDE) AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE AFORESAID SECTION 25; THENCE NORTH 89°05'24" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE AFORESAID SECTION 25, A DISTANCE OF 5041.21 FEET TO A POINT ON THE WEST LINE OF THE OLD S.A.L. RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 111, PAGE 148, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 0°39'06" EAST ALONG SAID WEST LINE A DISTANCE OF 632.13 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUE SOUTH 0°39'06" EAST ALONG SAID LINE, A DISTANCE OF 380.00 FEET; THENCE NORTH 88°51'19" WEST, A DISTANCE OF 392.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EAST COMMERCIAL DRIVE (60.00 FEET WIDE); THENCE NORTH 0°55'28" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 220.00 FEET; THENCE NORTH 89°04'32" EAST, A DISTANCE OF 360.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SAID TRACT OR PARCEL ALSO BEING DESCRIBED AS THE NORTHERLY 100.00 FEET OF SAID TRACT 13, SOUTH COMMERCIAL PARK, AN UNRECORDED SUBDIVISION, LYING IN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

PARCEL 2:
A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (S1/2) OF THE NORTH HALF (N1/2) OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 25, BEING ALSO THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 04'32" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, FOR A DISTANCE OF 193.80 FEET TO A POINT ON THE WEST LINE OF THE "OLD S.A.L. RAILROAD RIGHT-OF-WAY"; THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 04'32" WEST, FOR A DISTANCE OF 446.71 FEET; THENCE NORTH 00 DEGREES 55'28" EAST, FOR A DISTANCE OF 341.83 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH COMMERCIAL DRIVE (60 FEET WIDE) AS BUILT AND IN USE AND SHOWN ON AN UNRECORDED PLAT OF "SITE PLAN OF SOUTH COMMERCIAL PARK", SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.00 FEET, SAID POINT BEARS SOUTH 11 DEGREES 24'08" EAST FROM THE RADIUS POINT; THENCE NORTHEAST AND NORTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79 DEGREES 31'18", AN ARC DISTANCE OF 157.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55'28" WEST, FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00 DEGREES 55'28" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89 DEGREES 04'32" EAST, A DISTANCE OF 359.52 FEET TO THE WEST LINE OF SAID "OLD S.A.L. RAILROAD RIGHT-OF-WAY"; THENCE SOUTH 00 DEGREES 39'06" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 04'32" WEST, A DISTANCE OF 358.95 FEET TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 125124 PANEL: 0436 SUFFIX: G F.I.R.M.
DATE: FLOOD ZONE: X FIELD WORK: 3/29/2022

CERTIFIED TO:
HEMINGWAY BUSINESS PARK, LLC;
TITLE UNLIMITED OF FLORIDA, LL;
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
2238/2244 HEMINGWAY DRIVE
FORT MYERS, FL 33912

SURVEY NUMBER: 530435
CLIENT FILE NUMBER: 22-0079

SYMBOL DESCRIPTIONS:

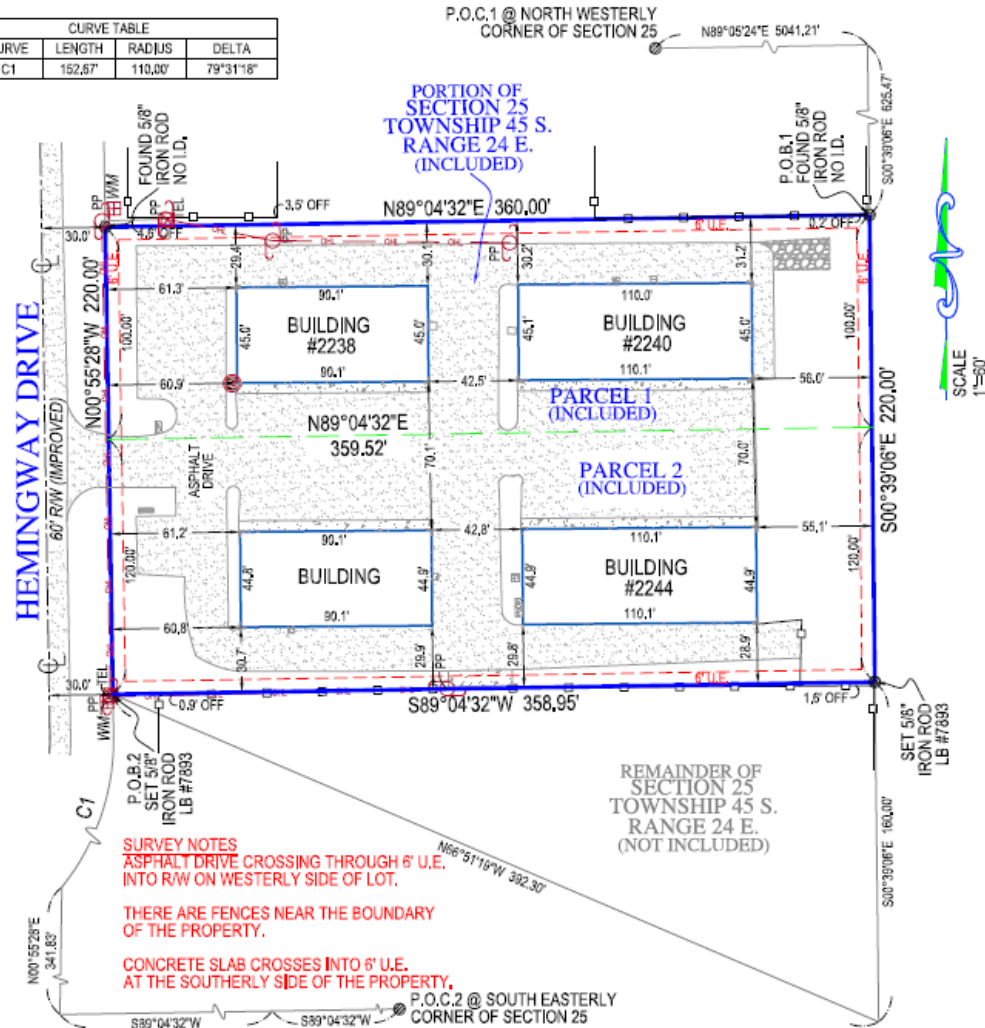
- CATCH BASIN
- CENTERLINE ROAD
- COVERED AREA
- EXISTING ELEVATION
- HYDRANT
- MANHOLE
- METAL FENCE
- MBC FENCE
- PROPERTY CORNER
- UTILITY BOX
- UTILITY POLE
- WATER METER
- WELL
- WOOD FENCE

ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- C CENTERLINE
- Δ DELTA ANGLE
- I.D. IDENTIFICATION
- L LENGTH
- LB LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.H. OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.K. PARKER KILON NAIL
- P.R.C. POINT OF REVERSE CURVE
- PSM PROFESSIONAL SURVEYOR MAPPER
- P.T. POINT OF TANGENCY
- R RADIUS
- R.W. RIGHT OF WAY

PAGE 1 OF 1 BOUNDARY SURVEY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	152.67'	110.00'	79°31'18"



SURVEY NOTES
ASPHALT DRIVE CROSSING THROUGH 6' U.E. INTO R/W ON WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

CONCRETE SLAB CROSSES INTO 6' U.E. AT THE SOUTHERLY SIDE OF THE PROPERTY.

P.O.C.2 @ SOUTH EASTERLY CORNER OF SECTION 25

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

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STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

TARGET
SURVEYING, LLC

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE OF THE SURVEYOR.

(SIGNED) OSBORNE
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415