

For Sale

Light Industrial Land

16205 Old US 41, Fort Myers, Florida 33912



ZONING:

Light Industrial

STRAP #:

01-46-24-01-0000C.0070

UTILITIES:

Septic

SIZE:

2.46+/- Acres (108,598+/- SF)

PRICE:

\$1,221,727.50 (\$11.25 PSF)

COMMENTS:

Extremely desirable land in South Fort Myers industrial/commercial corridor. Fast growing population is driving the increase of industrial/commercial growth. Three phase power to the site. Phase I-II Environmental and Development Order available for review. Site includes an existing 3,200+/- SF covered concrete loading dock with an additional 13,575 +/- SF proposed warehouse and flex space in the development order.

For more information please contact:

GARY TASMAN

(239) 489-3600

gtasman@cpswfl.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**COMMERCIAL
PROPERTY**
SOUTHWEST FLORIDA, LLC

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE

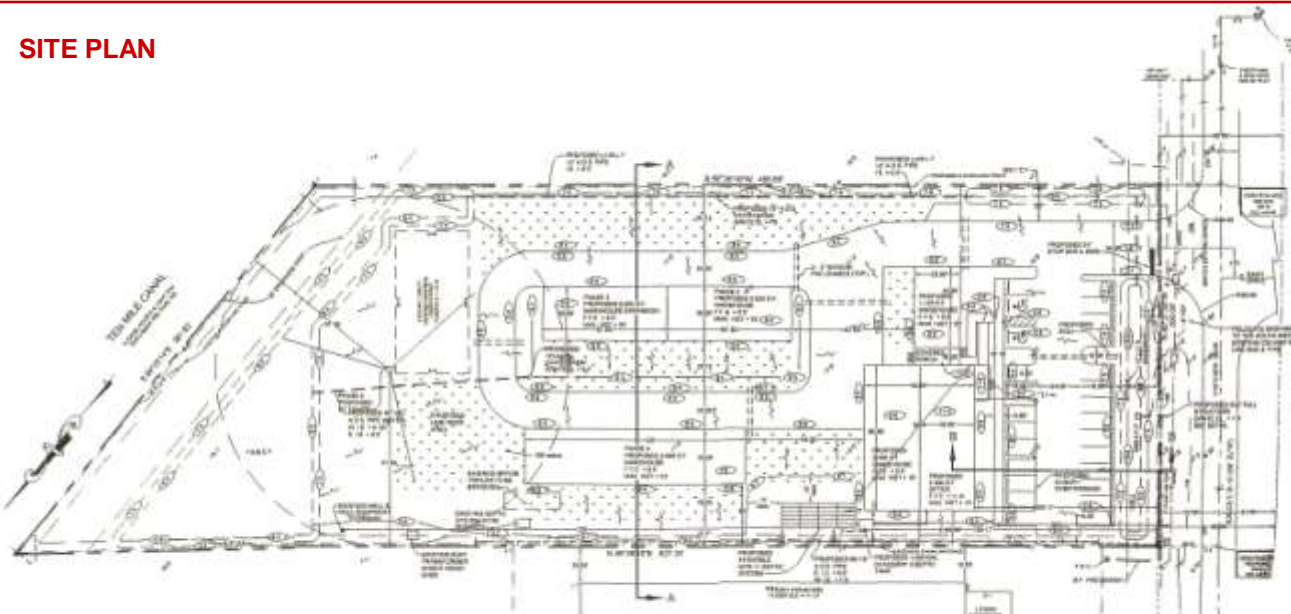
13241 University Drive, Suite 101, Fort Myers, Florida 33907

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SITE PLAN



LOCATION MAP



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