

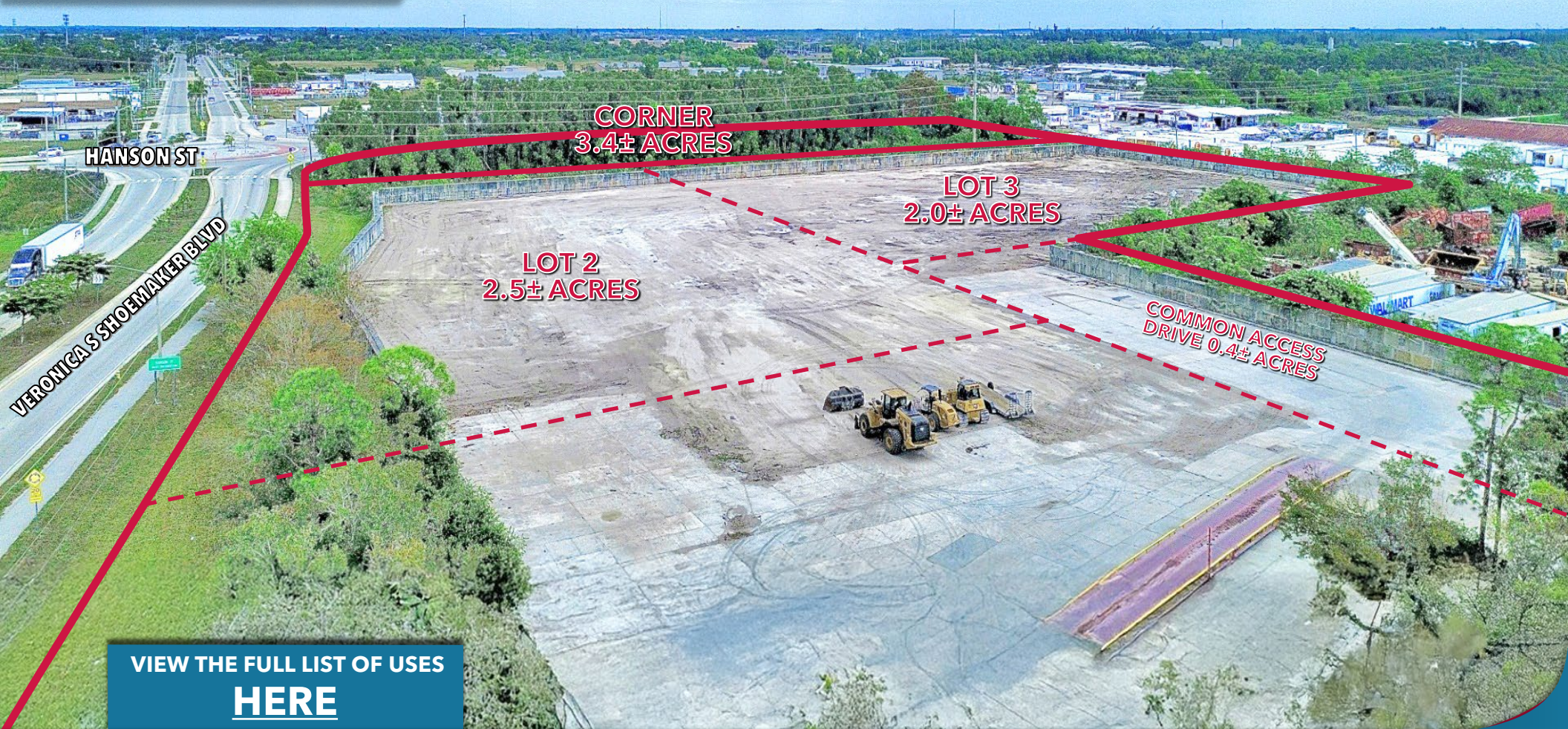
3700, 3750 & 3800 VERONICA S SHOEMAKER BLVD

FORT MYERS, FL 33916

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR SALE, BUILD-TO-SUIT OR GROUND LEASE

**NOW READY FOR
OCCUPANCY!**

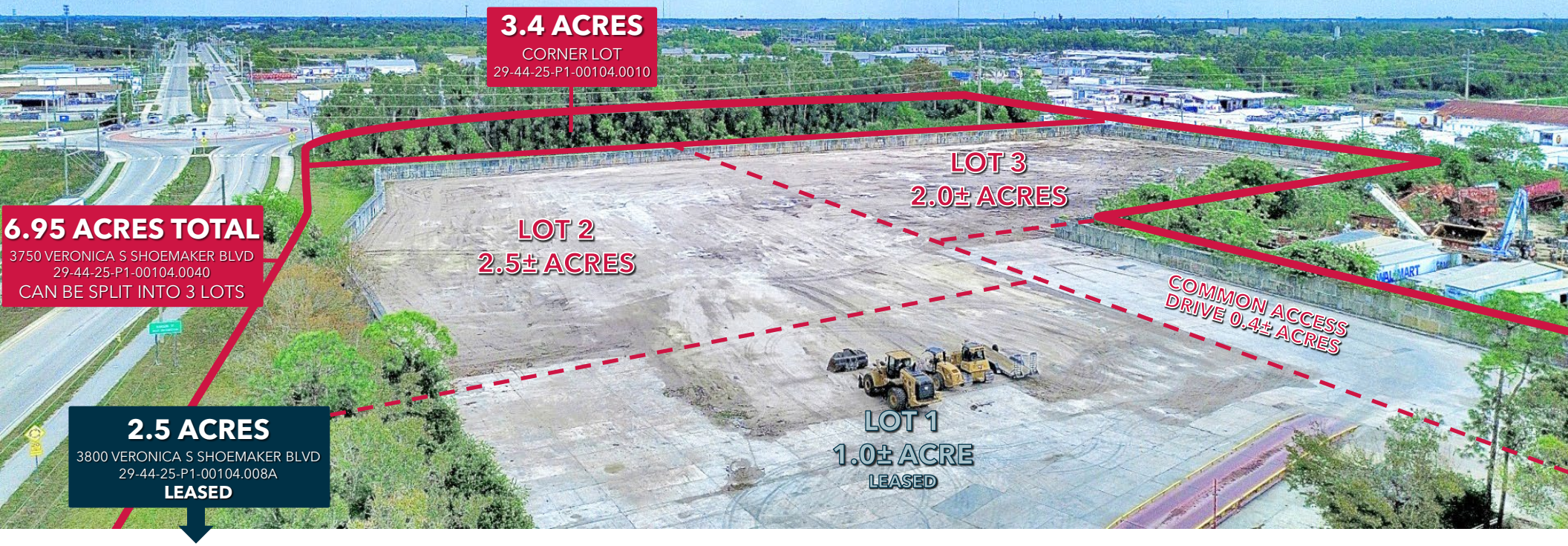


VIEW THE FULL LIST OF USES
HERE

YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



NOW READY FOR OCCUPANCY!



3.4 ACRES

CORNER LOT
29-44-25-P1-00104.0010

6.95 ACRES TOTAL

3750 VERONICA S SHOEMAKER BLVD
29-44-25-P1-00104.0040
CAN BE SPLIT INTO 3 LOTS

2.5 ACRES

3800 VERONICA S SHOEMAKER BLVD
29-44-25-P1-00104.008A
LEASED

LOT 3

2.0± ACRES

LOT 2

2.5± ACRES

**COMMON ACCESS
DRIVE 0.4± ACRES**

LOT 1

**1.0± ACRE
LEASED**

ADDRESS: 3700, 3750, & 3800 VERONICA S SHOEMAKER BLVD
FORT MYERS, FLORIDA 33916

LOCATION: SEC OF VERONICA S SHOEMAKER BOULEVARD & HANSON STREET

LAND SIZE:

- 3700: 3.4± ACRES (Corner Lot)
- 3750: 6.95± ACRES
 - LOT 1: 1.0± USABLE ACRES - CURRENTLY LEASED
 - LOT 2: 2.5± USABLE ACRES
 - LOT 3: 2.0± USABLE ACRES
- 3800: 2.5± ACRES
 - CURRENTLY LEASED

CURRENT USE: OPEN STORAGE YARD

IMPROVEMENTS: CONCRETE BLOCK WALL/FENCE

ZONING: IL - LIGHT INDUSTRIAL (Click here for uses)

STRAP NUMBERS: 29-44-25-P1-00104.0010 (3.40 ACRES)
29-44-25-P1-00104.0040 (6.95 ACRES)
29-44-25-P1-00104.008A (2.50 ACRES)

AVAILABLE LOTS

FOR GROUND LEASE OR BUILD-TO-SUIT

Lots shown are for ground lease/BTS configuration purposes only

- **3700: 3.4± Acres (Corner Lot)**

- **3750: 6.95± Acres Total**

- Lot 1: 1.0± Acres - Leased
- Lot 2: 2.5± Acres
- Lot 3: 2.0± Acres

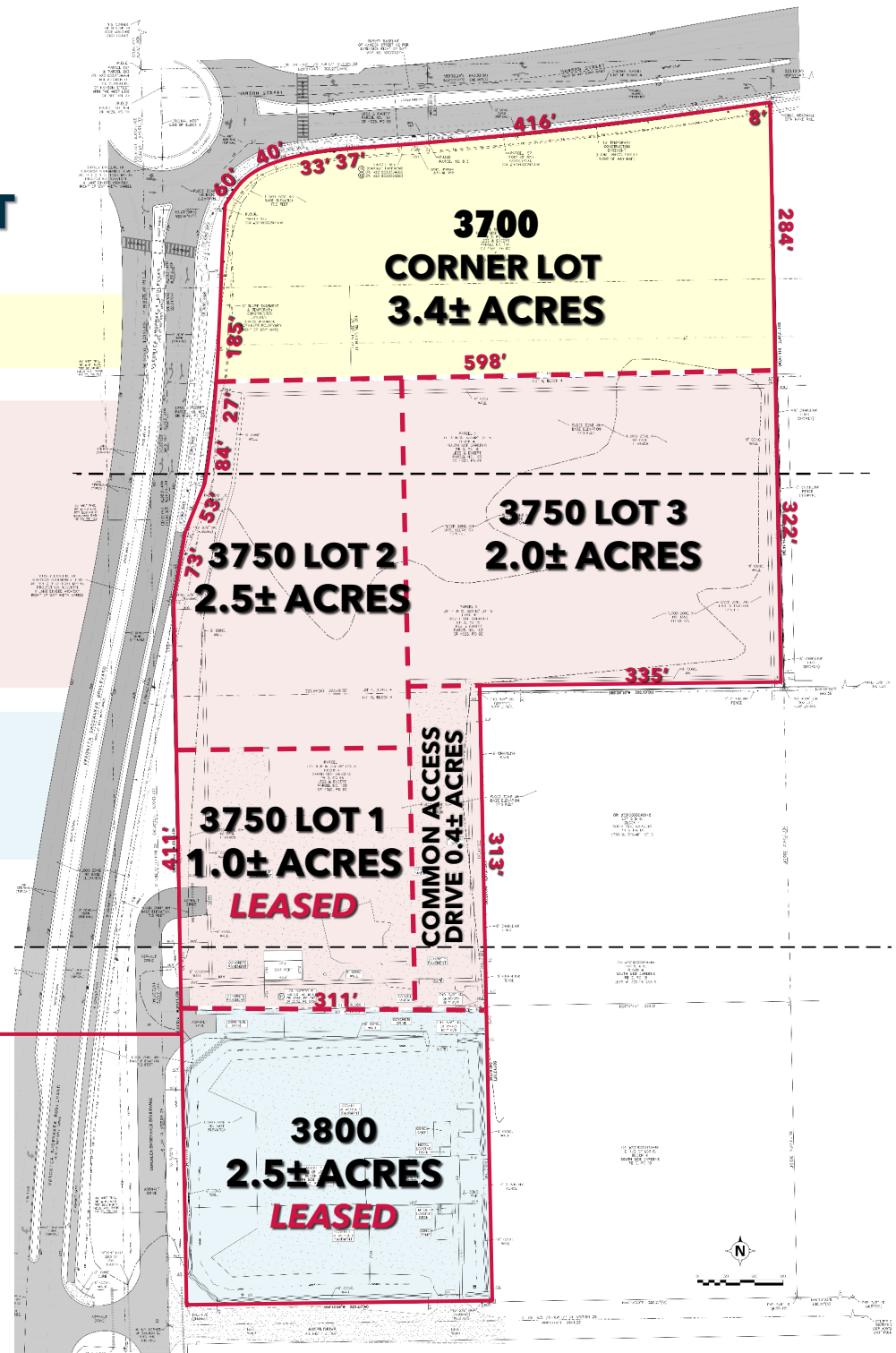
- **3800: 2.5± Acres**

- Leased

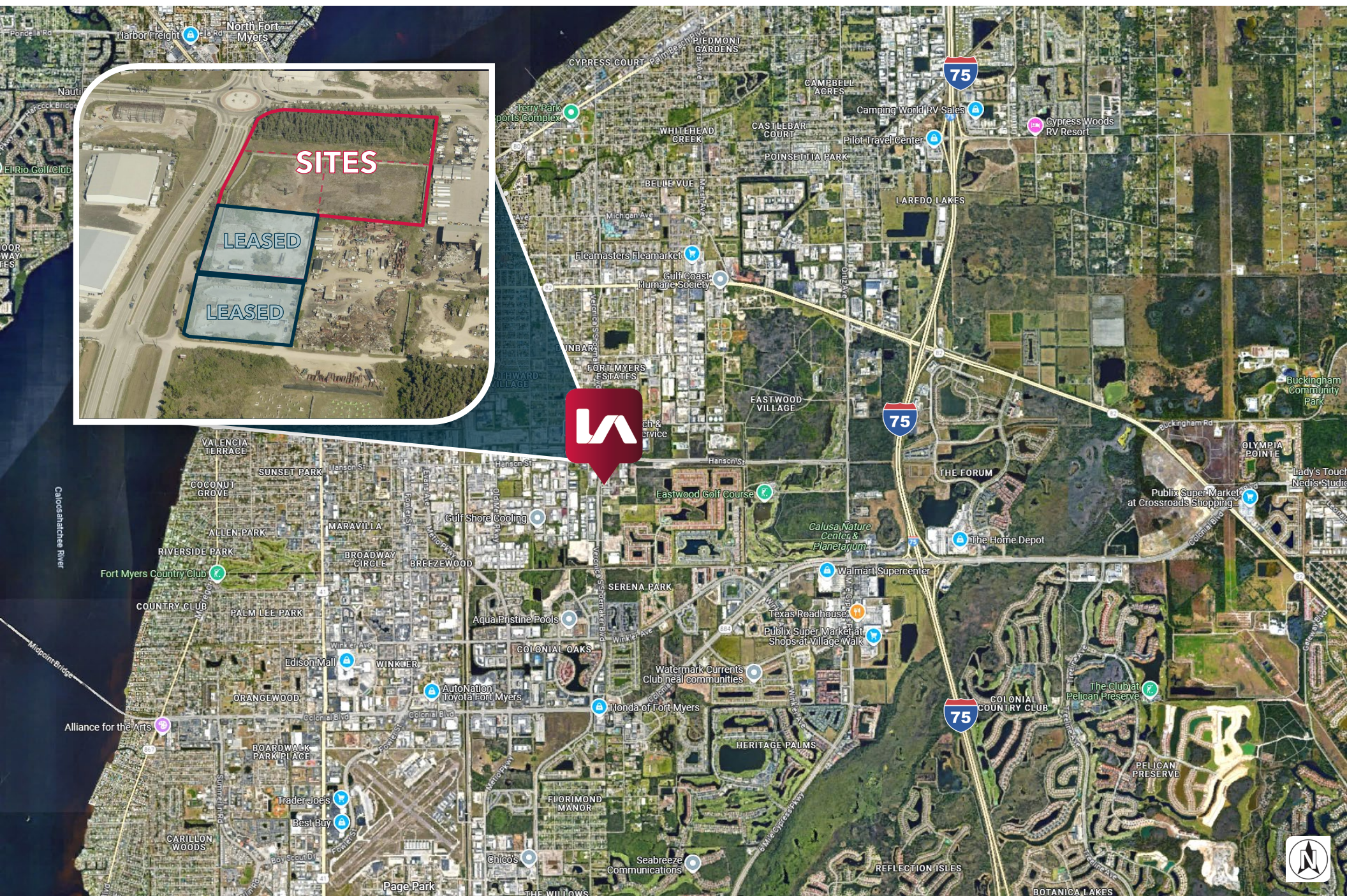
FOR SALE

Individual lots are not available for separate sale.

- **Entire 12.85± Acre Assemblage Only
(3700, 3750 & 3800 Lots)**



AERIAL OVERVIEW



3700, 3750 & 3800 VERONICA S SHOEMAKER BLVD

FORT MYERS, FL 33916

MARKET ADVISORS



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