



FOR SALE

125,000± SF MANUFACTURING / INDUSTRIAL COMPLEX / FLEX

5100 TICE ST FORT MYERS, FL 33905



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EXTERIOR PROPERTY PHOTOS





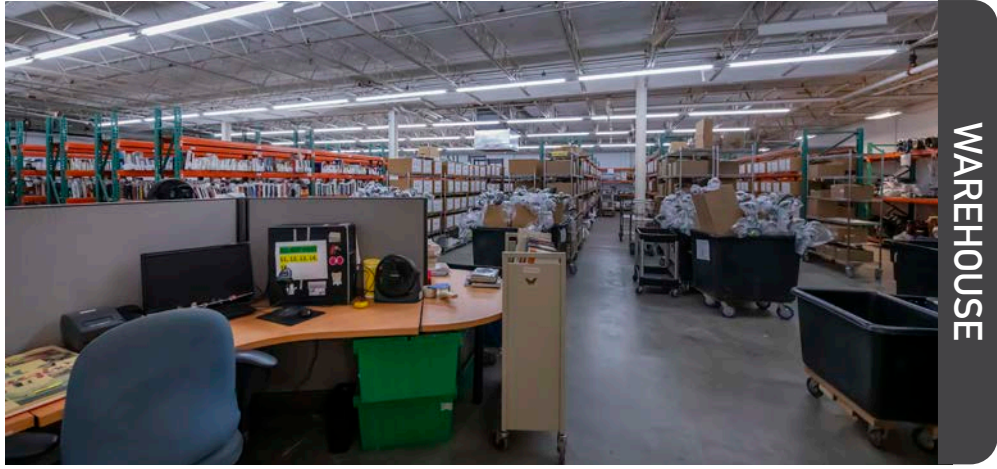
LOBBY



CONFERENCE ROOM



WAREHOUSE



WAREHOUSE



OFFICE



ENTRANCE/HALLWAY

PROPERTY SPECIFICATIONS:

ADDRESS	5100 TICE ST. FORT MYERS, FL 33905
BUILDING	125,639 SF
ACREAGE	11.8 AC
PARKING	255±
BAYS	12
YEAR BUILT	1956
ZONING	LIGHT INDUSTRIAL

OFFERING:

OFFERING PRICE	\$15,900,000
SALE LEASEBACK	2 - 3 Years View Goodwill Brand Profile
PSF	\$126.55 PSF

Building allows for multiple tenants

SF BREAKDOWN:

WAREHOUSE (NO AIR)	21,310 SF
WAREHOUSE (WITH AIR)	63,930 SF
OFFICE	40,398 SF



FOUNDATION

Reinforced concrete slab on grade

FRAME

The majority of the building is designed with steel frame construction with other portions being concrete block

EXTERIOR WALLS

The average wall height ranges from approximately 10 feet to 22 feet.

HEATING & A/C

Approximately 80% of the building is air conditioned by a chiller system that was recently added. The chiller yard is located on the west side of the building with roof mounted compressor units located across various sections of the building.

FIRE SUPPRESSION

Approximately 96% of the building is equipped with fire sprinklers and the entire building is equipped with a fire alarm system.

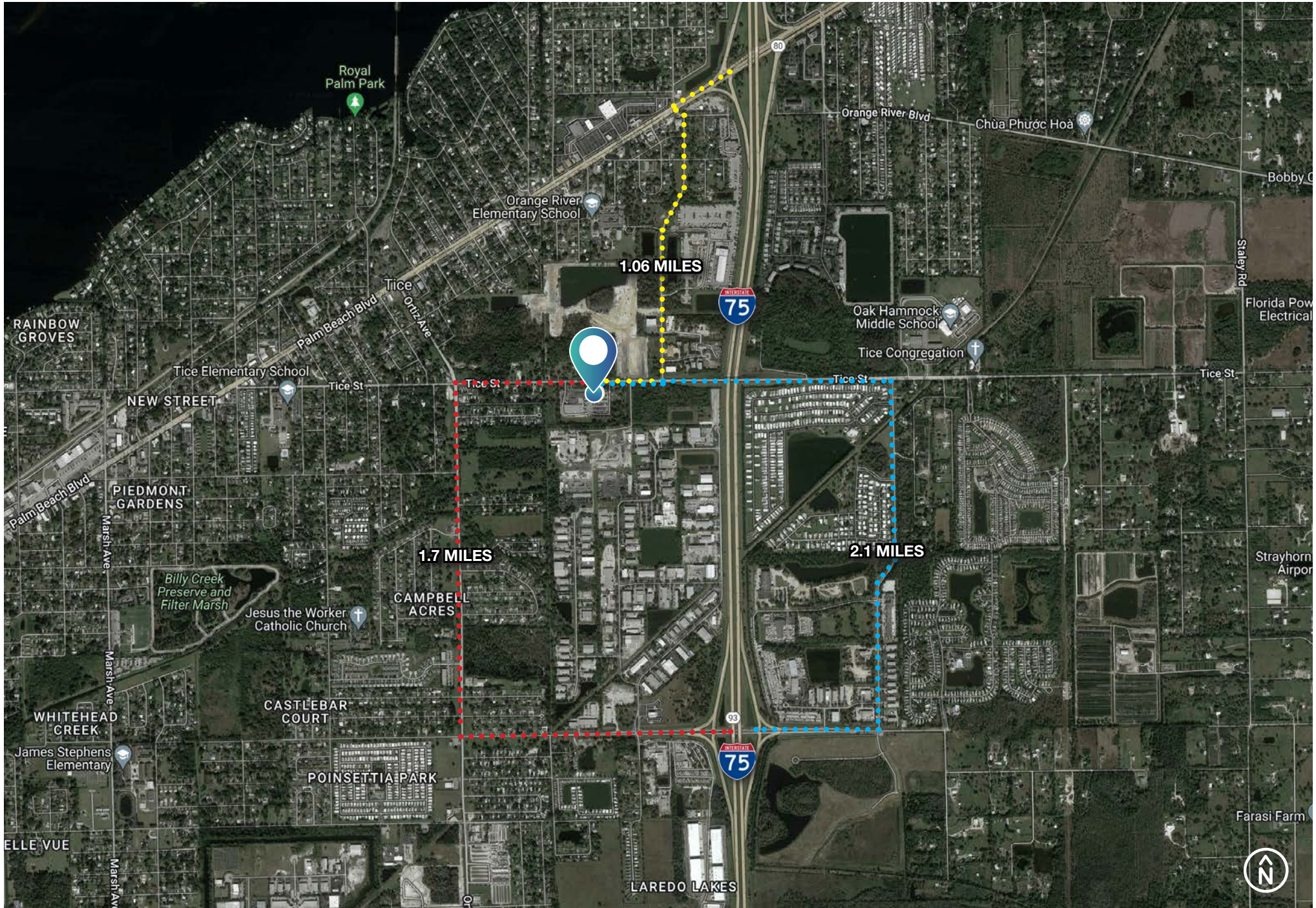
DESIGN/FUNCTIONALITY UTILITY

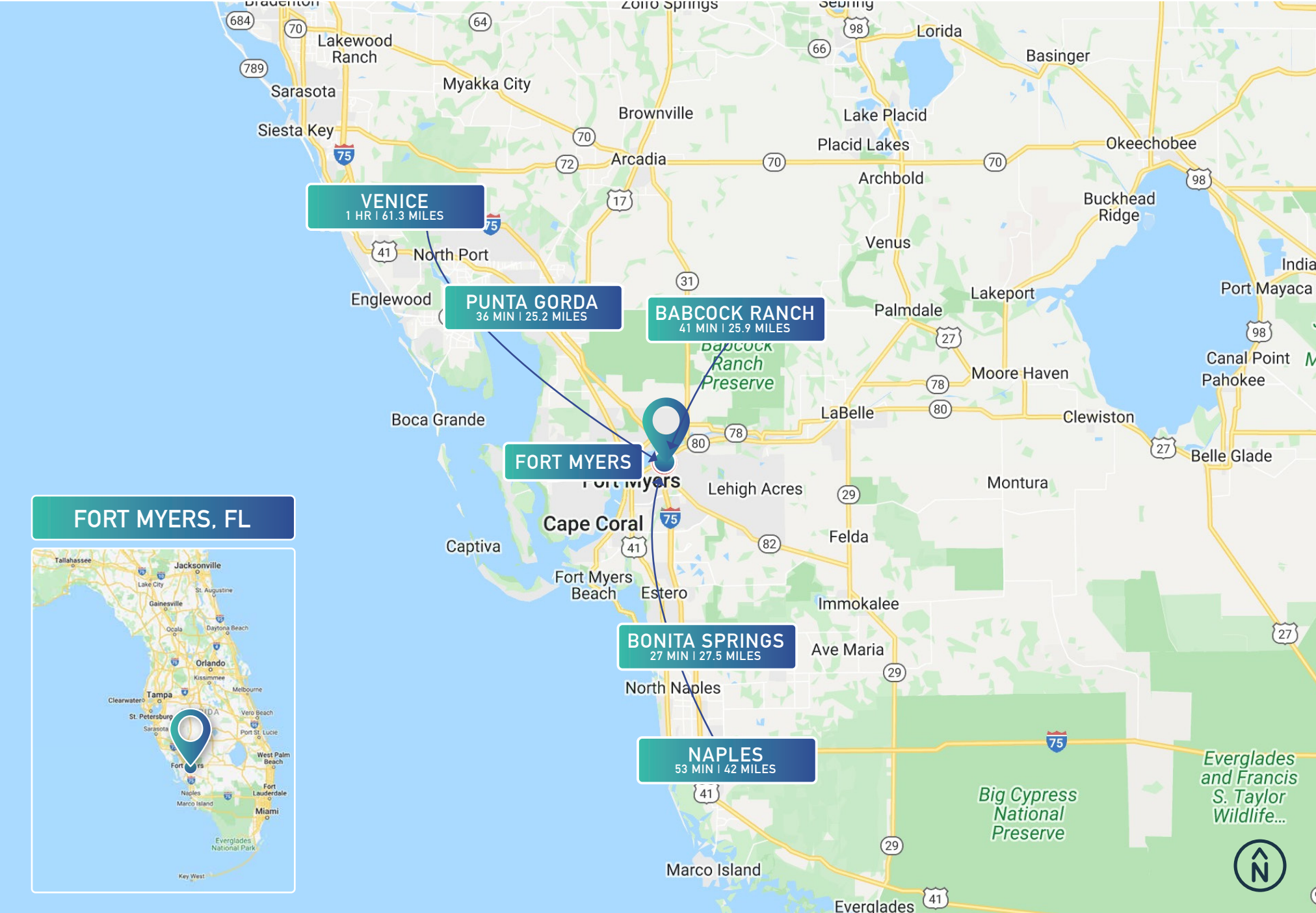
Was originally designed as a multi-tenant building and therefore is equipped with separate electrical meters. The main entrance/administration offices are located on the northwest side of the building. Located on the northeast side of the building is the educational wing designed with classrooms, offices, locker rooms, kitchen, and restrooms. Located in the central and south portions of the building are air conditioned and non-air-conditioned warehouses designed with associated offices, breakrooms, and restrooms. The warehouses are equipped with a total of 15 overhead doors including 10 dock height truck wells.

The building is also equipped with a security system with key pads.

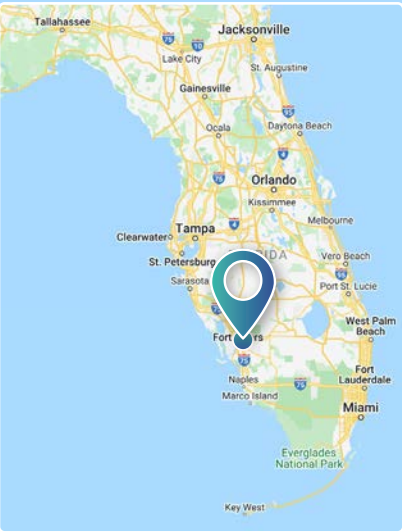
This is one of the larger single-tenant industrial flex buildings of this size in the northern part of Lee County.







FORT MYERS, FL





FORT MYERS, FLORIDA

Located on the south bank of the Caloosahatchee River, Fort Myers has been home to soldiers, ranchers, cowboys, snowbirds and inventors. Named after Col. Abraham Myers, Fort Myers was founded in 1850 as a military outpost during the Seminole Wars. The Fort saw service again as a Union outpost during the Civil War and was officially retired from military service in 1865. Almost immediately the abandoned Fort Myers became home to settler families, land speculators and Florida Crackers (our cowboys and cowgirls). By 1885, the town of Fort Myers was established, the Fort Myers Press was printing and world famous inventor Thomas Alva Edison called Fort Myers his winter home. During this period Fort Myers became the county seat of the newly formed Lee County and tourism boomed as offshore tarpon fishing enticed sport fishermen and adventurers from around the world.



Fort Myers saw amazing growth through the 1920s until the combination of a failing real estate market and crashing stock market sent Fort Myers into depression. The new Federal Post Office building, the Edison Bridge and the Yacht Basin all made significant improvements to the struggling downtown.

It was a return to Fort Myers' military heritage that would bring all of Southwest Florida out of depression and into prosperity. The establishment of Buckingham Field and Page Field during World War II brought thousands of service men and women to Lee County and gave local business a much need boost with government contracts and services for the two bases. Since the 1950's Southwest Florida and Fort Myers have seen amazing growth and prosperity and have become premiere destinations for sun-seekers, investors and retirees.

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	6,878	30,675	90,231
2028 Projected Population	7,987	36,610	106,639
2020 Census Population	6,613	27,944	83,810
2010 Census Population	6,348	25,698	69,993
Projected Annual Growth 2023 to 2028	3.2%	3.9%	3.6%
Historical Annual Growth 2010 to 2023	0.6%	1.5%	2.2%
2023 Median Age	39.3	40.9	43.7
HOUSEHOLDS			
2023 Estimated Households	2,219	10,602	36,204
2028 Projected Households	2,694	13,194	44,391
2020 Census Households	2,138	9,712	33,499
2010 Census Households	2,053	8,777	27,073
Projected Annual Growth 2023 to 2028	4.3%	4.9%	4.5%
Historical Annual Growth 2010 to 2023	0.6%	1.6%	2.6%
RACE AND ETHNICITY			
2023 Estimated White	47.5%	48.7%	57.6%
2023 Estimated Black or African American	12.6%	21.5%	20.9%
2023 Estimated Asian or Pacific Islander	0.8%	0.8%	1.6%
2023 Estimated American Indian or Native Alaskan	1.8%	1.3%	0.7%
2023 Estimated Other Races	37.3%	27.7%	19.2%
2023 Estimated Hispanic	49.6%	37.8%	26.2%
INCOME			
2023 Estimated Average Household Income	\$89,233	\$75,712	\$75,077
2023 Estimated Median Household Income	\$63,906	\$59,640	\$63,161
2023 Estimated Per Capita Income	\$28,817	\$26,260	\$30,512
EDUCATION (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	20.3%	15.5%	8.0%
2023 Estimated Some High School (Grade Level 9 to 11)	10.6%	9.6%	8.2%
2023 Estimated High School Graduate	35.7%	34.4%	33.7%
2023 Estimated Some College	9.5%	16.1%	17.9%
2023 Estimated Associates Degree Only	8.3%	7.5%	8.4%
2023 Estimated Bachelors Degree Only	10.3%	10.9%	15.5%
2023 Estimated Graduate Degree	5.3%	6.1%	8.2%
BUSINESS			
2023 Estimated Total Businesses	453	1,423	5,644
2023 Estimated Total Employees	3,671	11,921	42,356
2023 Estimated Employee Population per Business	8.1	8.4	7.5
2023 Estimated Residential Population per Business	15.2	21.6	16.0

KEY FACTS

27,276
POPULATION

37.0
MEDIAN AGE

\$57,791
AVG HH INCOME

BUSINESSES

 **19,298**
TOTAL BUSINESSES

INCOME

 **\$57,791**
MEDIAN HH INCOME



NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



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