

FOR SALE

23,750 SF INDUSTRIAL WAREHOUSE BUILDING

4840 LAREDO AVENUE, FORT MYERS, FL 33905



- **BUILDING SIZE:** 23,750 SF
- **LAND SIZE:** 5.19 AC
- **PRICE:** \$6,300,000
- **ZONING:** IL ([click here for uses](#))

PROPERTY FEATURES

- 1.5± Acres of Outside Fenced Yard Area
- Fully Fenced with Two (2) Entrance Gates
- 20,436 SF Climate-Controlled Warehouse
- 3,314 SF Office
- 20'+ Clear Height
- Large Mezzanine Storage & Two (2) Restrooms in Warehouse
- Three (3) Drive-In Doors
- Two (2) Truck Wells
- 480 / 277 / 1,200 AMPs 3-Phase Electric Service
- Fully Sprinklered
- City Sewer & Water
- Built in 2004



Please Contact:

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LEE & ASSOCIATES
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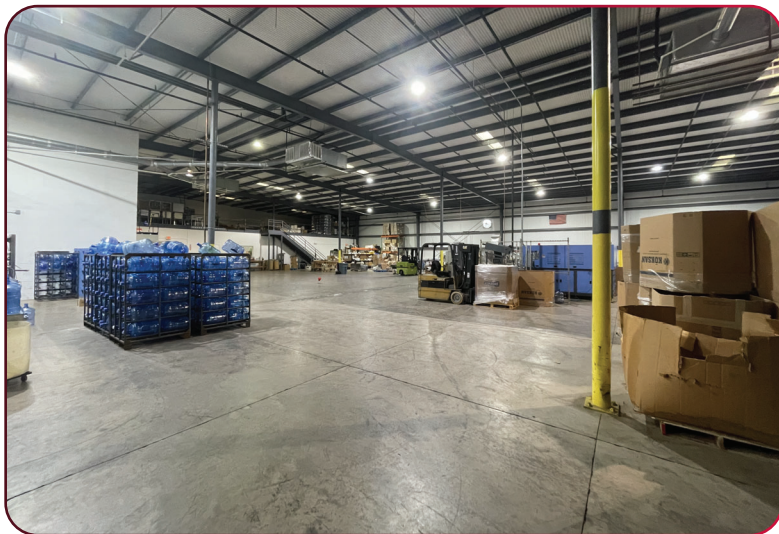
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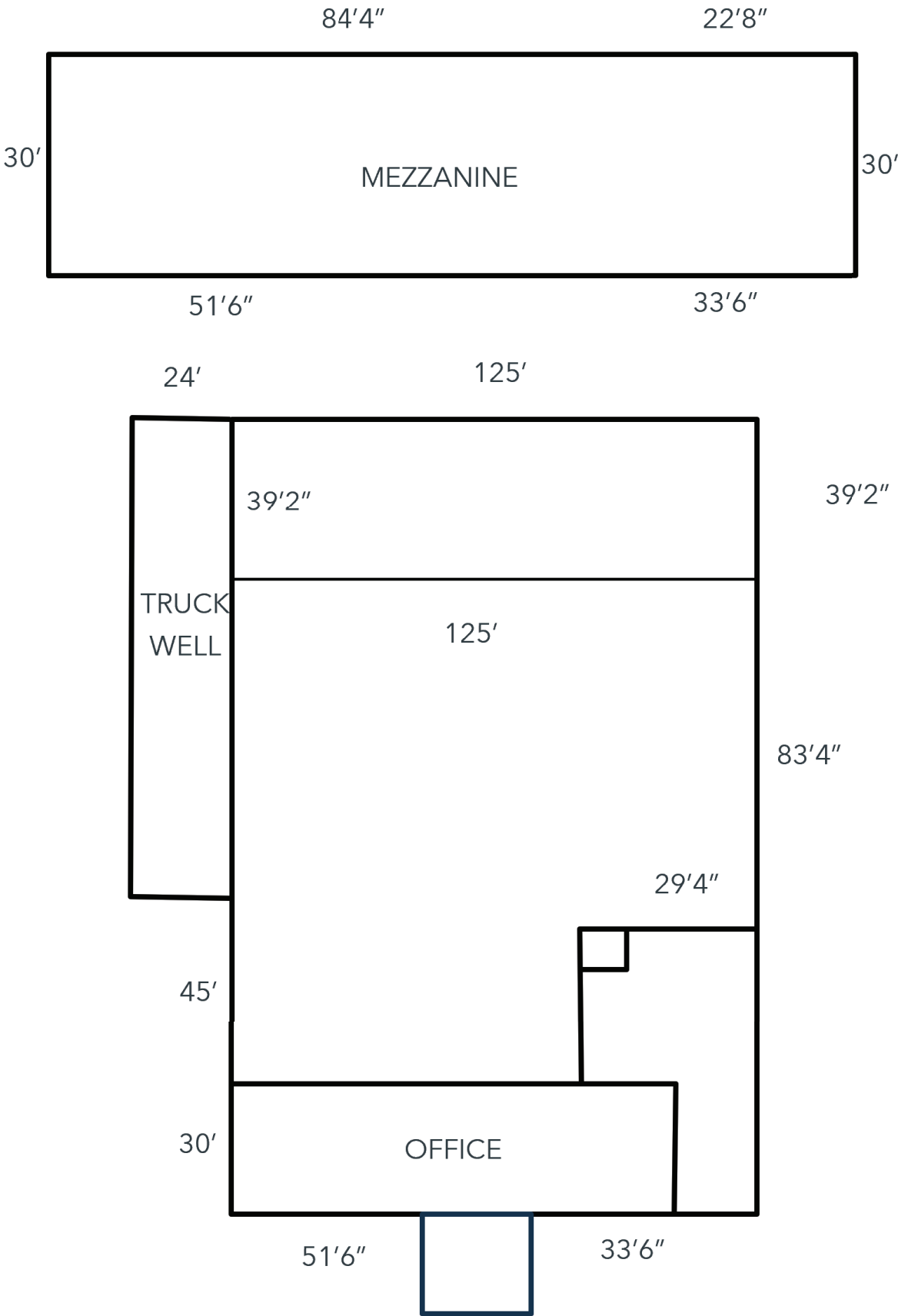
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SITE



Laredo Ave

Ortiz Ave

**1.5± ACRE
OUTSIDE
FENCED AREA**



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