



# 2585 Fourth St

Fort Myers, FL 33901

## Property Features

- 26' max clear height in warehouse
- Updated HVAC system
- Security system in place and fully fenced site
- 3-Phase power and updated electrical
- Four (4) new overhead doors – 2 in front w/ remote opening
- Operational cost savings through solar panels on new TPO – 2" insulated roof
- Ample storage including mezzanine
- Perfect for owner-users, light manufacturing operators, contractors, and service-based industrial users

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|               |            |
|---------------|------------|
| Building area | ± 8,000 SF |
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|-----------|-----------------------|
| Land Area | ± 0.51 AC / 22,216 SF |
|-----------|-----------------------|

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|               |                |
|---------------|----------------|
| Property Type | Flex Warehouse |
|---------------|----------------|

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|------------|-------------------------|
| Year Built | 1980 – Renovated 2024/5 |
|------------|-------------------------|

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|        |              |
|--------|--------------|
| Zoning | Urban Center |
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|           |                    |
|-----------|--------------------|
| Submarket | City of Fort Myers |
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For more information:

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## Central location:

Ideally positioned in the heart of Fort Myers, 2585 Fourth Street offers a highly central location just minutes from Downtown, major business corridors, and key amenities. The property benefits from convenient access to US-41 and nearby arterial roads, making it easily reachable for clients, customers, and employees alike.

### 2025 Demographics

|                                           | 1-Mile   | 3-Miles  | 5-Miles  |
|-------------------------------------------|----------|----------|----------|
| <b>Total Population</b>                   | 8,427    | 61,107   | 152,771  |
| <b>Total Households</b>                   | 3,926    | 25,121   | 62,993   |
| <b>Annual Population Growth 2025-2030</b> | 2.2%     | 1.8%     | 1.9%     |
| <b>Average Household Income</b>           | \$59,666 | \$71,439 | \$78,845 |
| <b>Median Age</b>                         | 43.4     | 40.6     | 42.7     |

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