

# INDUSTRIAL BLDG & VACANT LAND

3601 & 3651 Hanson Street  
Fort Myers, FL 33916

FOR SALE



- PREMISES:**
- 22,557 ± SF industrial building on 3.98 ± acres:
    - ◊ 3,782 ± SF office
    - ◊ 18,775 ± SF warehouse
    - ◊ 39 parking spaces
    - ◊ Includes additional 2.15+ acres with plans to construct a 32,000 ± SF RV storage facility
  - Office space built out in 2021 & 2024
  - New roof and gutter system installed in 2023

**SALE PRICE:** \$4,500,000

- ZONING:**
- PUD (City of Fort Myers)
  - Permitted uses: IL (light industrial) and Outdoor Storage, General

**LOCATION:** Located at the NE corner of Hanson Street and Veronica Shoemaker Boulevard, within a 10 minute drive of I-75 exits 136 and 138.

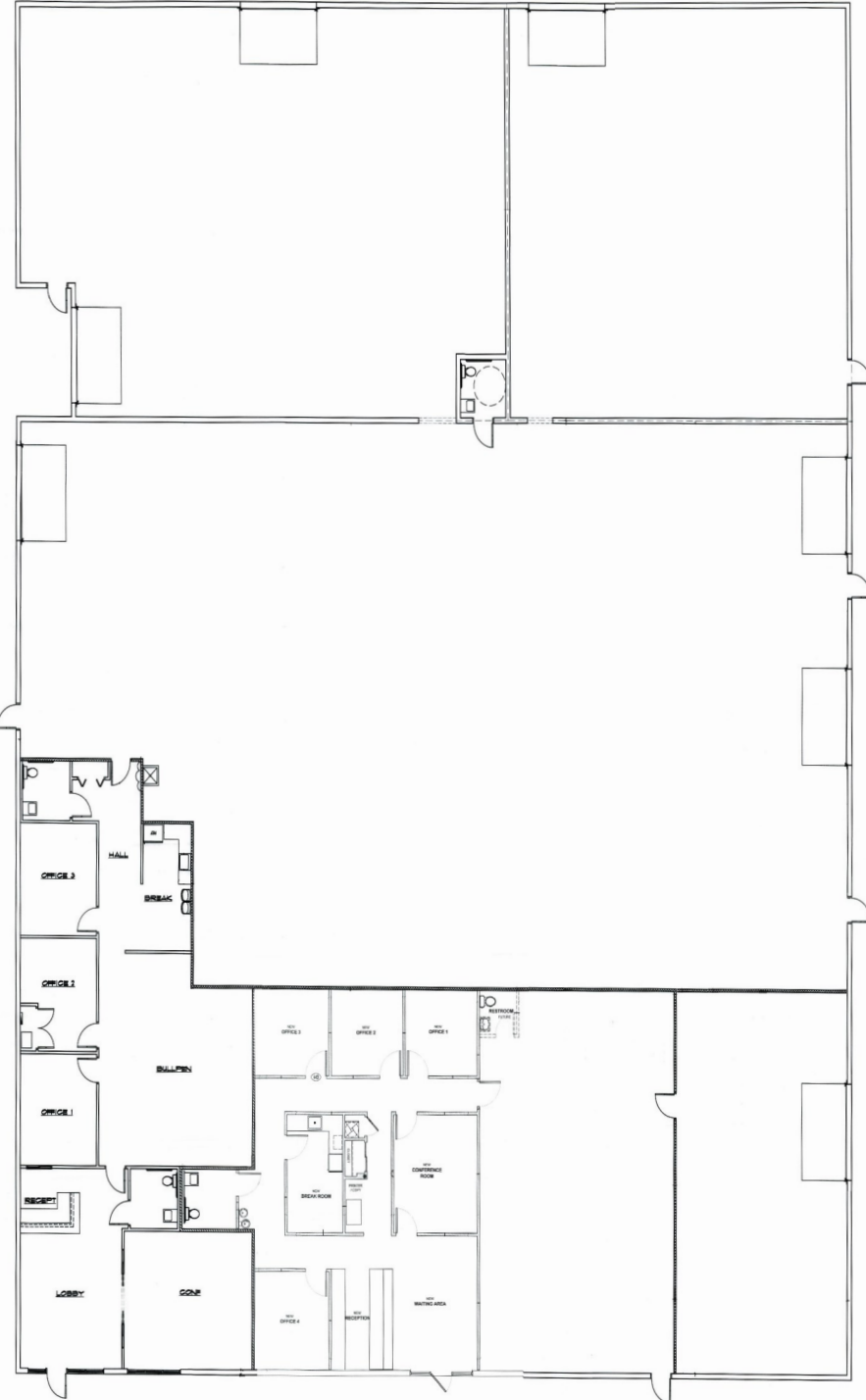




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## FLOOR PLAN



### \*BUILDING SPECS

#### INTERIOR:

- 12' ceiling
- Not sprinklered

#### ROLL UP DOORS:

- 7 roll up doors
- 10' clearance
- Grade level

#### HVAC:

- 3,782 sf under air
- 2 systems

#### ROOF:

- New (2024)
- New gutter system

#### ELECTRIC:

- 800 amps
- 3-Phase in place

*\*All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice.*

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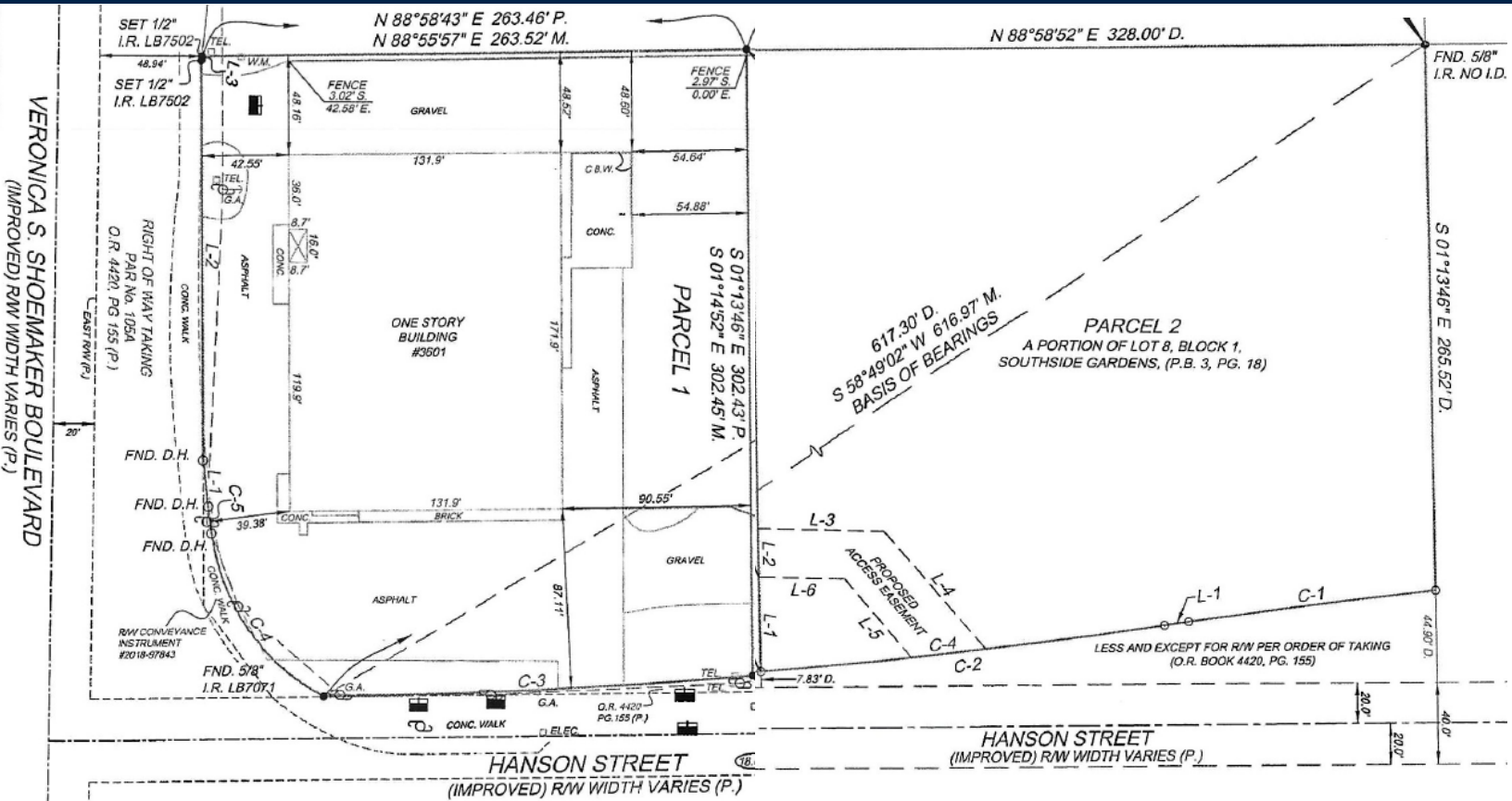
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## SURVEY



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