

FOWLER STREET FLEX PARK - BUILDING 3

2575 Fowler Street | Fort Myers, FL 33901

Value-Add Industrial Investment For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR



CALL FOR
PRICING



9,760 SF
BUILDING SIZE



0.5 AC
LOT SIZE



CI
ZONING



1980 / 2025
BUILT / REN

- 9,760 SF value-add, in-fill industrial investment with strong partial income in Fort Myers.
- Surrounded by limited comparable flex inventory and offering near-term upside.
- Fronting Fowler St (26,300 AADT), near Downtown Fort Myers with access to US-41 & I-75.
- The front retail showroom is currently leased to an auto sales tenant.
- The rear portion of the building is vacant and includes approx. 2,080 SF warehouse with (2) overhead roll up doors and approx. 3,840 SF of mezzanine storage.
- Ample parking and yard area, supporting a wide range of commercial and industrial uses.



5-MILE POPULATION

152,852



5-MILE AVG. AGE

43.0



5-MILE HH INCOME

\$96,212



5-MILE EMPLOYEES

87,930

[PROPERTIES.LQCRE.COM/FOWLER-INDUSTRIAL-INVESTMENT](https://properties.lqcre.com/fowler-industrial-investment)



Fort Myers, FL 33907
1614 Colonial Blvd #101
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

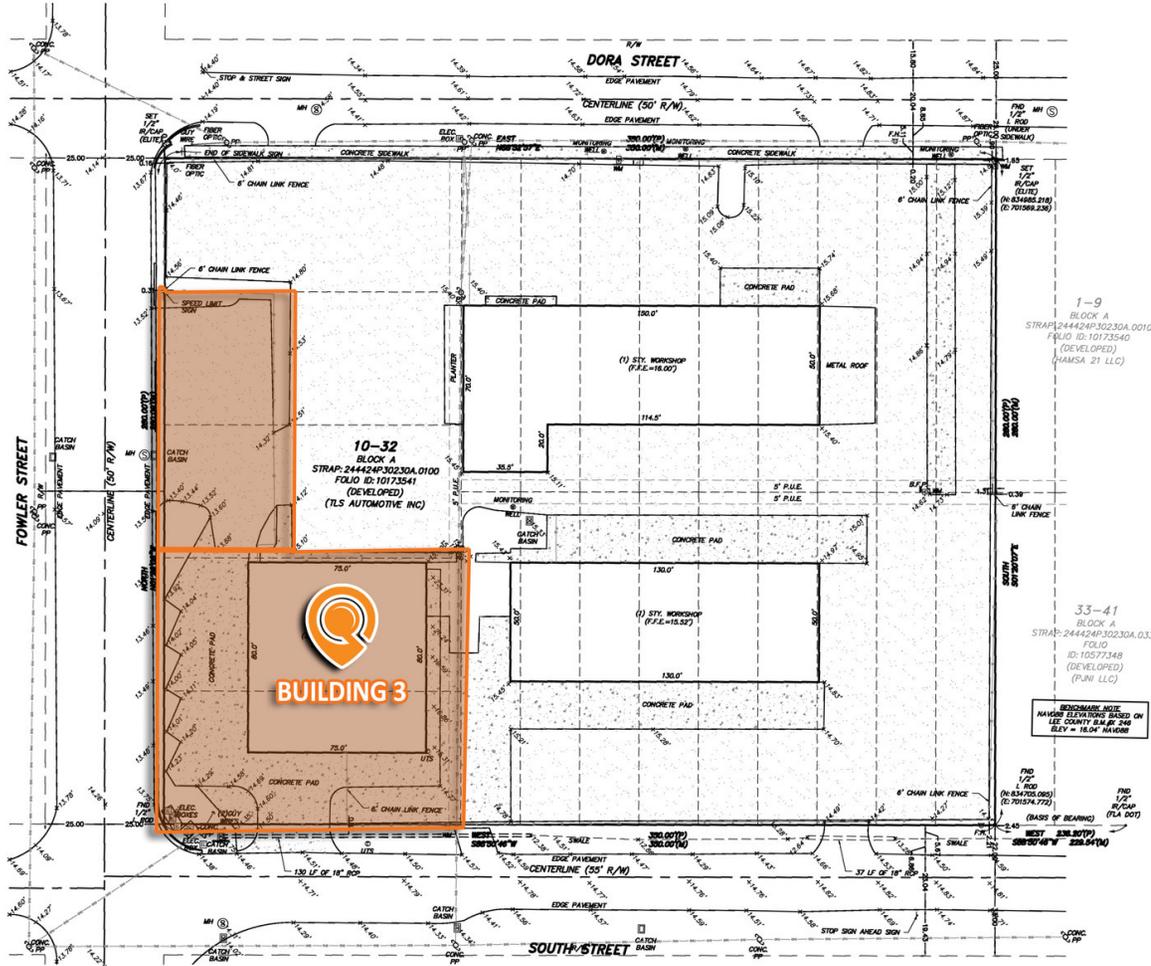
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PROPOSED PARCEL SPLIT



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