

10,000 –  
119,000 SF +  
Build-to-Suit +  
Outside Storage  
Opportunity

## Industrial Outside Storage with Heavy Industrial Zoning

- Size: 7.65 Acres
- Heavy Industrial (IH) Zoning  
(City of Fort Myers)
- Retail Frontage on Hanson Street
- Flat Topography / Efficient Site Layout
- Rail Available

Cell Towers to Be Removed





# 2835 Hanson Street, Fort Myers, FL 33916

CBRE





## Concept A-Proposed 30,000 sf building with +/- 5 acres of outside storage



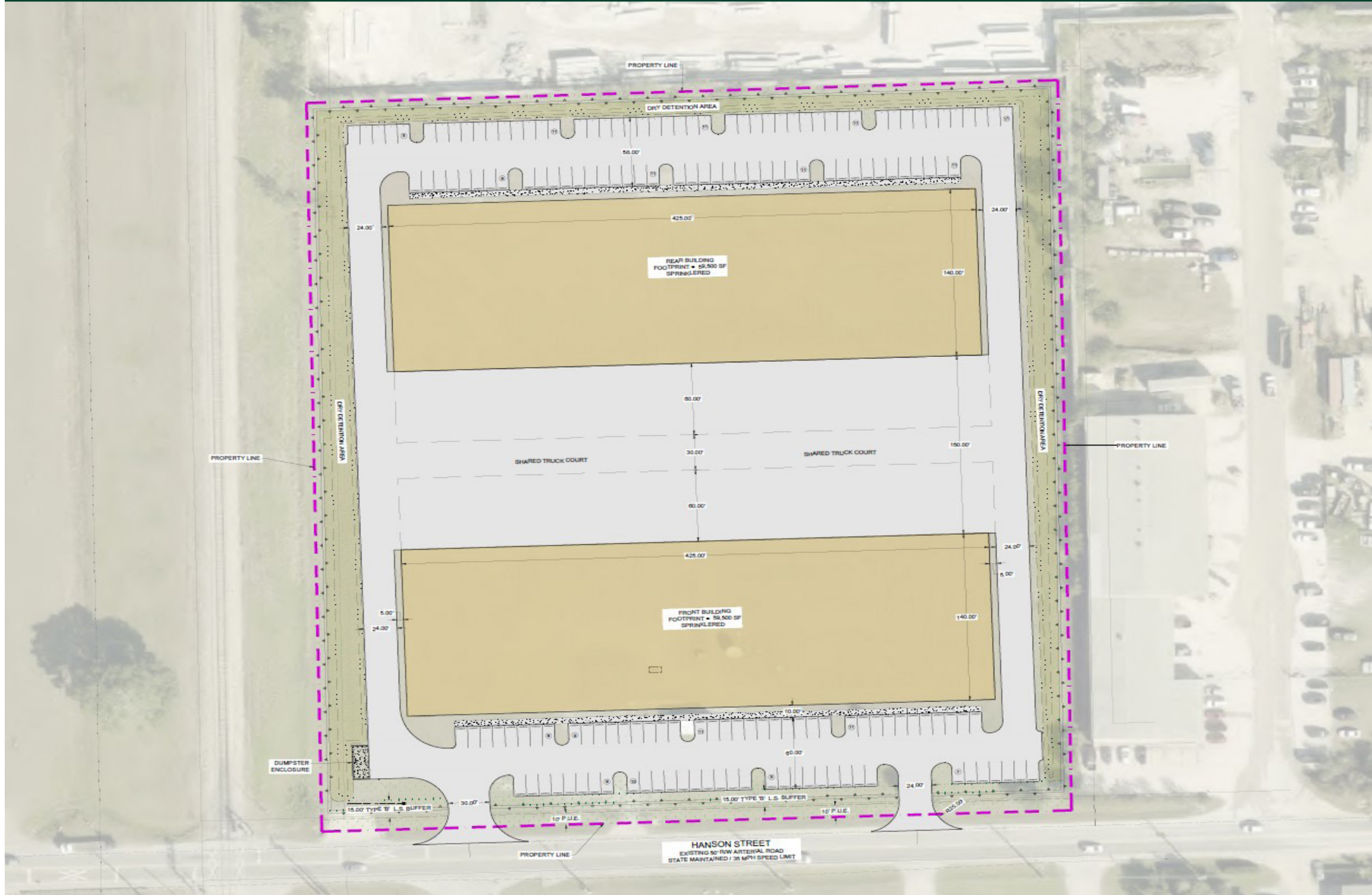


## Concept B- Two 10,000 sf buildings with +/- 2.5 acres of outside storage each



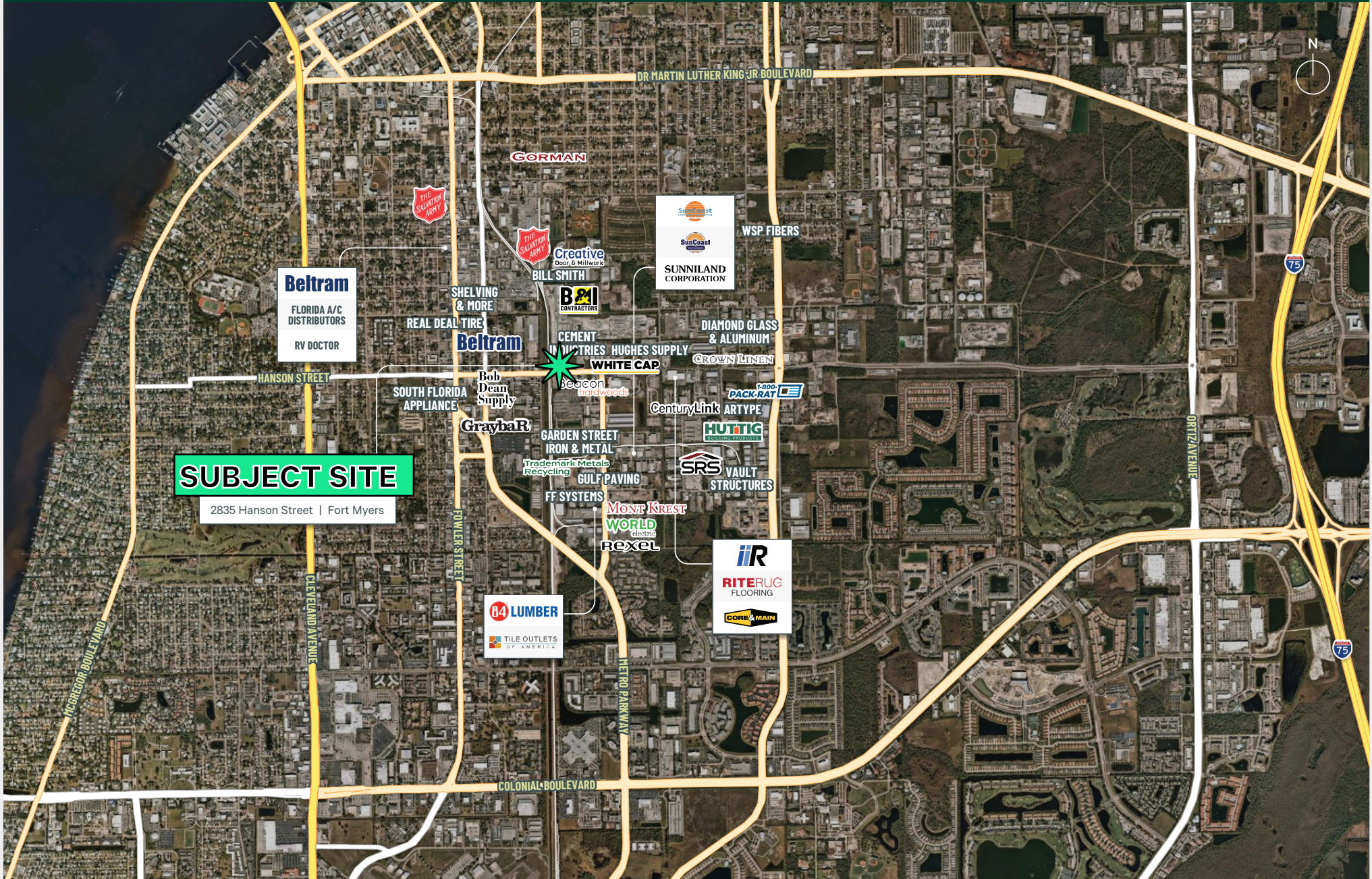


## Concept C-Two +/- 59,500 SF rear load buildings with shared truck court



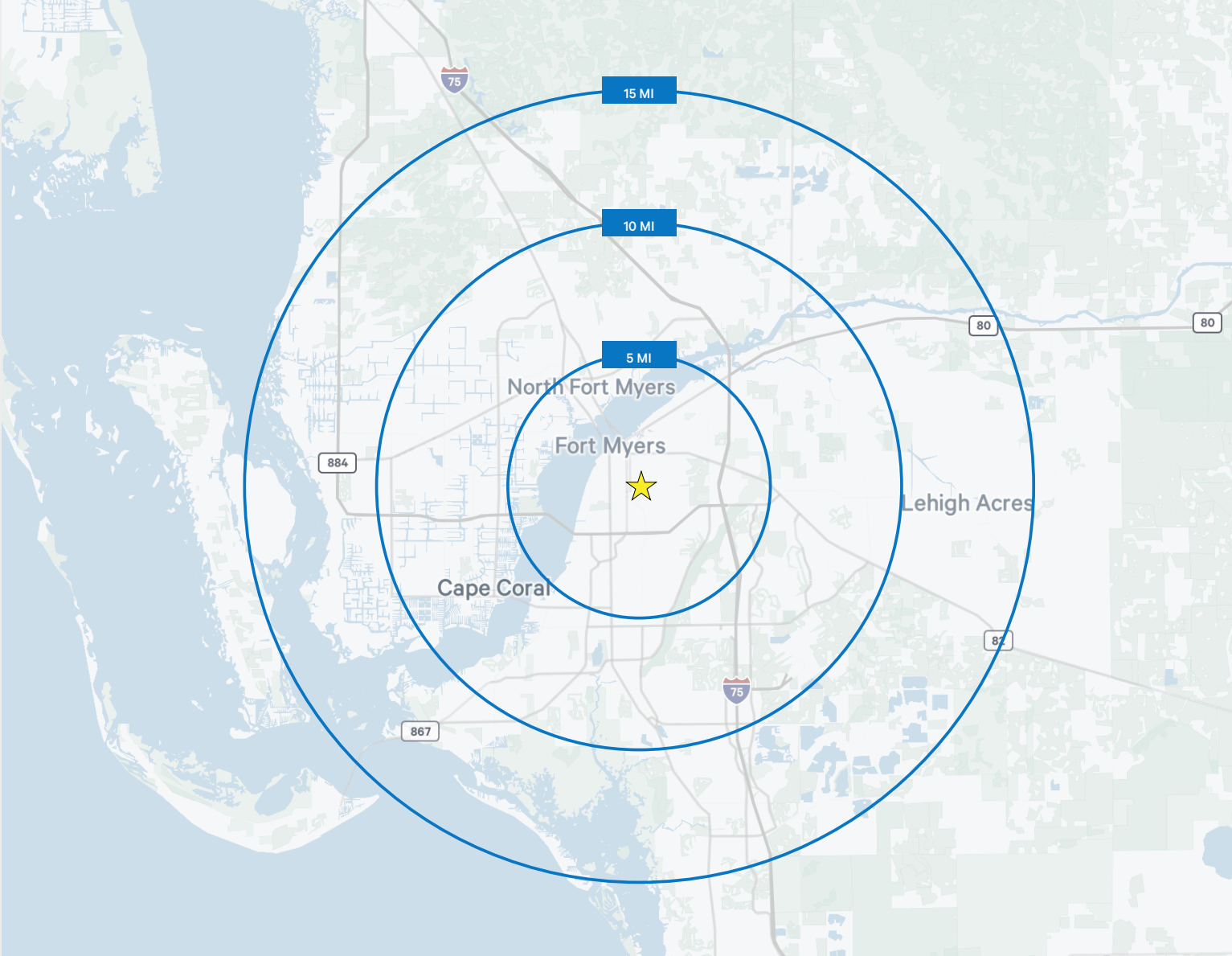


## Aerial Tenant Map-Strategic location





## Radius Map-Key distances from site



### KEY DISTANCES

#### US-41 (Tamiami Trail)

2.9 Miles | 6-9 Minutes

#### Interstate-75 (Exit 136)

3.2 Miles | 6-8 Minutes

#### Page Field Airport

3.2 Miles | 8-10 Minutes

#### Downtown Fort Myers

3.9 Miles | 8-10 Minutes

#### Southwest Florida International Airport

13.9 Miles | 18-20 Minutes

#### Miami

153 Miles | 150-180 Minutes





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