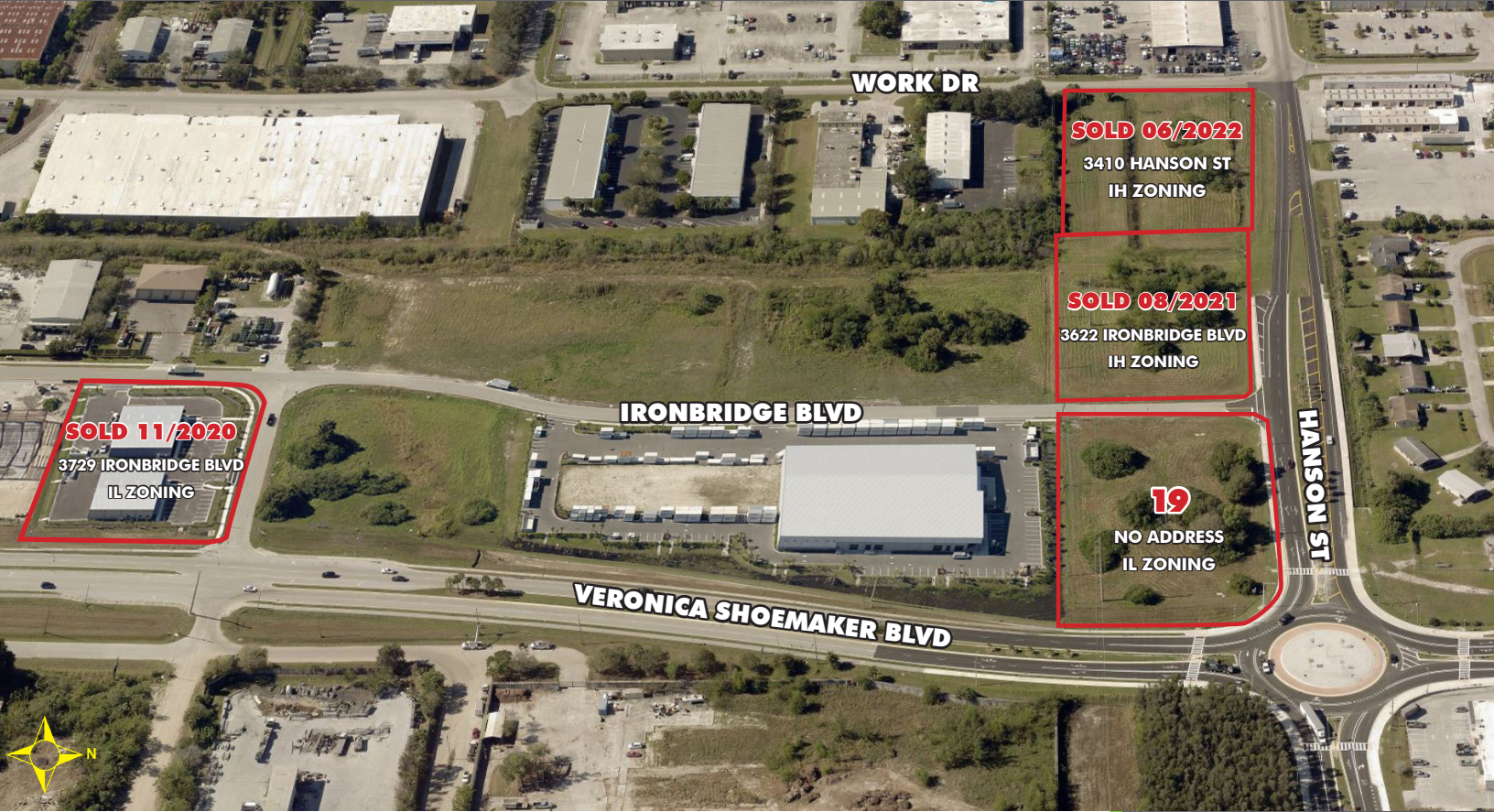


# INDUSTRIAL CORNER

## BUSY ROAD FRONTAGES

### FOR SALE

HANSON STREET & IRONBRIDGE BOULEVARD, FORT MYERS, FL 33916



**PRICE:** \$935,000

**SIZE:** 2.21± Acres

**LOCATION:** On Veronica Shoemaker Boulevard and Hanson Street

**ZONING:** IL - Light Industrial (City of Fort Myers)

**UTILITIES:** Water: 12" Main, west side of Ironbridge Boulevard  
Sewer: 2" Force main, east of Ironbridge Boulevard

LOT	ACRES	PRICE	PRICE PSF	SALE DATE
<del>21</del>	<del>2.17±</del>	<del>SOLD \$900,000</del>	<del>\$5.24</del>	06/2022
<del>20</del>	<del>2.07±</del>	<del>SOLD \$900,000</del>	<del>\$5.27</del>	08/2021
19	2.21±	\$935,000	\$9.71	
<del>11</del>	<del>1.76±</del>	<del>SOLD \$900,000</del>	<del>\$5.87</del>	11/2020
<b>TOTAL:</b>	<b>2.21±</b>	<b>\$935,000</b>		

### CONTACT

**stan stouder, CCIM**  
Founding Partner  
239.481.3800 x205  
[stan.stouder@creconsultants.com](mailto:stan.stouder@creconsultants.com)

### WESTBURY INDUSTRIAL PARK

This high visibility lot is mostly cleared and has great zoning in place. Three road frontages make your business highly visible, compared to being buried back inside an industrial park. The Hanson Street extension is now open to Ortiz Avenue, expediting access to I-75.

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966  
1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 11/08/22

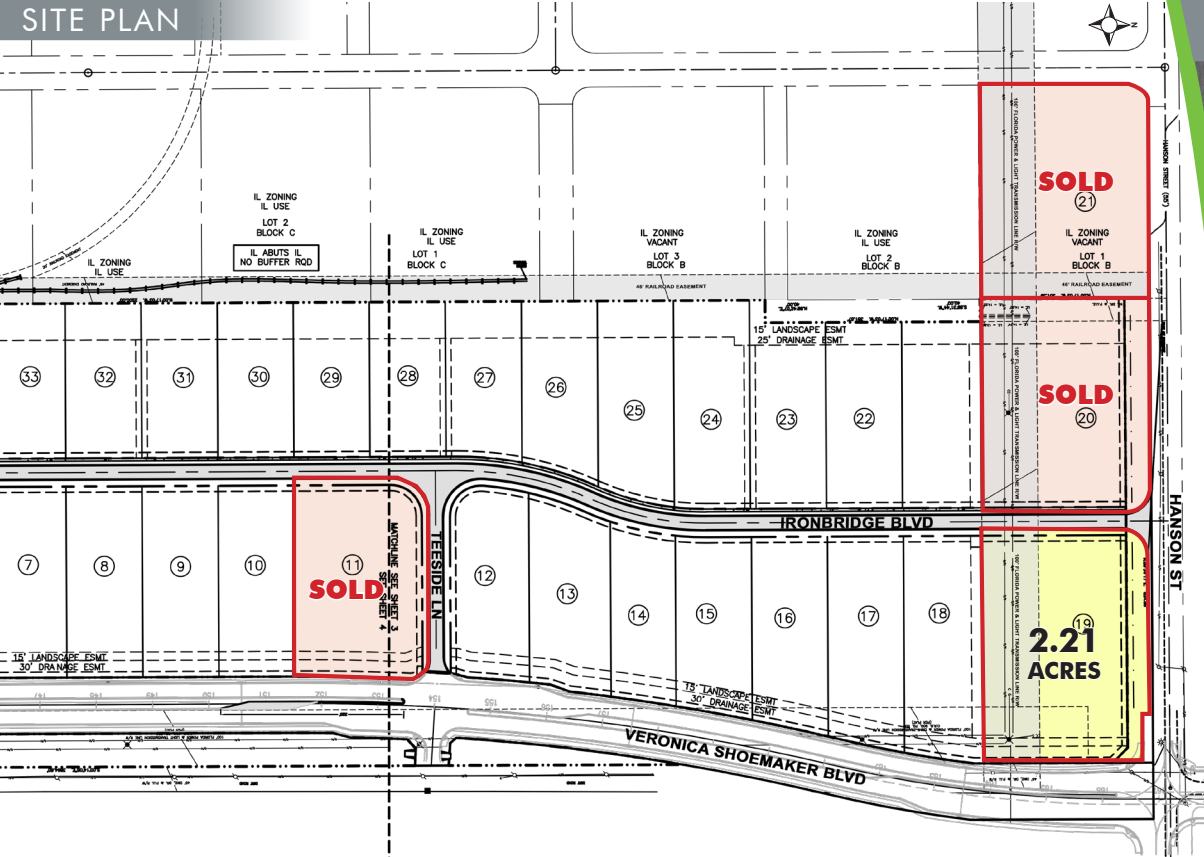
# INDUSTRIAL CORNER

## BUSY ROAD FRONTAGES

### FOR SALE

HANSON STREET & IRONBRIDGE BOULEVARD, FORT MYERS, FL 33916

SITE PLAN



### HIGHLIGHTS

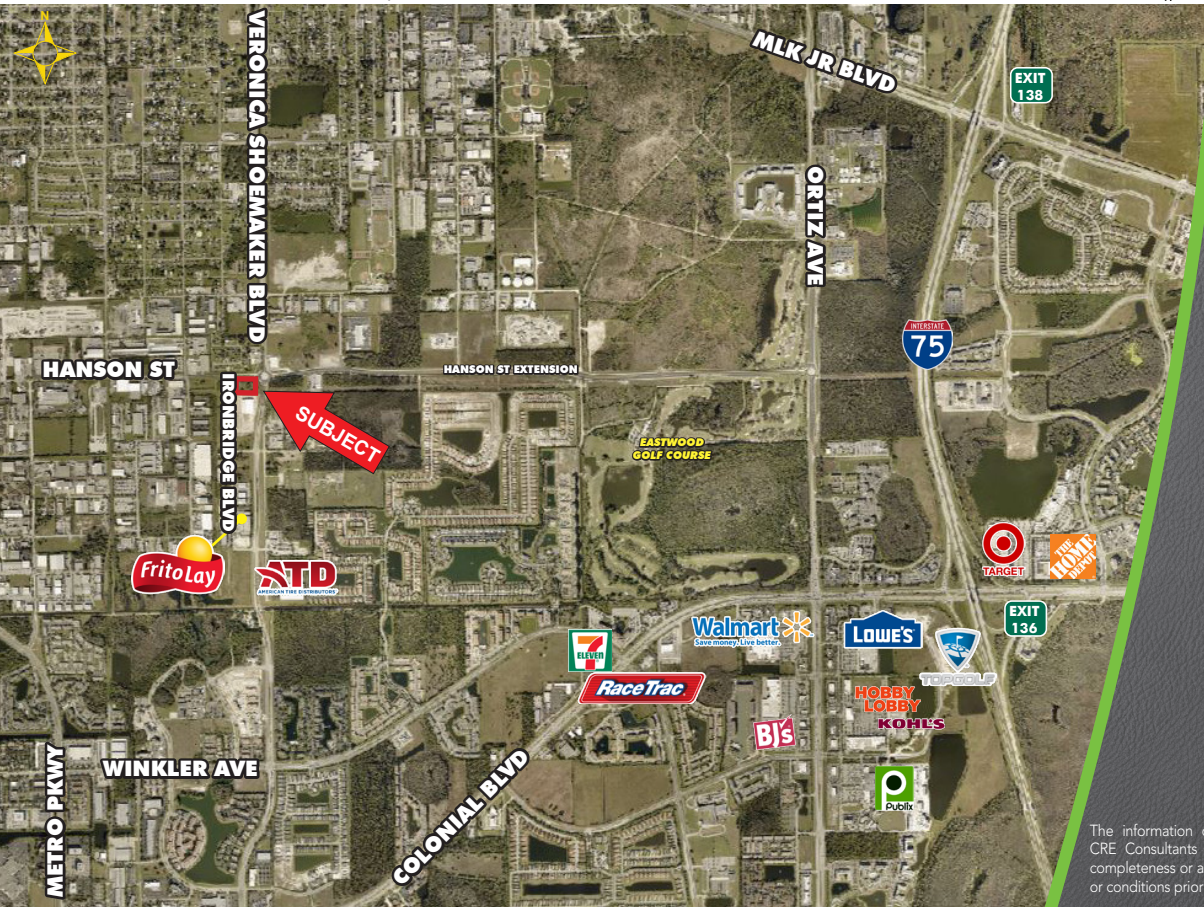
- Roundabout at Hanson Street & Veronica Shoemaker Boulevard is part of the Hanson Street extension to Ortiz Avenue
- Light Industrial zoning in place
- Sites are encumbered with an FPL easement
- Development order DOS2004-0057
- Site is excellent for users needing large outside areas
- Traffic counts: 11,200 AADT on Veronica Shoemaker Boulevard, 7,000 AADT on Hanson Street

### DISTANCES

- Colonial Blvd & I-75: 2.9 Miles
- Downtown Fort Myers: 3.2 Miles
- I-75, Exit 138: 3.8 Miles

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