



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**17430 EAST STREET**

2,880± SQ. FT. WAREHOUSE SPACE FOR LEASE - NORTH FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 17430 East Street  
North Fort Myers, FL 33917

**County:** Lee

**Property Type:** Improved Industrial

**Building Size:** 6,000± Sq. Ft.

**Unit Size:** 2,880± Sq. Ft.

**Zoning:** Light Industrial (IL)

**STRAP Number:** 21-43-25-04-00000.0020

LEASE RATE:  
**\$14.00 NNN + CAM**  
\$3,360/month

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

## SALES EXECUTIVES



**Alec Burke, CCIM**  
Sales Associate



**Logan Holley**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Alec Burke, CCIM** - [aburke@lsicompanies.com](mailto:aburke@lsicompanies.com)

**Logan Holley** - [lholley@lsicompanies.com](mailto:lholley@lsicompanies.com)

(239) 489-4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## PROPERTY HIGHLIGHTS

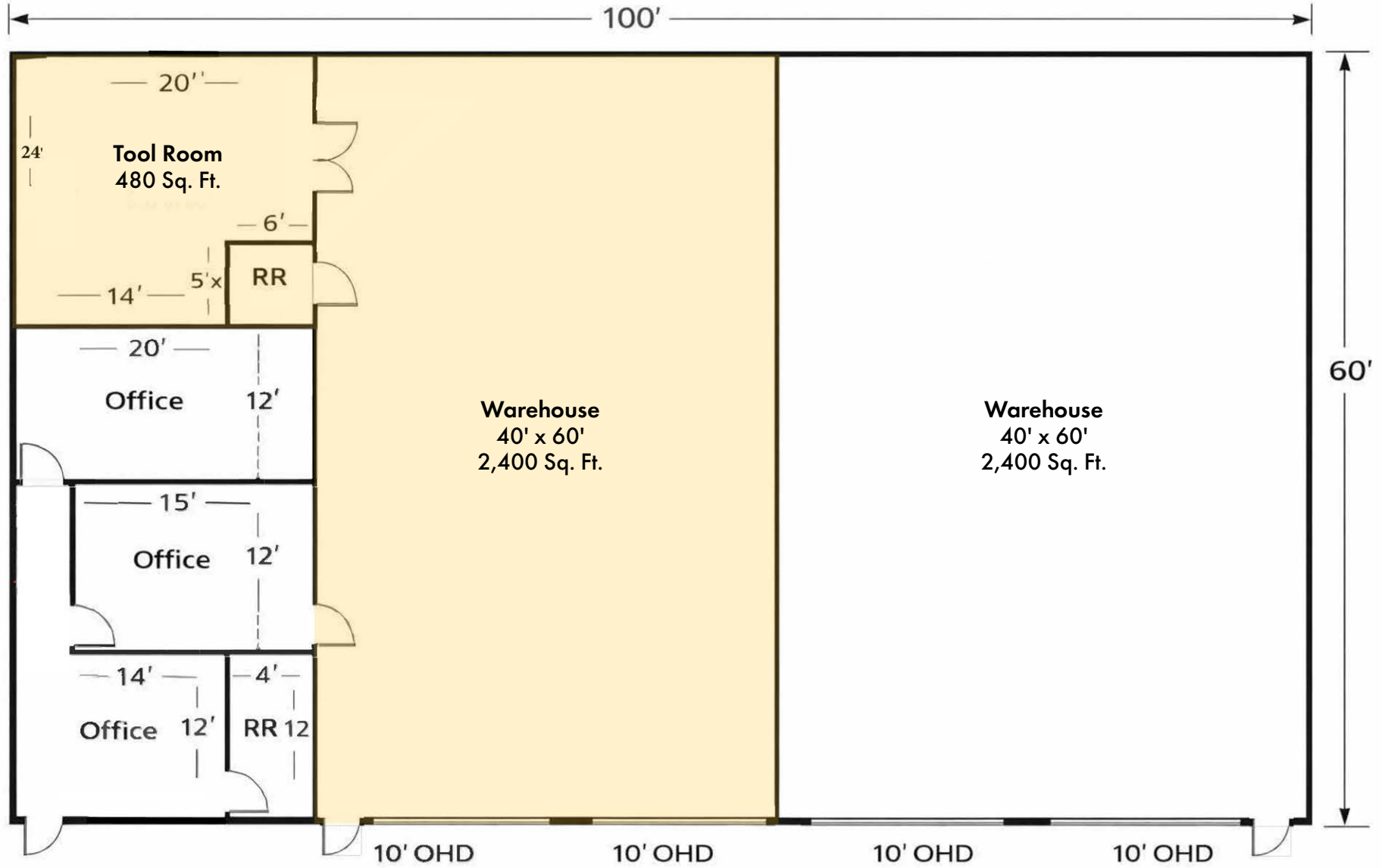
- Exceptionally well maintained warehouse space
- 2,880 Sq. Ft. available, including:
  - Two overhead doors
  - 2,400 Sq. Ft. warehouse
  - Tool room & private restroom
- Situated in the I-75/Bayshore Road Industrial Park
- Less than 1 mile from I-75
- Ample parking with additional laydown/outdoor storage space available
- Fully fenced with security system in place
- Light Industrial zoning allows for a wide variety of uses
- Easy access to service all of Lee and Charlotte County
- Ideal for contractor and trade services, light manufacturing, and regional distribution



## PROPERTY INTERIOR



# FLOOR PLAN



# PROPERTY AERIAL



# PROPERTY AERIAL



BRIGHTWATER

INTERSTATE 75 I-75 - AADT 64,500±

revolution cable park

GATOR GYPSUM

OLYMPIA BUILDING SUPPLIES

ATP GRANITE

Academy Home Kitchen & Bath

EAST STREET



# PROPERTY AERIAL



DOWNTOWN  
FORT MYERS

Caloosahatchee River

TRESSEL ROAD

MARY LOU'S  
FEED, TACK, & WESTERN WEAR

BAYSHORE ROAD - AADT 26,500±

RAYMOND  
BUILDING SUPPLY

Academy Home  
Kitchen & Bath

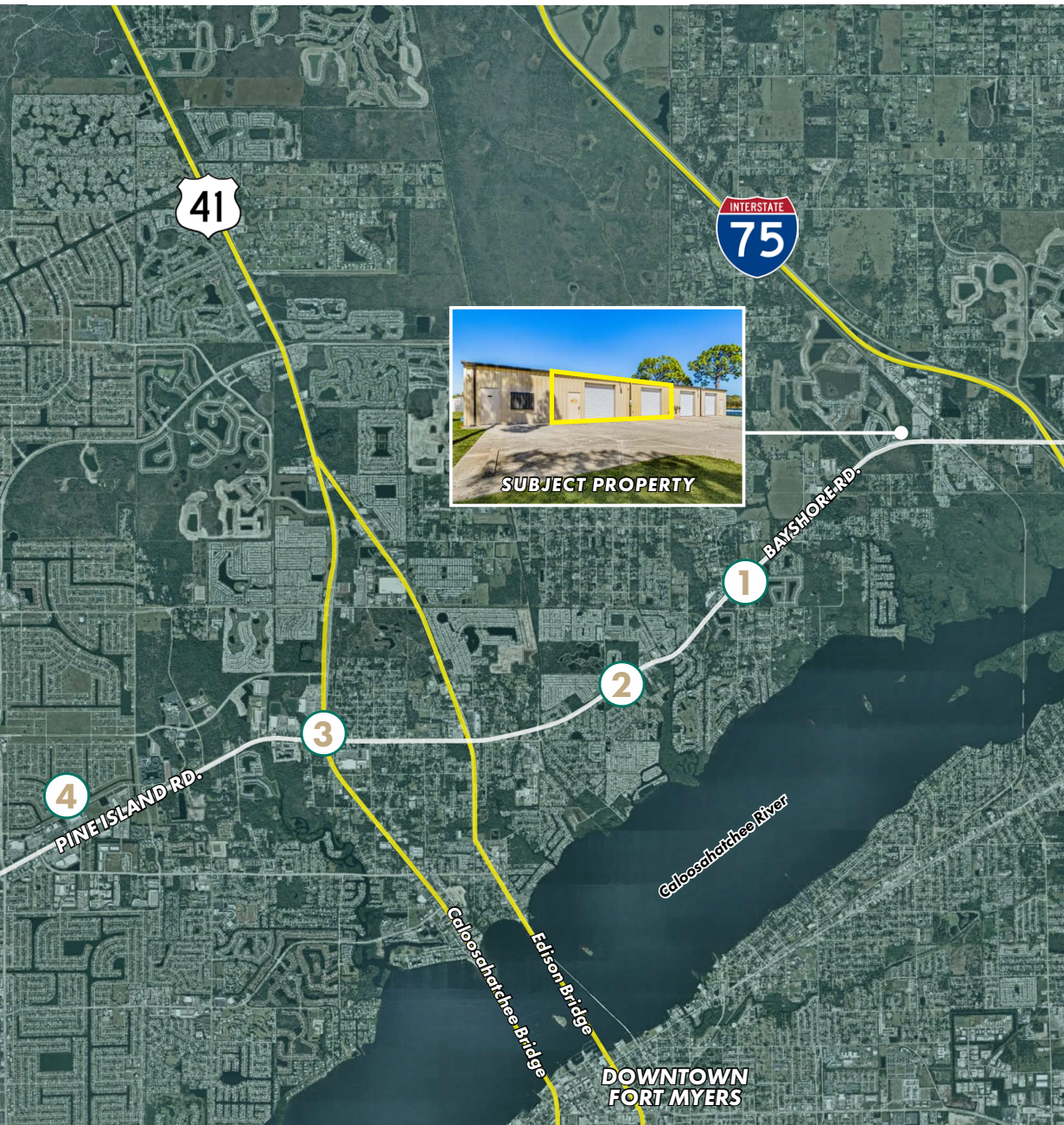
revolution  
cable park

ATP  
GRANITE

EAST STREET



# RETAIL MAP



## 1. EAGLE LANDING



## 2. BAYSHORE ROAD



## 3. MERCHANT'S CROSSING SHOPPING CENTER



## 4. NORTHPOINT & CORAL WALK SHOPPING CENTER



## LOCATION

### LOCATION HIGHLIGHTS

- 0.9± miles to I-75
- 4.8± miles to US-41
- 7.9± miles to Downtown Fort Myers
- 8± miles to Cape Coral
- 8.3± miles to SWFL International Airport (RSW)
- 22± miles to Downtown Punta Gorda



SUBJECT PROPERTY



# LSI

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## COMPANIES

LSICOMPANIES.COM

### LIMITATIONS AND DISCLAIMERS

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