

11575 Marshwood Lane

Fort Myers, Florida | Investment Offering



Price	\$1,350,000
NOI	\$84,375
CAP Rate	6.25%
Lease	NNN
Term	Brand New 5-Year Lease
Growth	4% Annually

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Executive Summary

This offering presents a rare opportunity to acquire a stabilized single-tenant industrial investment in Fort Myers, Florida. The property is secured by an absolute NNN lease structure, providing passive income with zero landlord responsibilities. The lease features 4% annual rent escalations, creating a built-in hedge against inflation and long-term income growth. The asset is further strengthened by a brand new 5-year lease term and personal guaranty, providing security and predictability for investors. The property consists of ± 0.47 acres with a functional industrial layout and strong tenant utility, making it an attractive passive investment opportunity.



Investment Summary

- 6.25% CAP Rate
- Brand New 5-Year Lease
- Absolute NNN Structure
- 4% Annual Rent Growth
- $\pm 5,300$ SF Industrial Building
- ± 0.47 Acre Site



