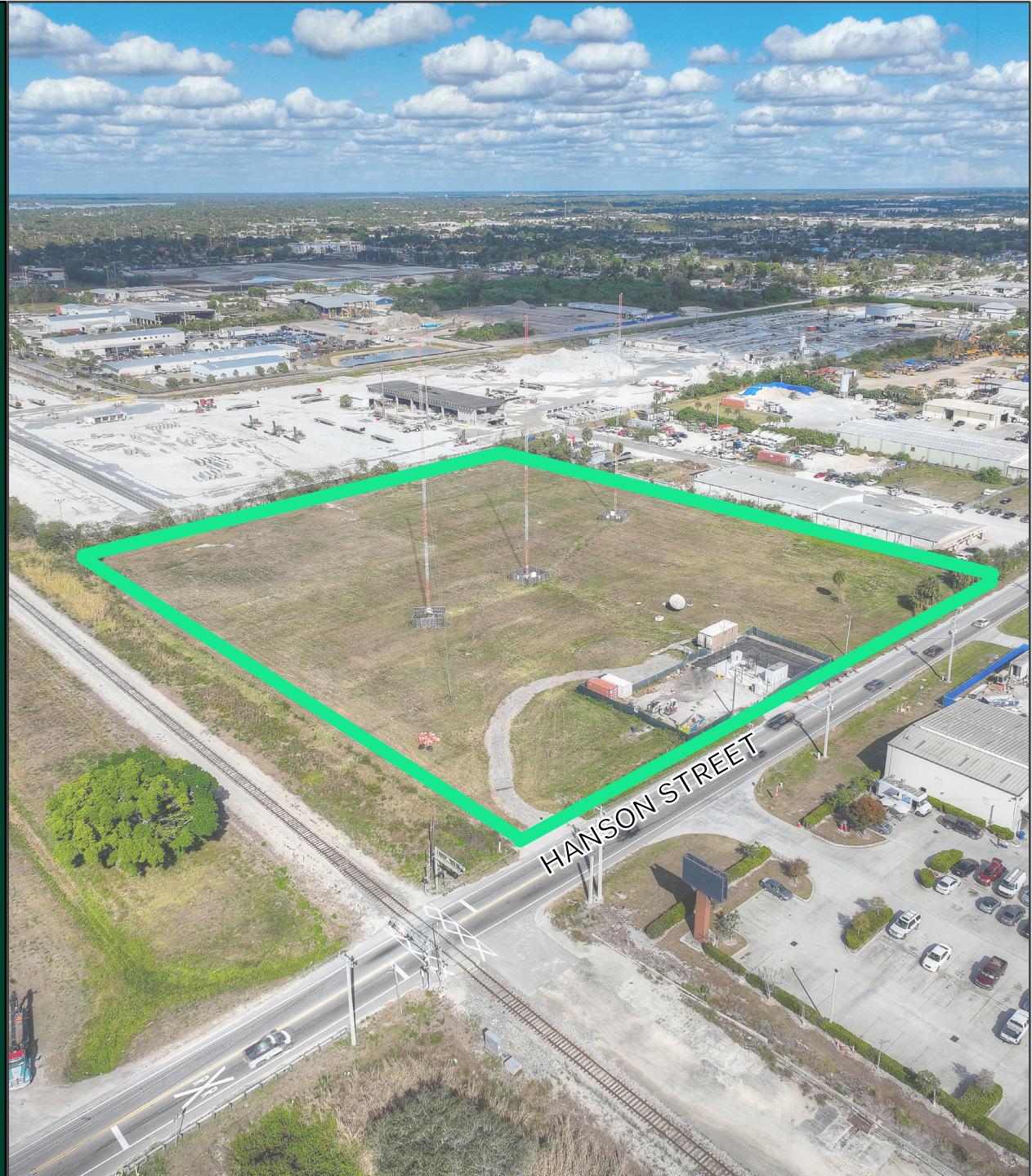


10,000 –
119,000 SF +
Build-to-Suit +
Outside Storage
Opportunity

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

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



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



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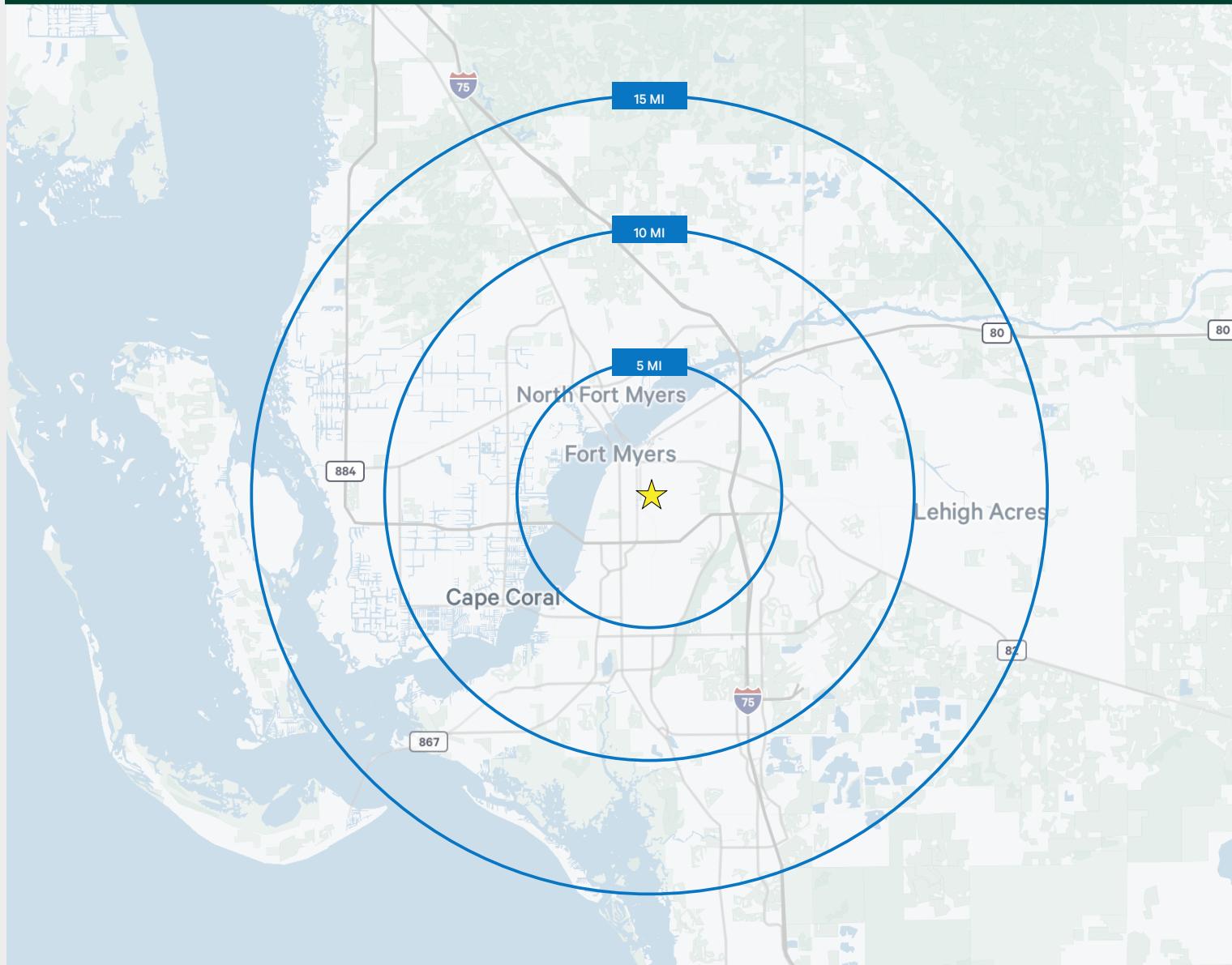
Concept C-Two +/- 59,500 SF rear load buildings with shared truck court



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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CBRE



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