

# FOR SALE OR LEASE

10,598 SF INDUSTRIAL WAREHOUSE FACILITY ON 0.99 AC

5600 ZIP DRIVE, FORT MYERS, FLORIDA 33905



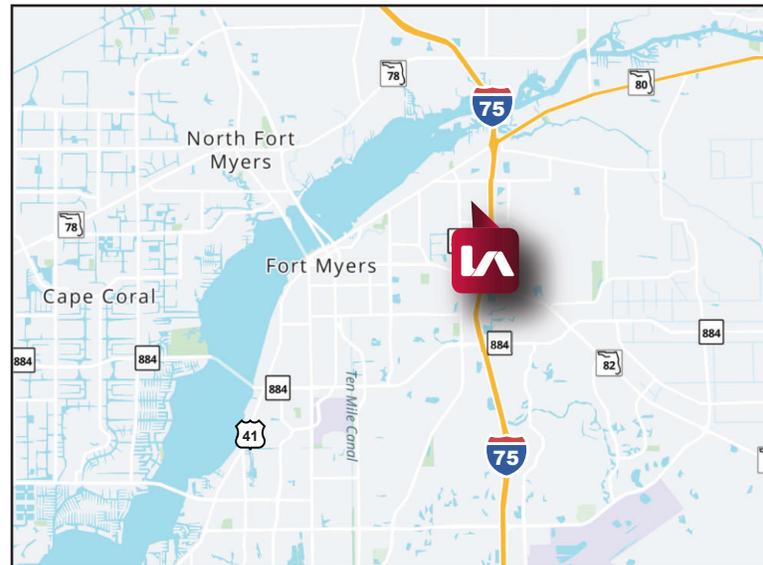
- **BUILDING SIZE:** 10,598± SF
- **LAND SIZE:** 0.99± AC
- **ASKING PRICE:** \$2,490,000
- **LEASE RATE:** \$15.00 / SF NNN
- **CAM:** \$4.00 / SF
- **ZONING:** IPD ([click here for uses](#))

## PROPERTY FEATURES

- Single-Tenant Industrial Warehouse
- Two (2) Grade-Level Doors
- 20' Clear Height
- Twenty (20) Parking Spaces

## PROPERTY HIGHLIGHTS

Located in the heart of Fort Myers' industrial corridor, this well-maintained ±10,598 SF property (built 2003) offers an ideal mix of office (2,000 SF) and warehouse space (8,598 SF) with easy access to I-75 and major commercial routes. The fully air-conditioned office area features nine (9) private offices, a reception/foyer, two (2) restrooms, and a kitchenette. The warehouse boasts a large open floor plan with high ceilings, two oversized bay doors, a mezzanine for extra storage, and an air-conditioned storage closet or private office. Dual 3-phase 200-amp services support a range of operations. Perfect for contractors, logistics, light manufacturing, or any growing business.



Please Contact:

**Gary Barlow**  
Senior Vice President

📞 **239.877.4980**  
✉️ [gbarlow@lee-associates.com](mailto:gbarlow@lee-associates.com)

**Brock Rasmussen**  
Principal

📞 **239.209.0458**  
✉️ [brasmussen@lee-associates.com](mailto:brasmussen@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

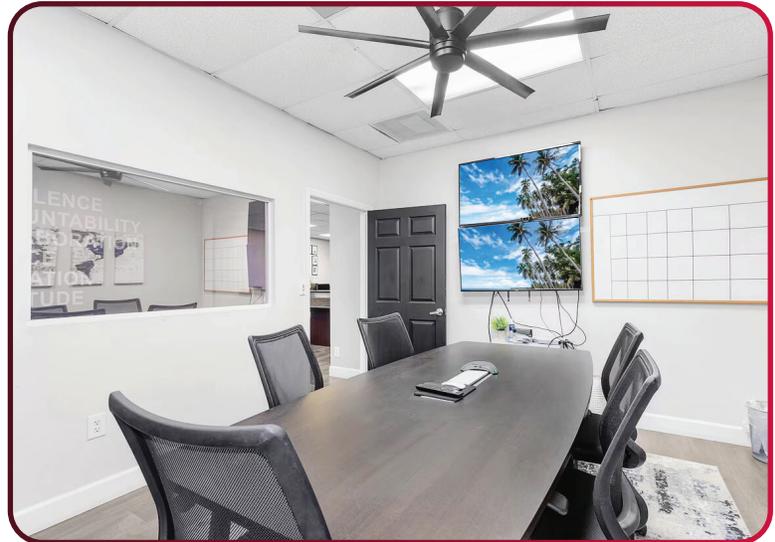
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | [Lee-FL.com](http://Lee-FL.com)



# FOR SALE OR LEASE

## 10,598 SF INDUSTRIAL WAREHOUSE FACILITY ON 0.99 AC

5600 ZIP DRIVE, FORT MYERS, FLORIDA 33905



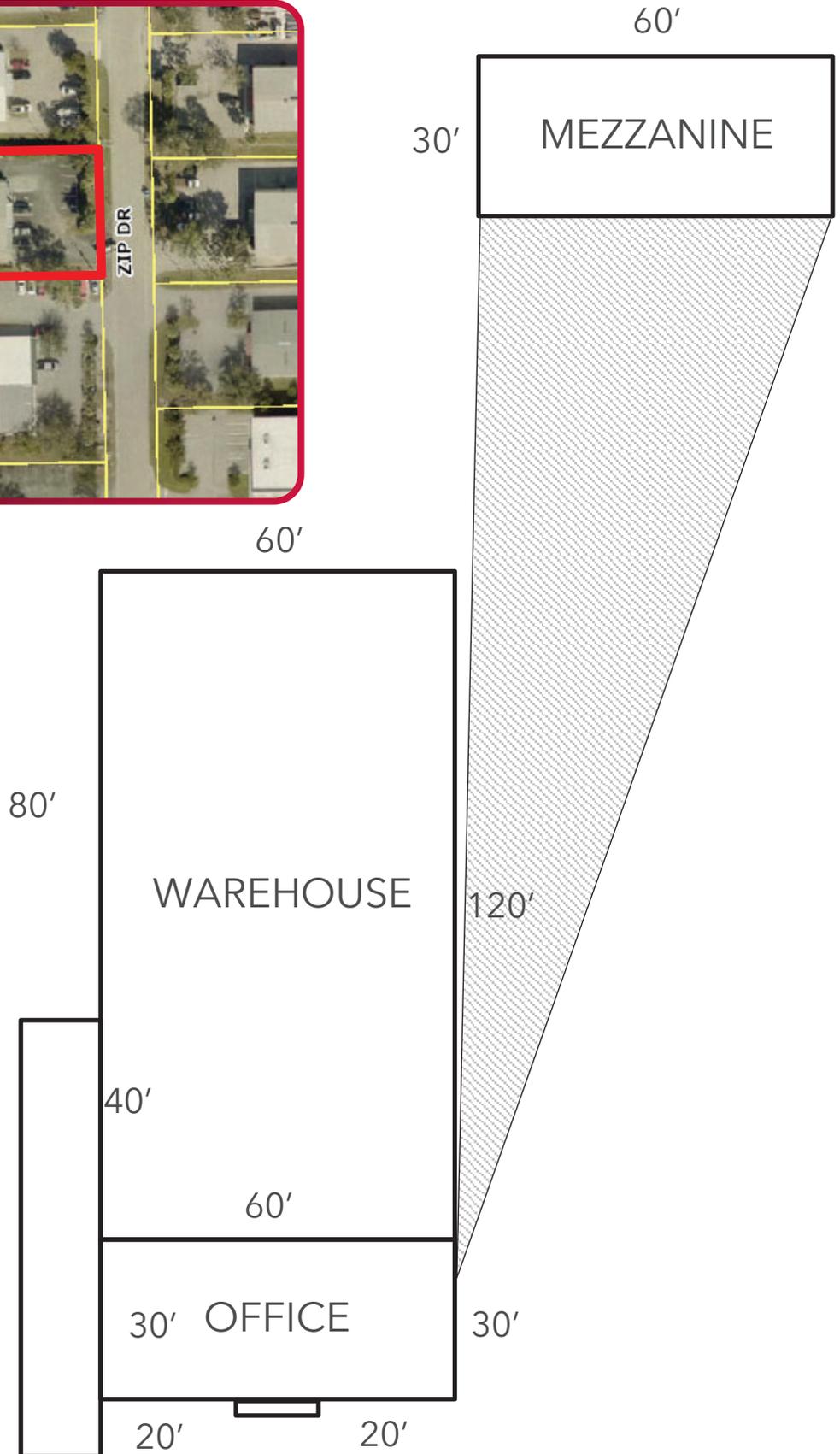
YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com

# FOR SALE OR LEASE

10,598 SF INDUSTRIAL WAREHOUSE FACILITY ON 0.99 AC

5600 ZIP DRIVE, FORT MYERS, FLORIDA 33905



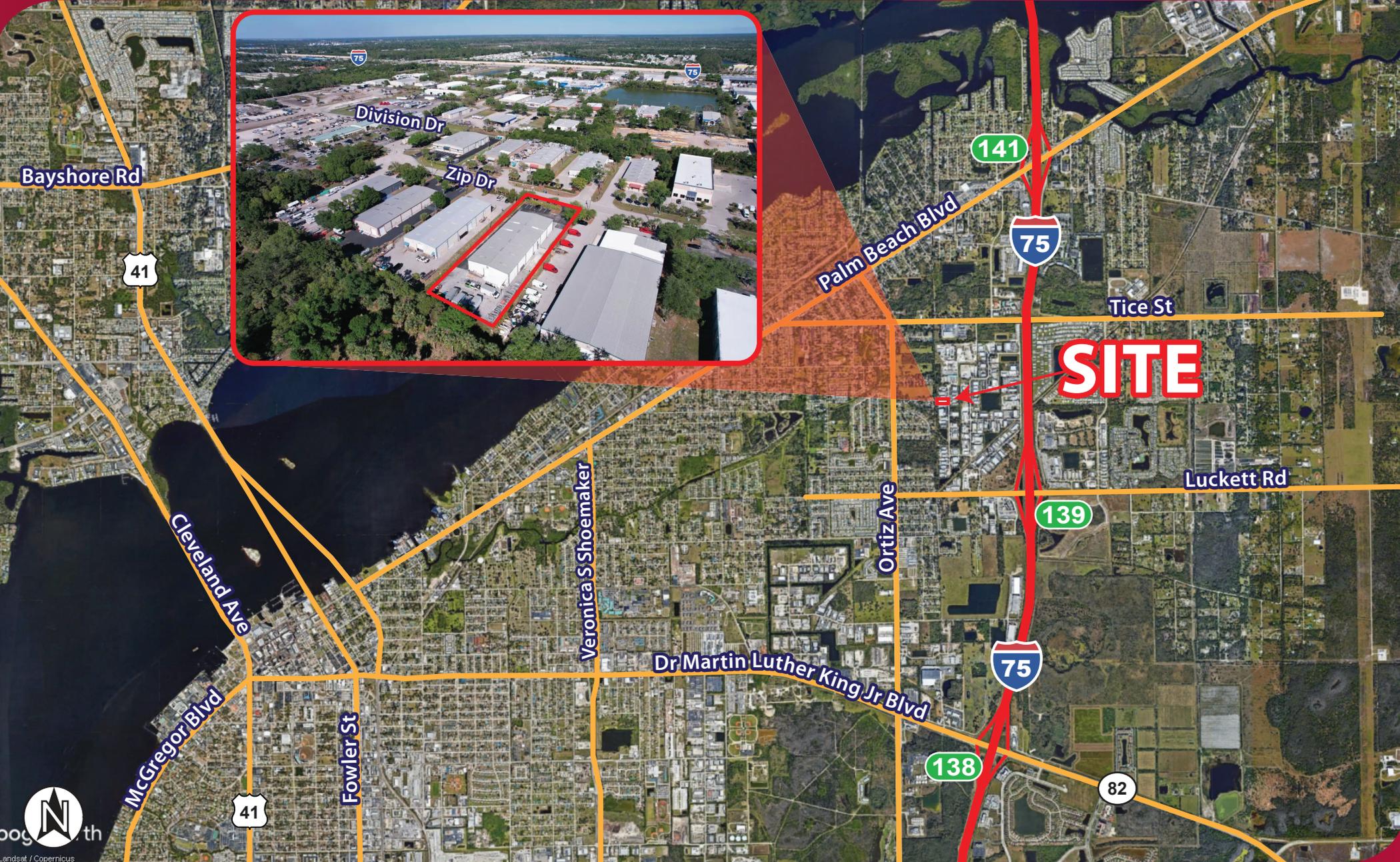
YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com

# FOR SALE OR LEASE

10,598 SF INDUSTRIAL WAREHOUSE FACILITY ON 0.99 AC

5600 ZIP DRIVE, FORT MYERS, FLORIDA 33905



YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com