

# 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

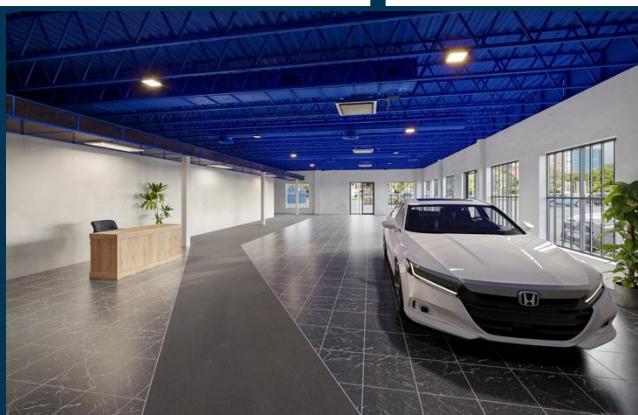
**Land Size:** 0.5 Acres

**Zoning:** C-1

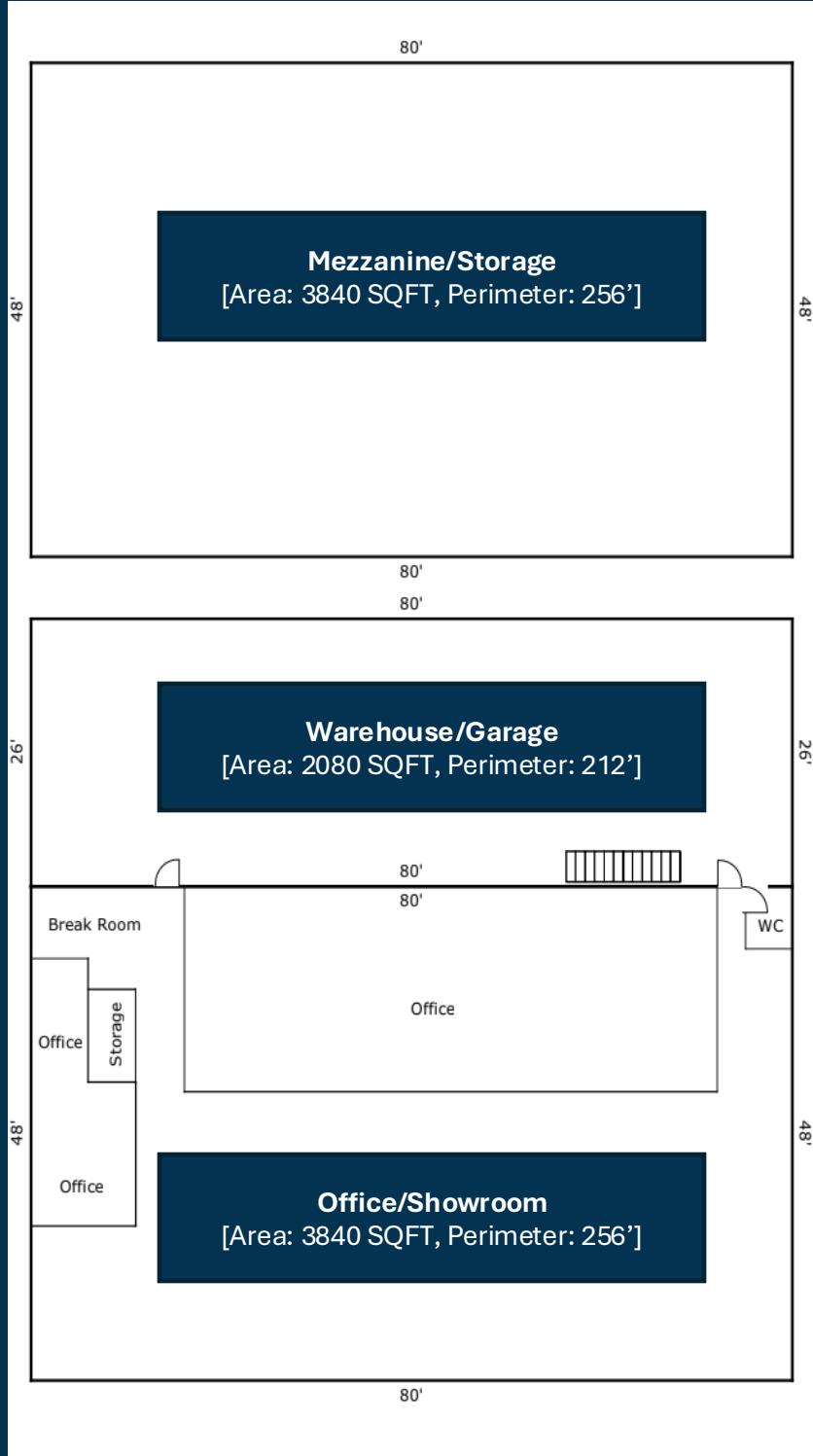
**Renovated:** 2025

**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

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