



7050 PENNSYLVANIA STREET | FORT MYERS, FL 33912

2.50± ACRES OF YARD & OFFICE/WAREHOUSE

FOR SALE OR LEASE

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5,100± SF Office/Warehouse on 2.5± Acres with Secure Yard & Heavy Industrial Zoning.

This rare 5,100± SF office/warehouse sits on 2.5± acres and offers a versatile and secure setup ideal for a variety of industrial uses. The well-appointed office space features custom finishes, high ceilings, LED lighting, ten private offices, a large conference room, IT and storage rooms, and two restrooms. The warehouse includes two 10' x 10' overhead doors and a spacious rear canopy for additional covered work area. The fully fenced site includes exterior lighting, and ample yard space for equipment, materials, or fleet storage. Zoned IPD, the property allows for a wide range of heavy industrial uses such as composting, shredding, and vegetative processing. Contact the broker for a full list of permitted uses.

PROPERTY HIGHLIGHTS

5,100 Total Square Footage

Highly Secured Yard Storage

(2) 10 X 10 OH Doors

Partial Concrete Pads in Yard

Heavy Industrial Zoning (IPD)

Great Alico Road Location

Easy Access (Signalized Light)

200 AMP 120/240 VAC Power



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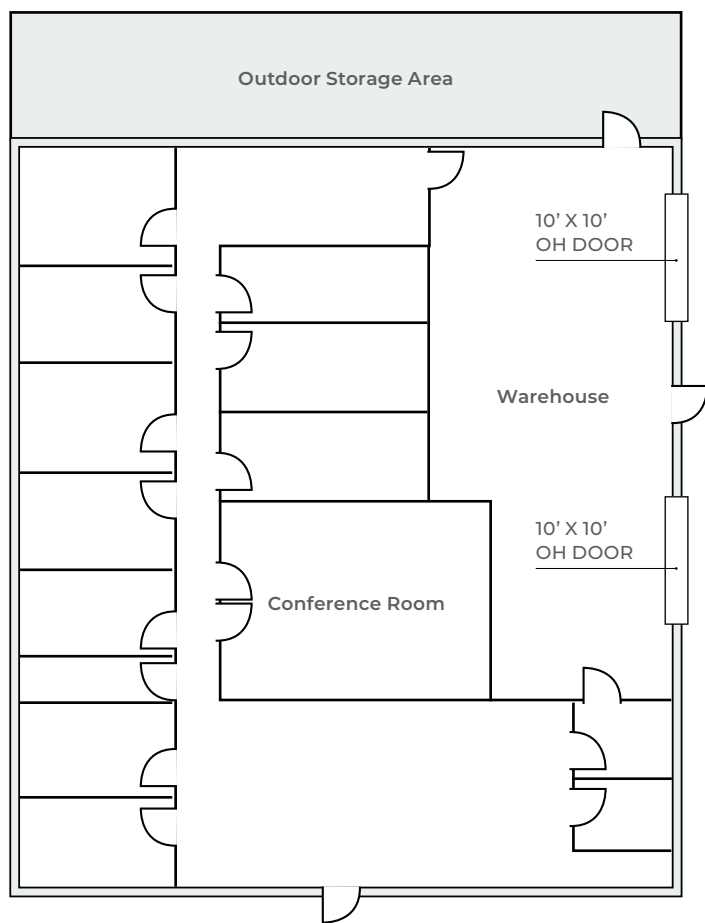
13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

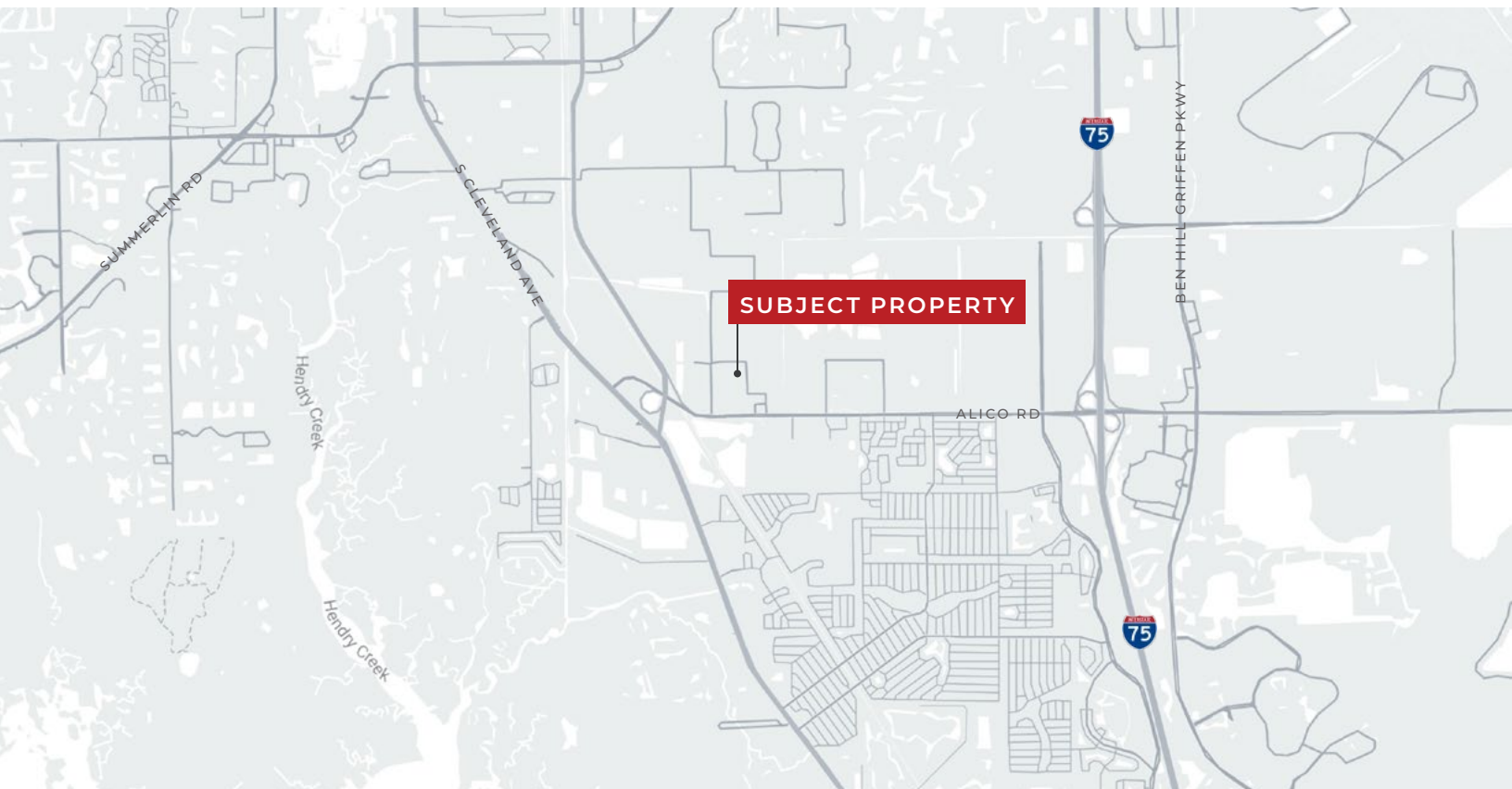
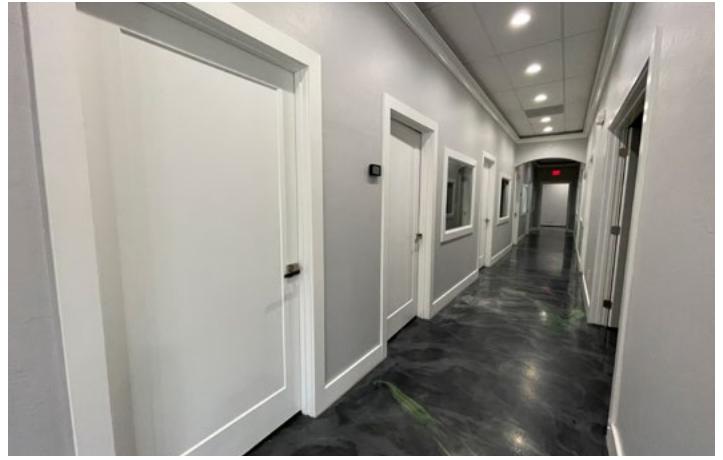
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PROPERTY DETAILS

MONTHLY LEASE RATE	\$16,500 + CAM/OPEX
LEASE TYPE	NNN
SALE PRICE	\$3,500,000
BUILDING SIZE	5,100± SF
YEAR BUILT	2000
PARCEL SIZE	2.5± acres
ZONING	IPD (Lee County)
PARCEL NUMBER	05-46-25-00-00004.0020
OH DOORS	2 (10' x 10')
CLEAR HEIGHT	12'±
SERVICE	200 AMP 120/240 VAC

FLOORPLAN





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