



For Sale / Lease

7899 Drew Cir

7899 Drew Circle, Fort Myers, FL 33967



PROPERTY SUMMARY

This 27,000 SF industrial facility is strategically located within the Alico Commercial Park between US-41 and I-75, offering exceptional logistical access in one of Fort Myers' most active industrial corridors. The property sits minutes from Southwest Florida International Airport (RSW) and is surrounded by rapidly expanding residential and industrial growth. With its blend of warehouse functionality, distribution access, and improved office/showroom components, this property caters to a wide variety of users from logistics and service operations to light manufacturing and regional distribution. The rare outdoor storage component further enhances flexibility and long-term value within the Fort Myers industrial market. Currently occupied by the Owner.

PROPERTY HIGHLIGHTS

- Large fenced outdoor storage yard
- 2,800± SF covered carport with fire suppression
- Three 14'x12' roll-up doors, A 1925sf inclined loading dock with Two dock-high doors with levelers, Two 12'x10' drive-through doors
- 20 on-site parking spaces
- 24' ridge height / 22' eave height
- LED lighting and full fire-suppression systems
- Five offices, reception area, breakroom, and retail showroom, 3 restrooms, 1 locker room with changing room and shower
- Interior receiving office, restroom and storage in the warehouse

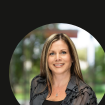
Asking Price	\$5,500,000
Lease Rate	\$15 SF/yr (NNN)
Site Size	1.96 Acres
Building Size	10,000 - 27,990 SF
Year Built	2006
Taxes	31209.97
Zoning	IPD
Market	Fort Myers



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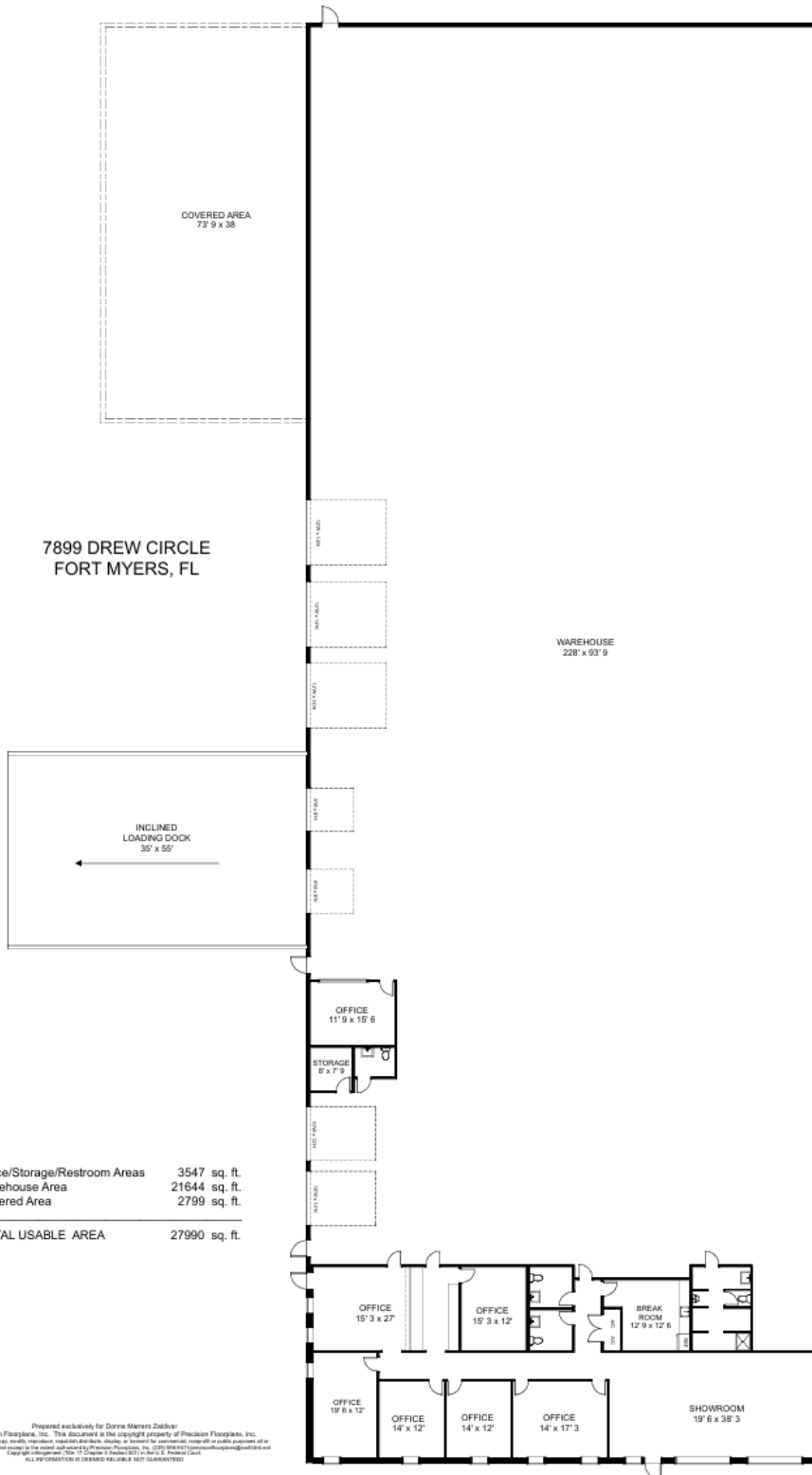
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7899 DREW CIRCLE
FORT MYERS, FL



Office/Storage/Restroom Areas	3547 sq. ft.
Warehouse Area	21644 sq. ft.
Covered Area	2799 sq. ft.
TOTAL USABLE AREA	27990 sq. ft.

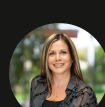
Prepared exclusively for Donna Marrero Zaldivar
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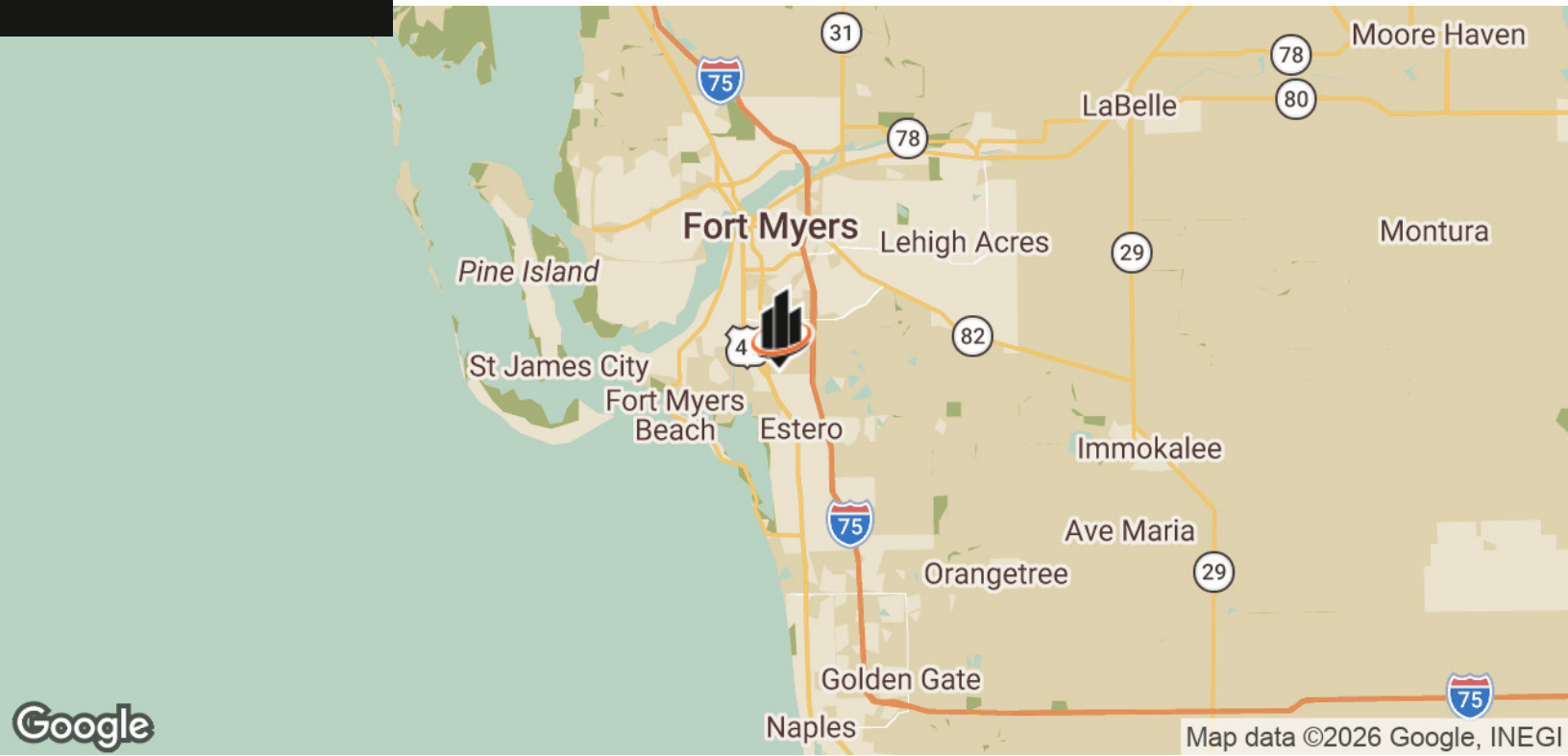
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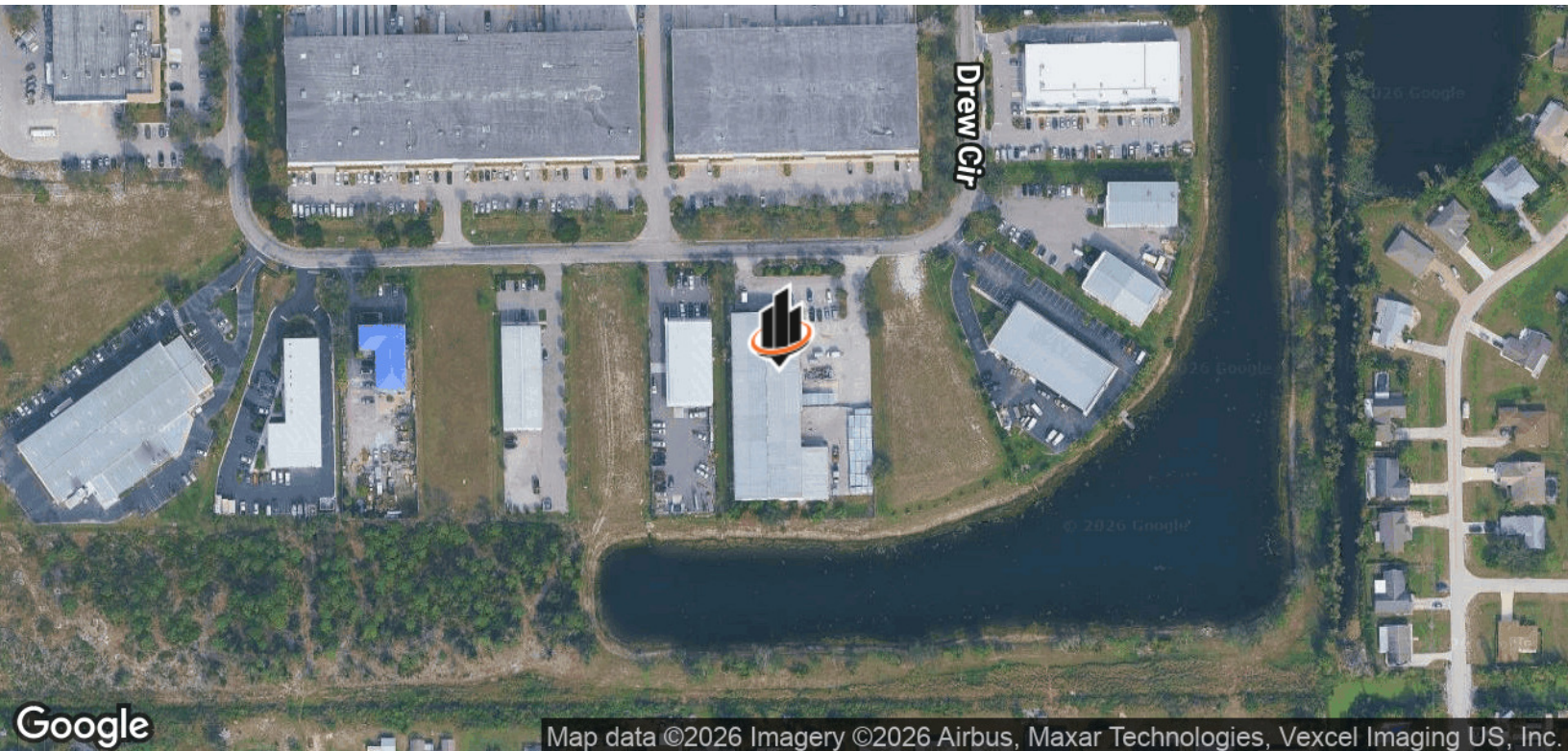
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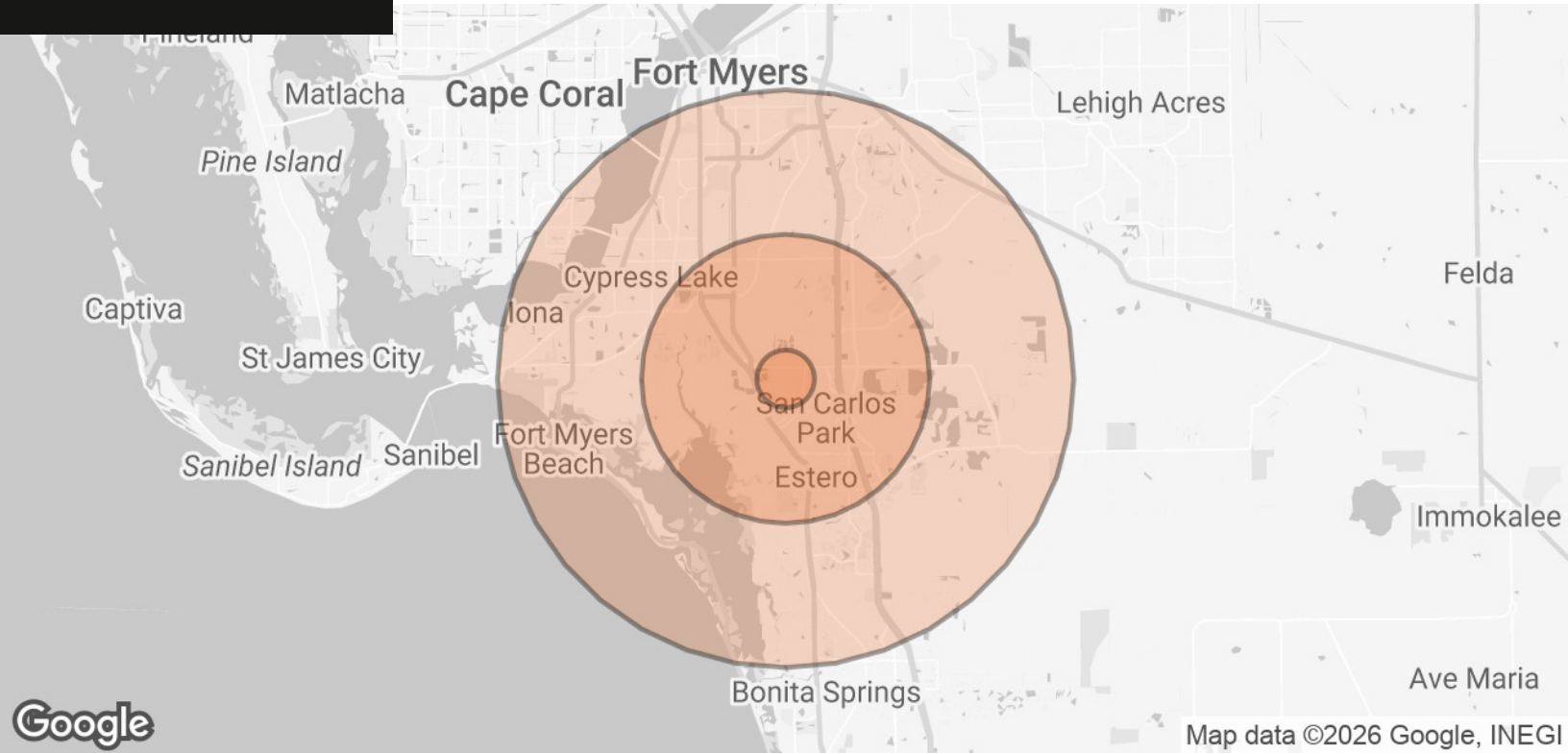




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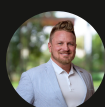


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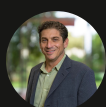
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

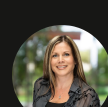
2020 American Community Survey (ACS)



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