

11118 S CLEVELAND Avenue, Fort Myers

\$1,200,000



Location! Location! Location! Purchase or Lease (WILL BUILD TO SUIT) this .39 Acre Zoned, Fenced, C-2, Large Clear Span 4,480' warehouse is back on market. UPGRADES to the property include new drain fields, electrical upgrades, new windows, insulation, office, 2 bathrooms, new lighting, paint, outside lighting, renovated parking area, bought up to ADA standards, and a security system. Lee County's intent is for the replacement of the front facade which has not been completed at this time (OWNER IN THE PROCESS OF STARTING MODERNIZATION 9/4 COMPLETION SCHEDULED 10/30) SEE PROPOSED ELEVATION IN SUPPLEMENTS. Large Open Floor Plan 18'+/- Ceilings, Sturdy Construction can accommodate industrial activities providing ample room for storage, distribution, and logistics operations. Layout and design allow for customization of the specific needs of different businesses, and outdoor storage area for equipment, vehicles, or materials.

- Office
- Year Built: 1965
- 0.3910 Acres
- Water: Lee County Utilities
- Sewer: Septic Tank
- View: Page Field (Airport)
- Zoned: C-2
- Location: Main Artery US 41
- High Traffic Count ADT 67K
- Excellent Visibility/Signage
- LEASE RATE \$ 24.50 PSF MODIFIED GROSS
- FENCED
- Outside Storage
- 2 Bay Doors
- Upgraded Drain Fields
- Electrical Upgrades
- New Windows
- New Insulation
- Security System
- Renovated Parking Area

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