

4599-4607

FOWLER STREET
FORT MYERS, FL 33907

INDUSTRIAL | COMMERCIAL | VALUE-ADD INVESTMENT OFFERING MEMORANDUM



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





EXCLUSIVE LISTING AGENT:

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COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY



\$9,500,000
ASKING PRICE



68,774± SF
BUILDING SIZE



3.07± ACRES
LAND SIZE



100%
OCCUPANCY

Lee & Associates | Naples-Fort Myers is pleased to present the exclusive offering of a 68,774± SF, five (5) building industrial asset located at 4599 - 4607 Fowler Street, Fort Myers, Florida. Spanning 3.07± acres with frontage on Fowler Street, the property offers exceptional functionality, visibility, and access.

This rare industrial property features a mix of five (5) industrial buildings, including showroom, warehouse, flex, and commercial with both grade-level and dock-high doors.. The property is 100% occupied across all units, providing stable in-place tenants providing a steady income stream.

All building have been well maintained enhancing curb and tenant appeal. Traffic counts at the site exceed 65,000 vehicles per day.

Positioned between I-75 and US-41, the property offers excellent regional connectivity throughout Southwest Florida. This is a prime opportunity to acquire a high-quality, value-add industrial investment in one of Florida's most supply-constrained markets.



PROPERTY DETAILS

ADDRESS	4599 - 4607 FOWLER ST, FORT MYERS, FL 33907
BUILDING SIZE	68,744± SF
LAND SIZE	3.07± ACRES
YEAR BUILT	1968 / 1973
# OF BUILDINGS	FIVE (5)
OCCUPANCY	MULTI-TENANT
ZONING	<u>IL-LIGHT INDUSTRIAL</u> (CITY OF FT MYERS)
CONSTRUCTION	STEEL FRAME / CONCRETE BLOCK
CLEAR HEIGHT	20'
GRADE-LEVEL DOORS	SIXTEEN (16)
POWER	3-PHASE
PARKING	124 SPACES
STRAP NUMBER	01-45-24-P2-00062.0030



EXECUTIVE SUMMARY

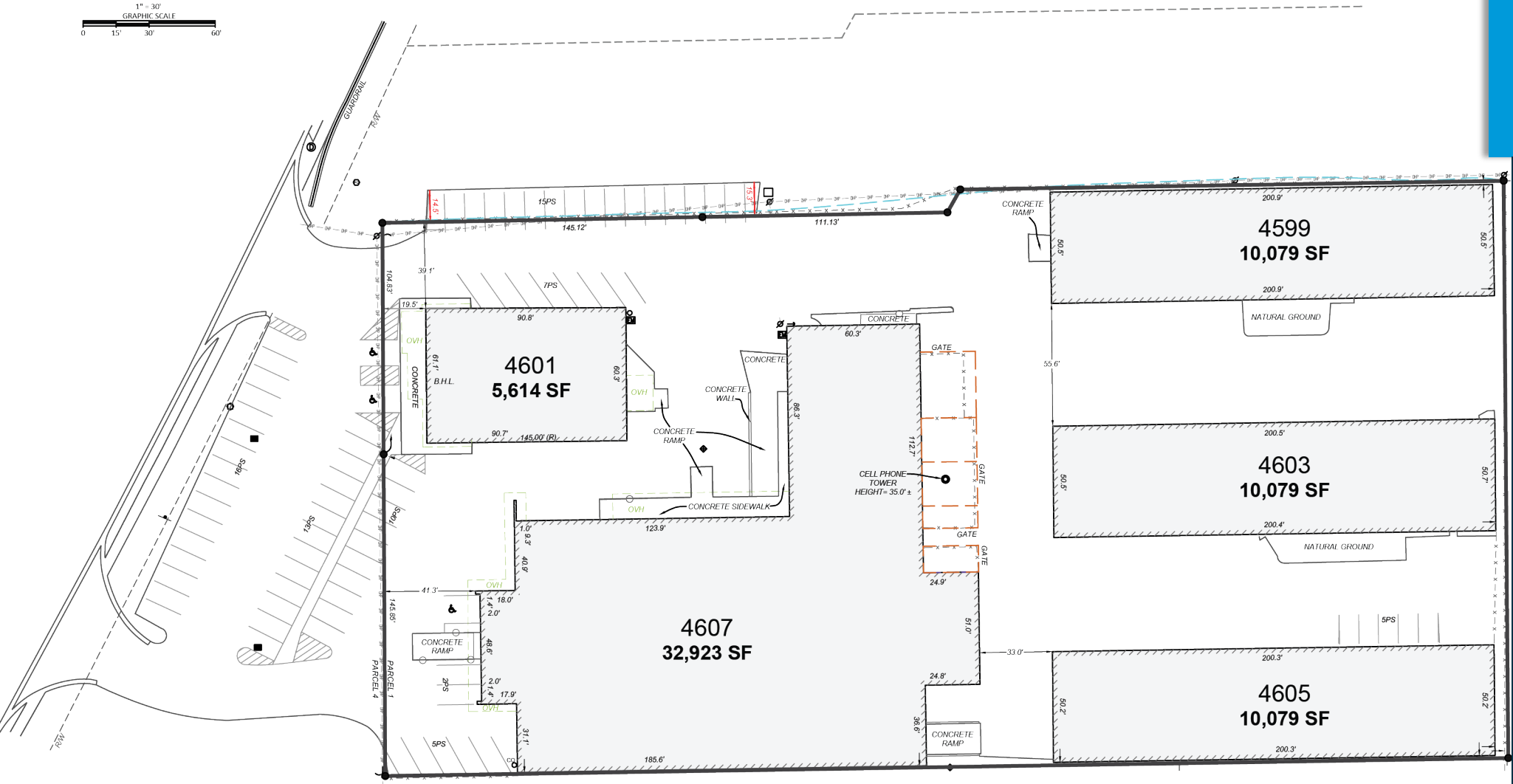
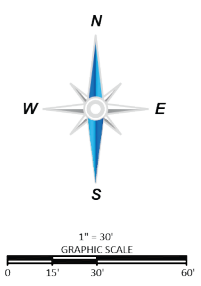
PROPERTY OVERVIEW

FINANCIAL OVERVIEW

MARKET SNAPSHOT

AREA OVERVIEW

SITE PLAN



EXECUTIVE SUMMARY

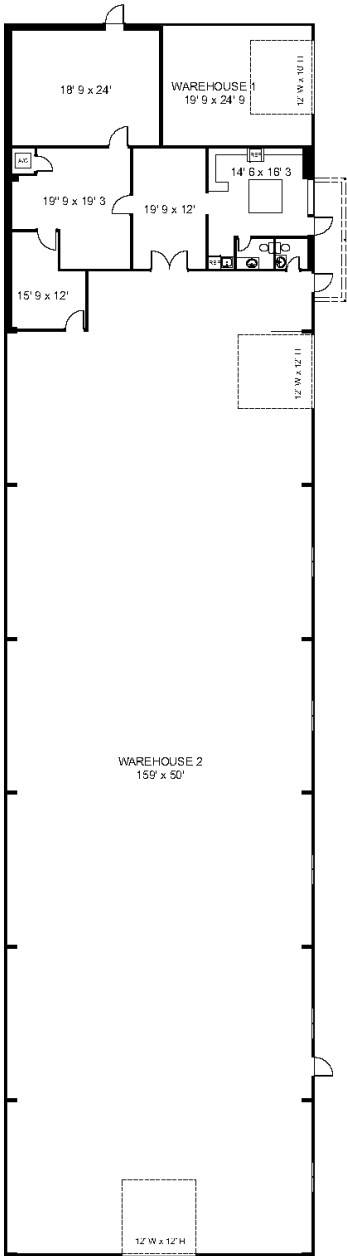
PROPERTY OVERVIEW

FINANCIAL OVERVIEW

MARKET SNAPSHOT

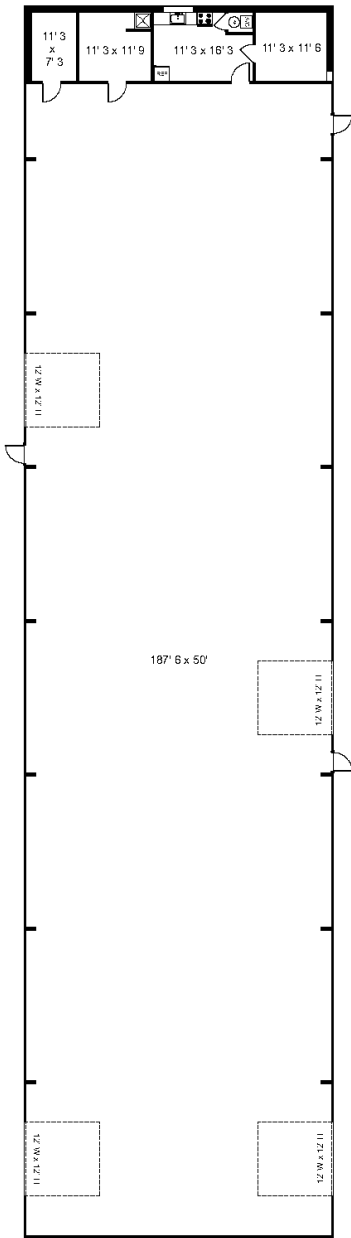
AREA OVERVIEW

4599 FOWLER STREET
FORT MYERS, FL



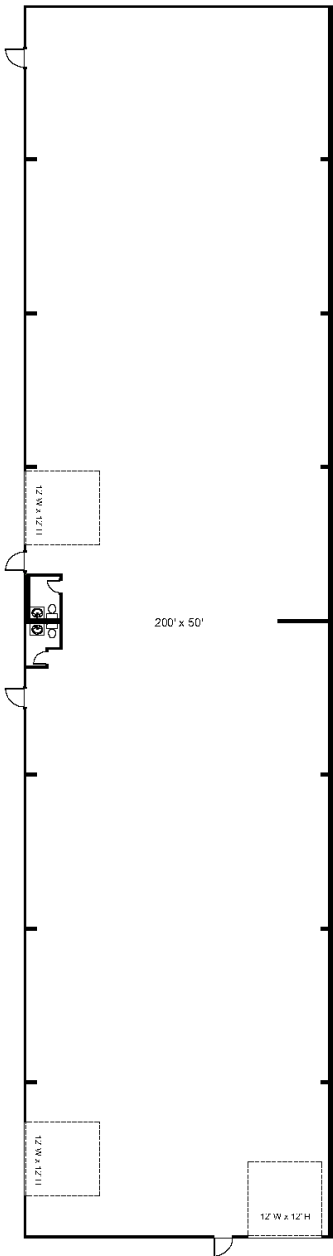
Office	1669 sq. ft.
Warehouse 1	490 sq. ft.
Warehouse 2	7920 sq. ft.
<hr/>	
TOTAL AREA	10079 sq. ft.

4603 FOWLER STREET
FORT MYERS, FL



Office (A/C)	640 sq. ft.
Warehouse	9439 sq. ft.
<hr/>	
TOTAL AREA	10079 sq. ft.

4605 FOWLER STREET
FORT MYERS, FL



TOTAL AREA	10079 sq. ft.
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YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH

INVESTMENT HIGHLIGHTS



PRICED BELOW REPLACEMENT COST

No comparable new product given high land and construction costs



EXCELLENT ACCESS & VISIBILITY

Frontage and drive-through access from Fowler Street



RECENT CAPITAL IMPROVEMENTS

Impact windows, new exterior paint, LED lighting, fresh asphalt, professional landscaping



STRATEGIC LOCATION

Minutes from I-75, US-41, SWFL Airport (RSW) along the Colonial Blvd corridor in Fort Myers



RARE MULTI-USE CONFIGURATION

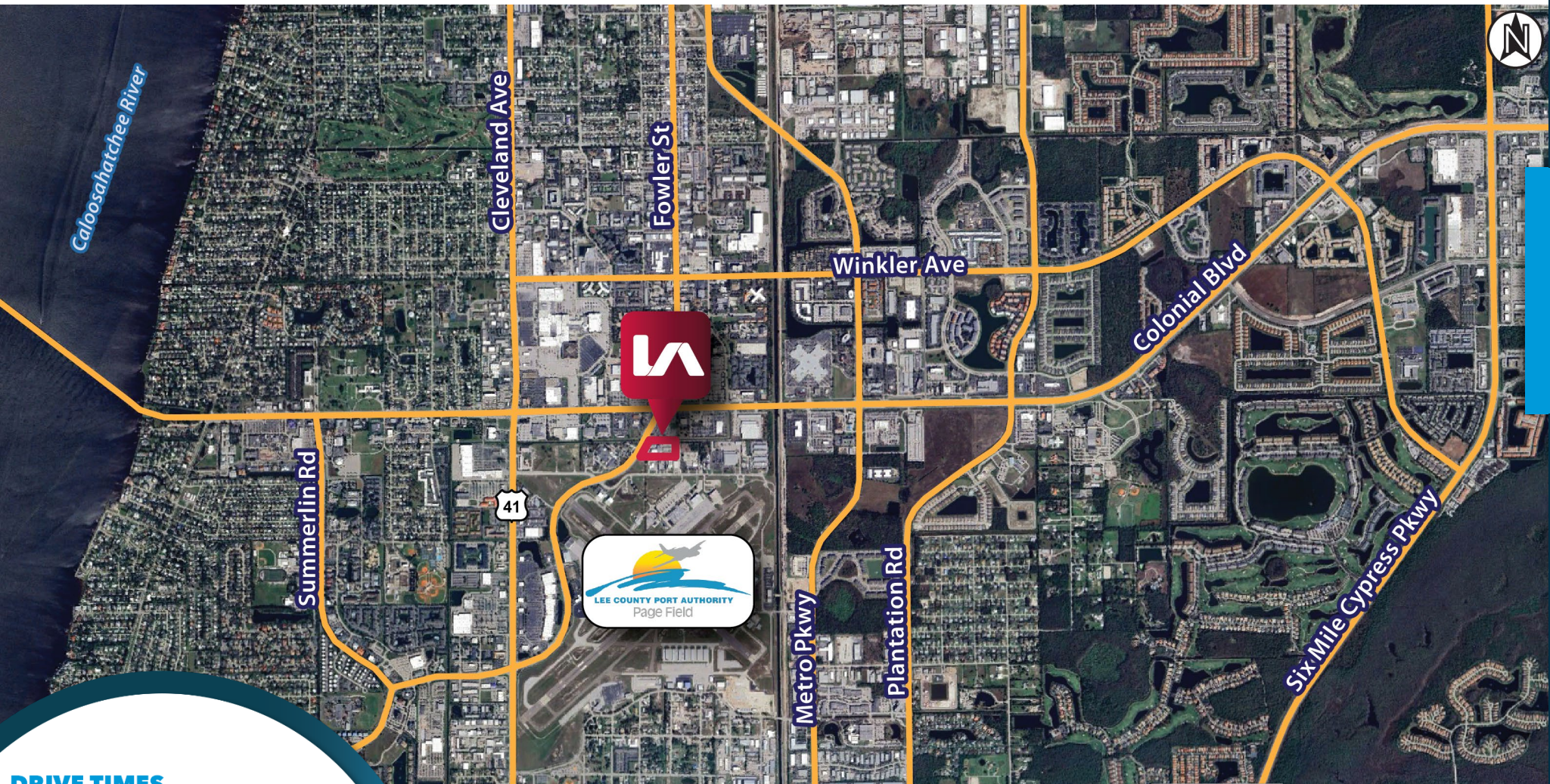
Commercial & industrial uses allowed in this highly desirable area in Lee County



STRONG MARKET FUNDAMENTALS

Demographic growth have supported demand for industrial inventory





DRIVE TIMES

INTERSTATE 75.....	14 MIN
CLEVELAND AVE (US 41)	3 MIN
PAGE FIELD AIRPORT	3 MIN
SWFL INTERNATIONAL AIRPORT (RSW)	24 MIN
NAPLES	56 MIN
TAMPA.....	128 MIN
MIAMI.....	147 MIN

EXCELLENT FORT MYERS INDUSTRIAL LOCATION

Strategically located in the heart of Fort Myers, just south of the Colonial Boulevard & Fowler Street intersection, the property offers local and regional connectivity. Tenants benefit from quick access to US-41, the Midpoint Bridge, and I-75 for efficient statewide distribution. The site is 6.3± miles from the Colonial Boulevard/I-75 interchange and 24 minutes from Southwest International Airport (RSW).













TENANT SPOTLIGHT



HAUS OF TRIKES & BIKES
FORT MYERS, FL

LEASE INFORMATION

4607 Fowler Street
Leased Space: 20,893 SF
Lease Expiration: 1/31/2033

PMA CUSTOMS

Haus of Trikes & Bikes is one of the largest places in Florida for new and used bikes and trikes. We always have at least 100+ nice, pre-loved, motorcycles on the showroom floor and 20+ trikes, available for a test ride. We represent the leading Trike companies, like Rewaco Trikes, Motor Trike, California Side Car, Hannigan, Roadsmith, Voyager, Champion, and Mystery.

We're also proud of our Service and Parts Department, where we have highly skilled and trained technicians and service personnel.

We are a team of experienced engineers dedicated to designing and producing high-quality HVAC systems.



LEASE INFORMATION

4599 Fowler Street
Leased Space: 22,109 SF
Lease Expiration: 12/31/2026

POLAR COOLING

The mission here at Polar Cooling Technologies is to provide innovative cooling and heating technology that companies can rely on. We are a manufacturer of commercial HVAC equipment, based in Fort Myers, Florida. Since our establishment in 2019, we specialize in designing and producing high-quality, energy-efficient, and cost-effective HVAC systems. Our diverse product line caters to commercial and industrial buildings of all sizes, offering customized solutions tailored to meet the unique requirements of each customer.

35 years of experience

Our team has the expertise and knowledge to provide the perfect cooling solution for your unique needs.

32% increase in energy savings

Reducing energy consumption saving businesses money while contributing to a greener, more sustainable future.

381 units sold

Businesses across various industries have turned to us for their cooling needs, benefiting from our reliable and innovative products.



LEASE INFORMATION

4603-4605 Fowler Street
Leased Space: 20,158 SF
Lease Expiration: 2/28/2028

TAC GRANITE

TAC is the largest natural stone supplier in southwest Florida. Our extensive inventory consists of over 10,000 slabs of granite, marble, travertine, quartzite and onyx.

Our highly knowledgeable customer care specialists welcome the opportunity to assist in all aspects of your stone purchase. We look forward to guiding you through our spacious warehouses filled with slabs displayed for easy indoor viewing and our outside area as well. TAC offers complimentary bottled water, soda, and coffee. We have a motorized scooter and several golf carts available for those requiring assistance in navigating our large facilities.

ACTIVE LISTINGS



1. 17000 - 17030 Alico Commerce Ct
Fort Myers, FL 33967

FOR SALE COMPARABLE DATA	
Asking Price	\$9,527,700
Price (PSF)	\$300.26
# of Buildings	4
Size (SF)	31,759
Land Size (AC)	3.93
Year Built	2006
OH Doors	14
Sale Type	Investment
DOM	205



2. 1056 NE Pine Island Rd
Cape Coral, FL 33909

FOR SALE COMPARABLE DATA	
Asking Price	\$6,300,000
Price (PSF)	\$167.91
# of Buildings	2
Size (SF)	37,520
Land Size (AC)	2.25
Year Built	1981
OH Doors	10
Sale Type	Investment
DOM	127



3. 5760 Shirley St
Naples, FL 34109

FOR SALE COMPARABLE DATA	
Asking Price	\$6,300,000
Price (PSF)	\$360.82
# of Buildings	2
Size (SF)	17,460
Land Size (AC)	1.14
Year Built	1989
OH Doors	n/a
Sale Type	Investment
DOM	39

MARKET SNAPSHOT

COMPARABLE SALES



1. 16670-16680 Oriole Rd
Fort Myers, FL 33912

SOLD COMPARABLE DATA	
Sale Date	4/17/2025
Sale Price	\$87,000,000
Price (PSF)	\$174.00
# of Buildings	2
Size (SF)	500,000
Land Size (AC)	34.81
Year Built	2023
OH Doors	24
Sale Type	Investment
DOM	Unknown



2. Fort Myers, FL &
Lehigh Acres, FL

SOLD COMPARABLE DATA	
Sale Date	11/12/2024
Sale Price	\$12,250,000
Price (PSF)	\$150.03
# of Buildings	5
Size (SF)	81,650
Land Size (AC)	6.91
Year Built	1987/2002/2006
OH Doors	15
Sale Type	Investment
DOM	389



3. 6115-6195 Tri-County Commerce
Fort Myers, FL 33905

SOLD COMPARABLE DATA	
Sale Date	10/21/2024
Sale Price	\$155,100,000
Price (PSF)	\$189.87
# of Buildings	4
Size (SF)	816,866
Land Size (AC)	72
Year Built	2023
OH Doors	16
Sale Type	Investment
DOM	Unknown



4. 2015 Arcadia St +
Fort Myers, FL 33916

SOLD COMPARABLE DATA	
Sale Date	8/22/2024
Sale Price	\$9,110,900
Price (PSF)	\$114.77
# of Buildings	4
Size (SF)	79,384
Land Size (AC)	6.28
Year Built	1967/75/00
OH Doors	8
Sale Type	Investment
DOM	126



5. Centerlinks
Fort Myers, FL 33912

SOLD COMPARABLE DATA	
Sale Date	3/14/2024
Sale Price	\$92,500,000
Price (PSF)	\$203.12
# of Buildings	9
Size (SF)	455,388
Land Size (AC)	35.10
Year Built	2021-2023
OH Doors	0
Sale Type	Investment
DOM	Unknown

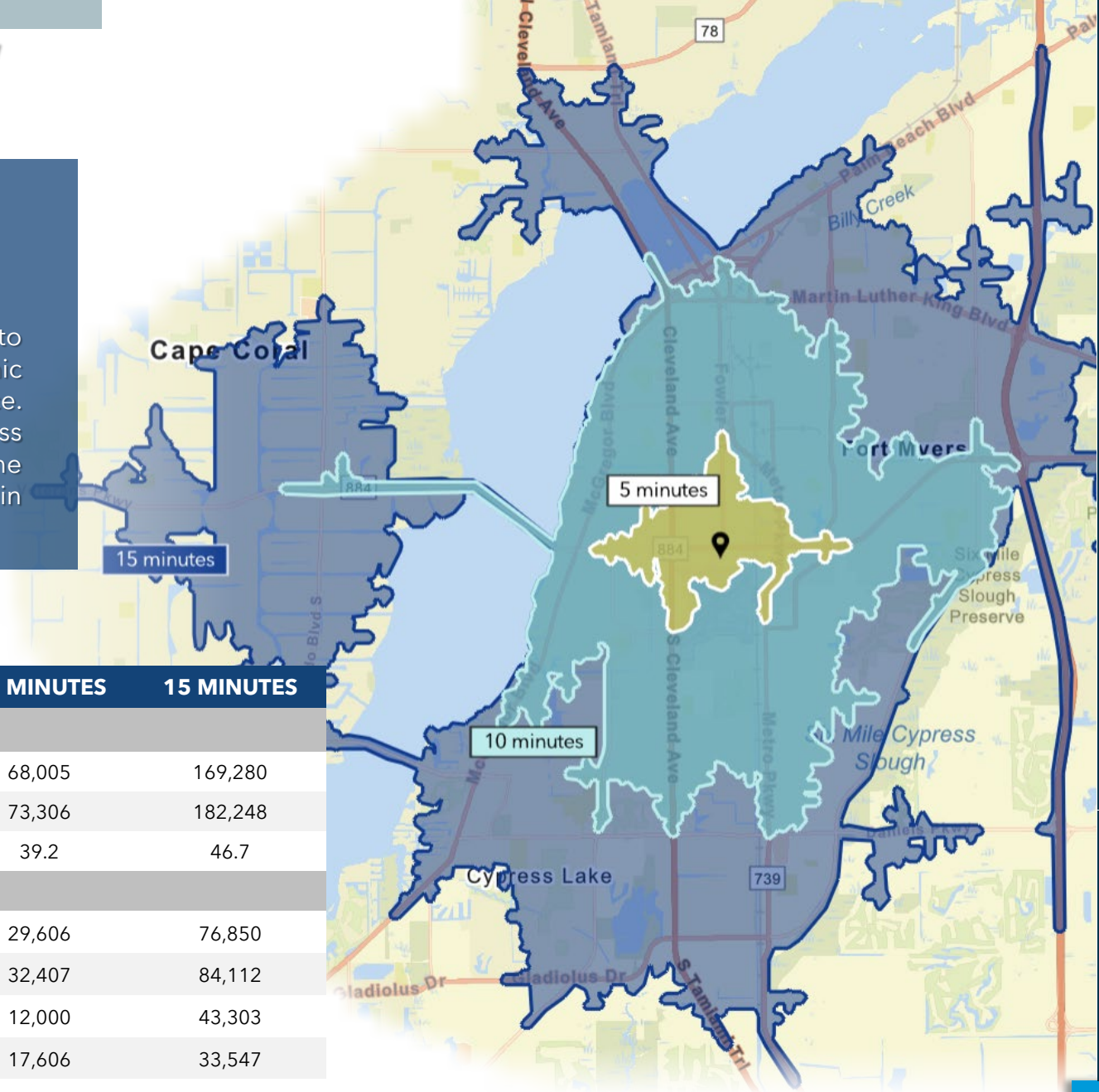
AREA OVERVIEW

SERVING A GROWING SOUTHWEST FLORIDA

Fort Myers and Lee County continue to experience strong demographic and economic growth, driving demand for industrial space. Well-positioned assets with dock-high access and dual street frontage have become increasingly rare and highly sought after in today's market.

LOCATION DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION			
2025 POPULATION	6,566	68,005	169,280
2030 POPULATION PROJECTION	7,171	73,306	182,248
MEDIAN AGE	39.4	39.2	46.7
HOUSING			
2025 HOUSEHOLDS	2,980	29,606	76,850
2030 HOUSEHOLD PROJECTION	3,295	32,407	84,112
OWNER OCCUPIED	605	12,000	43,303
RENTER OCCUPIED	2,375	17,606	33,547
AVERAGE HOUSEHOLD SIZE	2.06	2.25	2.14
INCOME			
AVERAGE HOUSEHOLD INCOME	\$68,611	\$87,196	\$94,892
MEDIAN HOUSEHOLD INCOME	\$45,289	\$57,230	\$64,395



THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

● WEST

CA, Central California
CA, City of Industry
CA, Irvine
CA, Long Beach
CA, Los Angeles - Antelope Valley
CA, Los Angeles - Calabasas
CA, Los Angeles - Commerce
CA, Los Angeles - Downtown
CA, Los Angeles - ISG
CA, Los Angeles - Long Beach
CA, Los Angeles - Pasadena
CA, Los Angeles - Sherman Oaks
CA, Los Angeles - Ventura County
CA, Los Angeles - West
CA, Los Olivos
CA, Newport Beach
CA, Oakland
CA, Ontario
CA, Orange
CA, Palm Desert
CA, Pleasanton
CA, Riverside

CA, San Diego
CA, San Diego - North
CA, San Francisco
CA, San Luis Obispo
CA, Santa Barbara
CA, Stockton
CA, Temecula Valley
CA, Victorville
CA, Walnut Creek
ID, Boise
NV, Las Vegas
NV, Reno
WA, Bellevue
WA, Seattle
WA, Tacoma

● SOUTHWEST

AZ, Phoenix
CO, Denver
TX, Austin
TX, Dallas
TX, Houston

● MIDWEST

IN, Indianapolis
IL, Chicago
KS, Kansas City
OH, Cincinnati
OH, Cleveland
OH, Columbus
MI, Southfield
MN, Twin Cities
MO, St. Louis
NE, Lincoln
NE, Omaha
WI, Madison

● NORTHEAST

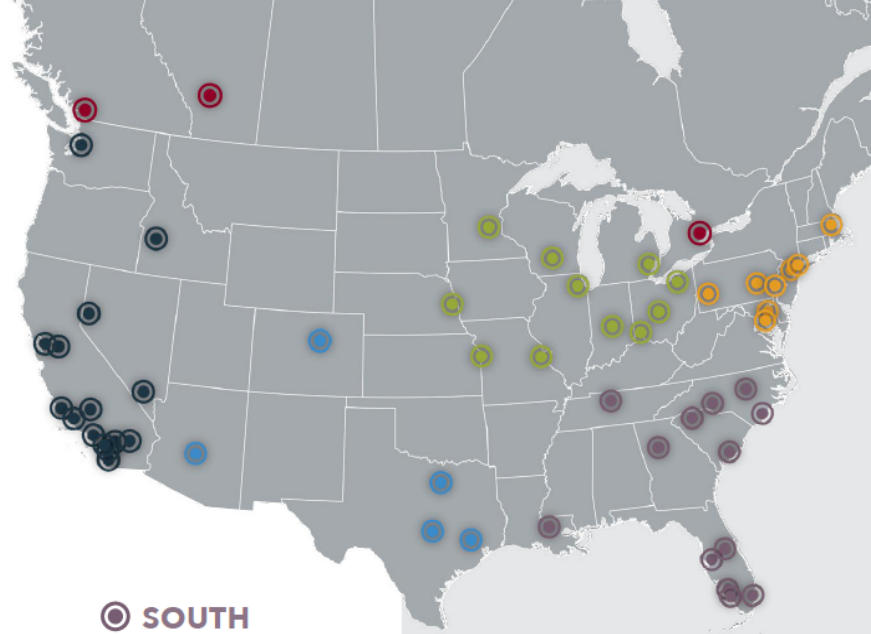
DC, Washington
MA, Boston
MD, Chesapeake Region
NY, Long Island / Queens
NY, New York City
NJ, Edison
NJ, Elmwood Park
NJ, Whippany
PA, Mechanicsburg
PA, Pittsburgh
PA, Plymouth Meeting

● SOUTH

FL, Deerfield Beach
FL, Fort Myers
FL, Miami
FL, Naples
FL, Orlando
FL, Tampa Bay
GA, Atlanta
LA, Baton Rouge
LA, Lafayette
TN, Nashville
NC, Charlotte
NC, Raleigh
NC, Wilmington
SC, Charleston
SC, Greenville
SC, Spartanburg

● CANADA

AB, Calgary
BC, Vancouver
ON, Toronto



2+

BILLION

IN BROKERED SALE &
LEASE SF OVER 5 YEARS

\$120+

BILLION

IN TRANSACTION
VOLUME OVER 5 YEARS

1,750

PROFESSIONALS
AND GROWING
INTERNATIONALLY

LEE & ASSOCIATES INVESTMENT SERVICES

ABOUT INVESTMENT SERVICES

The Investment Services group is an investment sales and capital markets division of Lee & Associates Commercial Real Estate Services. We serve and advise private and institutional real estate investors, as well as developers in the marketing, sale, and financing of private, institutional, and middle-market real estate assets.

Our platform maximizes options for our clients by providing end-to-end investment services from sales and financing to research and investment strategy. Strategically located with offices across North America, Lee & Associates is a rapidly growing firm with broad market coverage across the United States and Canada.

Here at Lee & Associates, our comprehensive investor platform is put to work for you. Our extensive market knowledge gives our clients the confidence to make successful decisions, no matter where you are in the investment life cycle. Our experience selling everything from multi-tenant & single-user income-producing properties to raw land in primary through tertiary markets gives us the knowledge and expertise to achieve optimal results for all of our customers and clients. Our marketing of properties is more than that; we create a customized marketing strategy for each property represented by our skilled brokers.

As a strategic partner in disposition and acquisition services, we dedicate time to make our clients' transactional goals ours. We understand the qualities that make a property or portfolio an attractive, marketable asset and maximize its value, ensuring we effectively capture a property's unique value and positioning. Founded on intensive market analysis and investor intelligence, our facilitation of the sale or acquisition of investment properties ensures optimum price and certainty of closing. During our 40-year tenure, we have represented every kind of investor, including developers, private investors, REITs, institutional firms, and private equity funds.



BROKERAGE SERVICES

Healthcare

Hotels

Industrial

Logistics & Supply Chain

Land

Multifamily

Office

Retail

Self-Storage

Senior Housing

ADVISORY SERVICES

Portfolio Planning

Exclusive Sale Representation

Strategic Analysis

Underwriting & Pricing

Acquisition Analysis

Research



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This Offering Memorandum (“**OM**”) contains information pertaining to the property located at 4599 – 4607 Fowler Street, Fort Myers, FL 33907, (the “**Property**”). It has been prepared by Lee & Associates | Naples-Fort Myers and is being furnished solely to prospective purchasers of the Property for their confidential review and evaluation.

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By receiving this Offering Memorandum, you agree to release and hold harmless Lee & Associates, its directors, officers, agents, and affiliates from any claim or liability arising from your review or use of the information contained herein.

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MARKET ADVISORS

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