

 2559 Fowler St Fort Myers, FL 33901

FOWLER FLEX PARK **BUILDING 3 - FOR SALE**



INVESTMENT OVERVIEW

Building 3 at Fowler Street Flex Park presents an opportunity to acquire a versatile commercial asset located on a high-visibility corner less than 1.5 miles from Downtown Fort Myers. Recently improved and well-maintained, the property offers a blend of showroom, office, warehouse, and mezzanine space, suitable for an end user or investor seeking a flexible-use facility in a high-traffic corridor.

OFFERING DETAILS

Asking Price: \$2,000,000

Building Size: 9,760 SF

Land Size: 0.5 Acres

Zoning: C-1

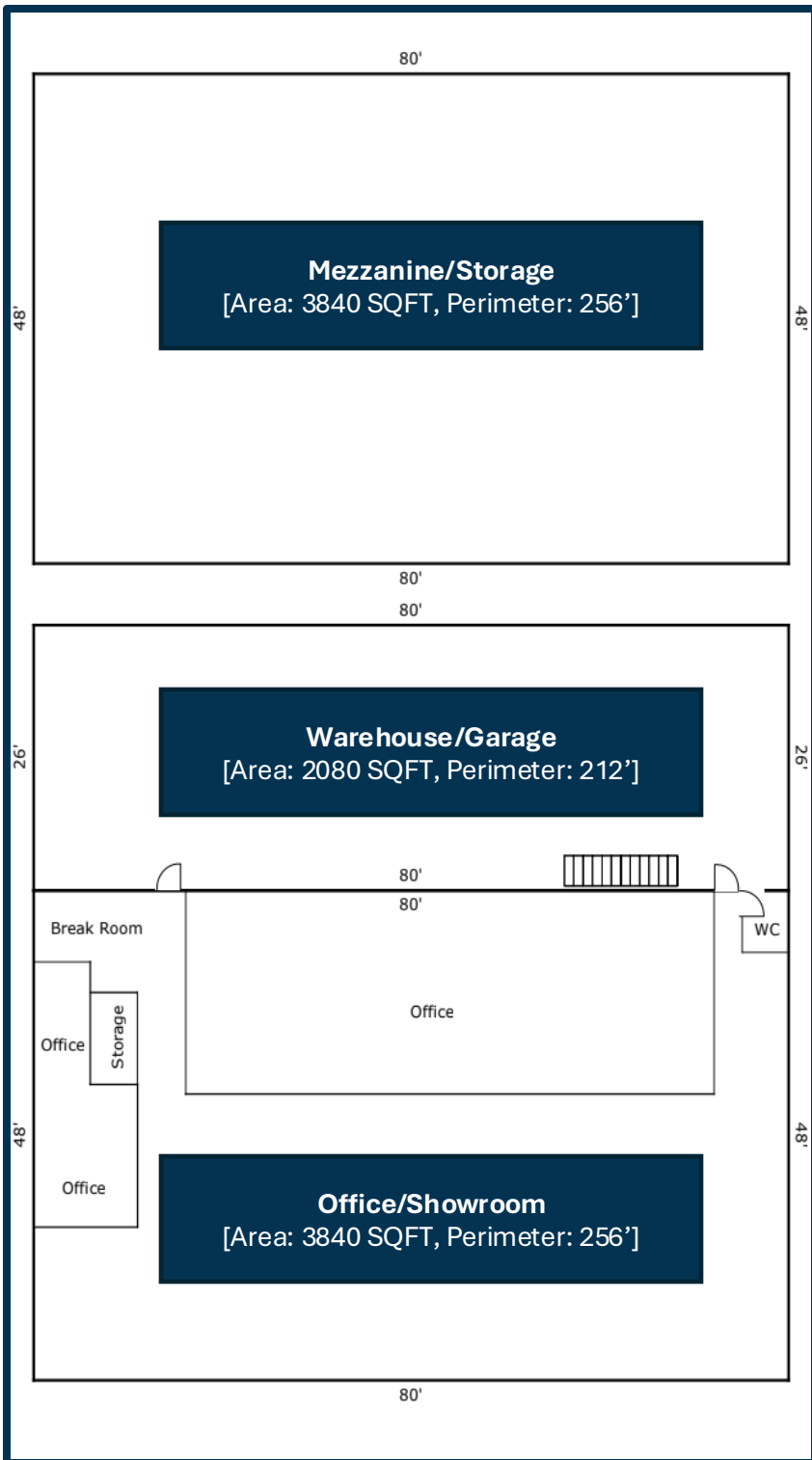
Renovated: 2025

PARKING / YARD : AMPLE AVAILABLE

Occupancy: Immediate



FLOOR PLAN



Building 3 – 9,760 SF

- Approx. 2,080 SF of Warehouse Space
- Approx. 3,840 SF of Office/Showroom Space
- Approx. 3,840 SF of Mezzanine Storage Space
- Prime corner location with 27,000+ cars/day
- High-clear warehouse w/ mezzanine storage
- AMPLE Parking and IOS
- Easy access to major corridors
- 1.5 miles from Downtown Fort Myers
- C-1 zoning allows wide range of commercial uses
- Strong demographics with heavy retail/service nearby

CONTACT

Thomas Morgan – Sales

(248) 924-7178

thomas.morgan@wmdassetmgmt.com

JR Lang – Sales

(856) 473-2886

Jr.lang@wmdassetmgmt.com

