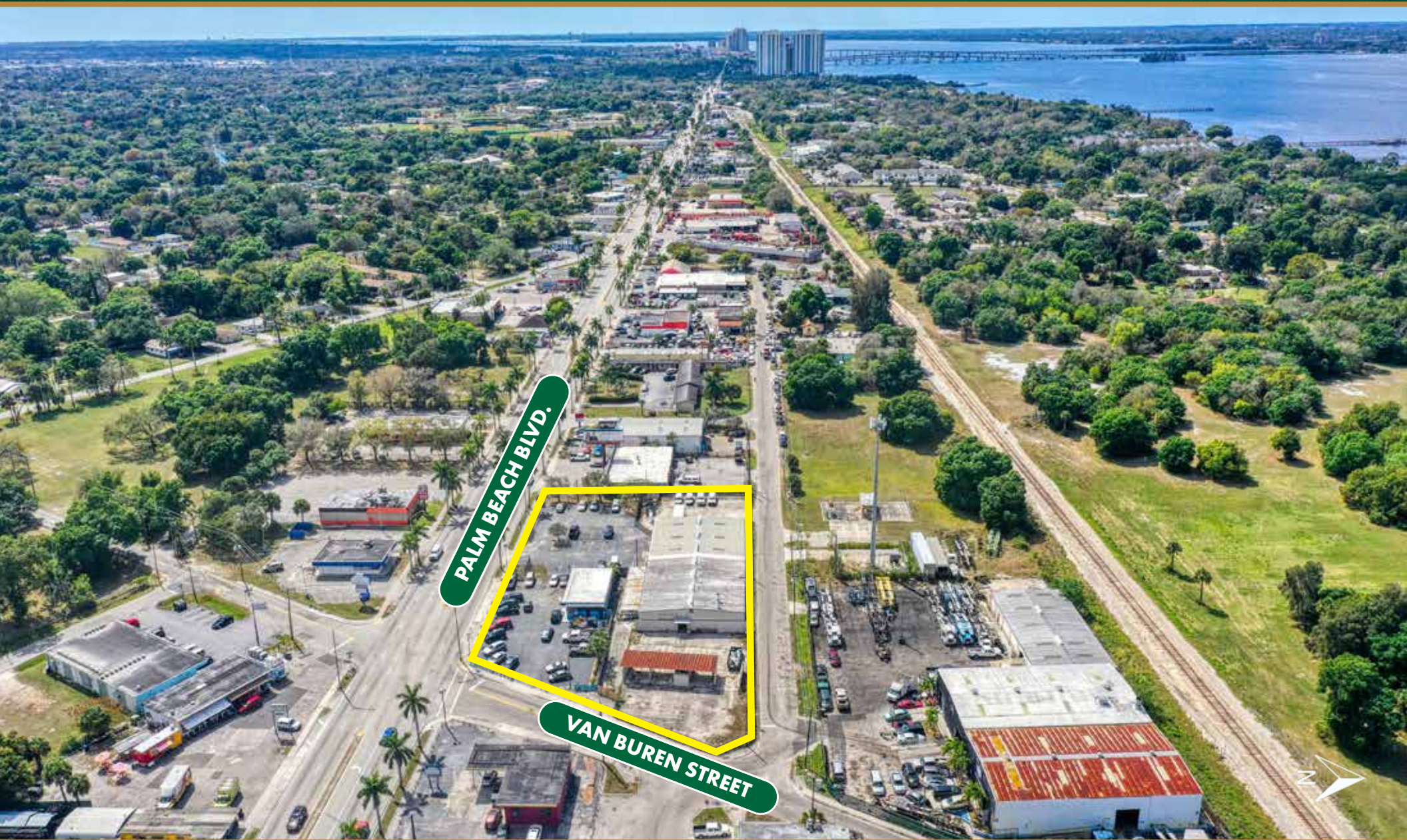


3931-3939 PALM BEACH BLVD.

FORT MYERS, FL



OFFERING SUMMARY

Property Address: 3931-3939 Palm Beach Blvd. &
540 Van Buren Street
Fort Myers, FL 33916

County: Lee

Rentable Floor Area: Total: 11,696± Sq. Ft.

Main Bldg: 10,500± Sq. Ft.

Mechanic Bldg: 1,196± Sq. Ft.

Parcel Size: 1.37± Acres

Zoning: Commercial Intensive

Future Land Use: Traditonal Community

Year Built: **Main Bldg:**1973/1983
Mechanic Bldg: 1957

Utilities: Central Services (City of Fort Myers)

Parcel IDs: 08-44-25-P1-01504.0040
08-44-25-P1-01504.0030
08-44-25-P1-01504.0010
08-44-25-P1-01504.002A
08-44-25-P1-01504.001A

2022 Tax Information: \$17,648.61 (Combined)

LISTING PRICE:
\$1,950,000 | \$166 PSF

LSI
COMPANIES

WWW.LSICOMPANIES.COM



3931-3939 PALM BEACH BLVD.

FORT MYERS, FL

SALES EXECUTIVE



Alexis North, CCIM
Sales Associate



PLEASE DIRECT ALL OFFERS TO:

Alexis North, CCIM
anorth@lsicompanies.com | 239.489.4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



PALM BEACH BLVD.

VAN BUREN STREET

EDWARDS STREET

**MAIN BUILDING
10,500± Sq. Ft.**

MAIN BUILDING HIGHLIGHTS

- Total: 10,500± Sq. Ft.
 - Open air warehouse: 8,550± Sq. Ft.
 - AC'd office: 1,950± Sq. Ft. (11 rooms)
- Mezzanine area: 5,750± Sq. Ft.
- 4 bathrooms
- Metal frame construction with steel frame roof
- Year built: 1973 /1983
- Parking spaces: 24
- 3 overhead doors
- Warehouse clear span: 14'10"
- Perimeter fencing with enclosed outdoor storage area

** Repairs are being made from damage incurred by Hurricane Ian*



MECHANIC BUILDING HIGHLIGHTS

- 1,196± Sq. Ft.
- Built: 1957
- Concrete block with stucco and steel frame roof
- 2 roll-up doors
- Tenant in-place: C&I Quality Cars
- Gross Lease Rate: \$16.38 PSF
 - Tenant in place since 2015 through 6/30/23 with potential of lease extension

PALM BEACH BLVD.

VAN BUREN STREET

**MECHANIC BUILDING
1,196± SF**

3931-3939 PALM BEACH BLVD.



FLOOR PLAN AND USES

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	<p>Open warehouse space 16.5 roof height 14' 10" to rafters 2,800 SF</p>				<p>AC 1,250 SF office area, mezzanine above</p>				<p>AC 1,400 SF office area, mezzanine above</p>				<p>Open warehouse 700 SF</p>			
2					<p>AC AREA - office, kitchen, conference room - 1,000 SF, mezzanine above</p>				<p>Open walkway 600 SF</p>		<p>Enclosed space 250 SF</p>		<p>2,100 SF mezzanine area, 7.5 underneath clear height</p>			
3									<p>Open Space 400 SF</p>							
4																
5																
6																
7																

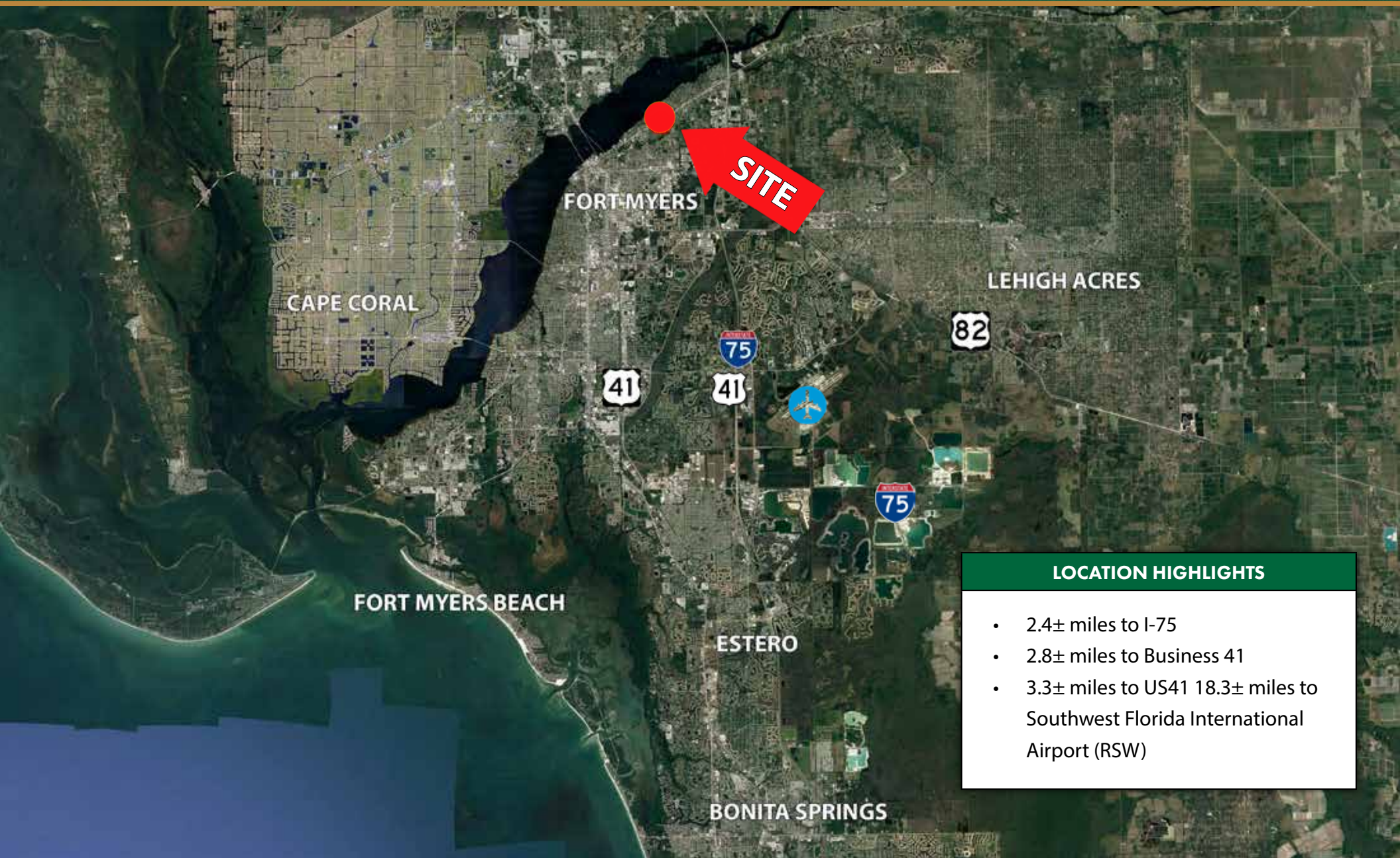
* 1= 10 FT - Not scaled to size



PROPERTY PHOTOS



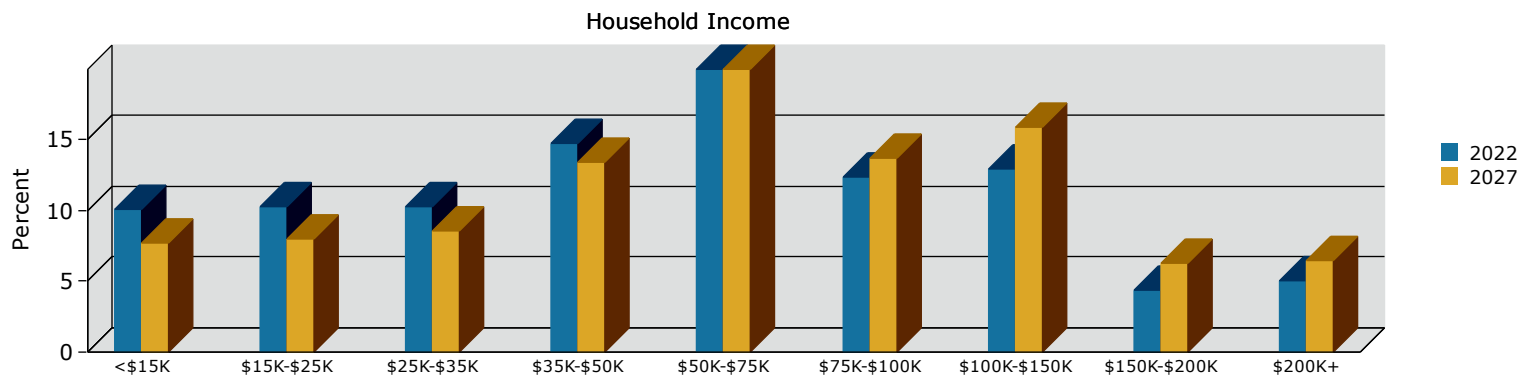
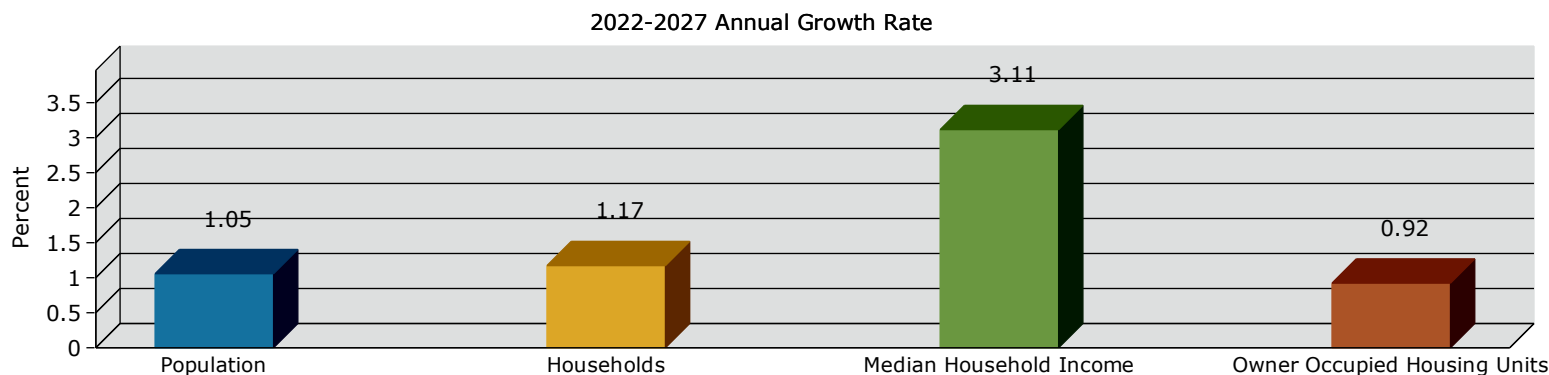
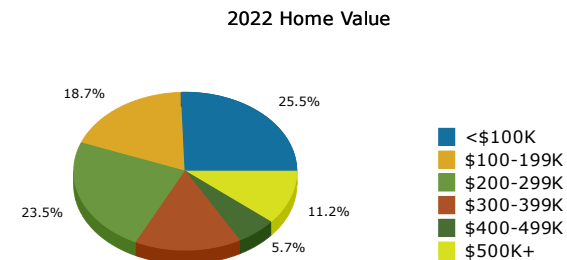
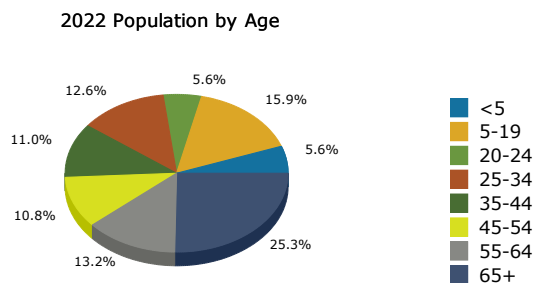
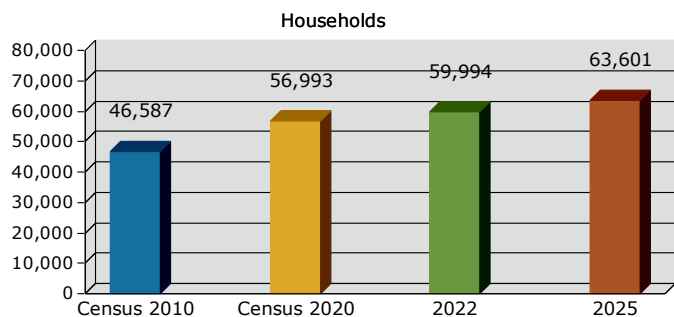
LOCATION MAP



LOCATION HIGHLIGHTS
<ul style="list-style-type: none">• 2.4± miles to I-75• 2.8± miles to Business 41• 3.3± miles to US41 18.3± miles to Southwest Florida International Airport (RSW)

DEMOGRAPHIC PROFILE

15 MIN RADIUS



3931-3939 PALM BEACH BLVD.

FORT MYERS, FL



LSI
COMPANIES



LIMITATIONS AND DISCLAIMERS

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6810 International Center Blvd. • Fort Myers, FL 33912 • 239.489.4066