

FOR SALE – Industrial Warehouse 1911 Dana Dr., Fort Myers, FL 33907

Price: \$795,000

Strap #: 11-45-24-00-00005.0280

Breakdown of Square Footage:

- GBA: 3,248 Sq Ft
- Office Area: 461 Sq Ft
- Warehouse Area: 2,787 Sq Ft
- Unfinished Mezzanine: 1,010 Sq Ft (not included in the GBA)

GBA + Unfinished Mezzanine = 4,258 Sq Ft



Property Description:

- Year Built: 1972 | New Roof: 2024
- Zoning: C2 – Community Commercial
- This property is vacant and located in a rapidly growing area near US 41 & Colonial Blvd.
- Excellent visibility & accessibility
- Ideal for a variety of commercial or industrial uses with over 4,200 SF of versatile space
- Clear Ceiling Height: 16'
- Fenced Lot, Mezzanine, Front Loading, Fluorescent Lighting, Yard



Michael J. Fry, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



REMAX Realty Group
7910 Summerlin Lakes Dr
Fort Myers, FL 33907
(239) 489-0444
ftmyerscommercial.com

For Sale – 4,258± SF (Ind W/H)
 1911 Dana Dr.



Michael J. Frye **CCIM**
 (239) 281-0441

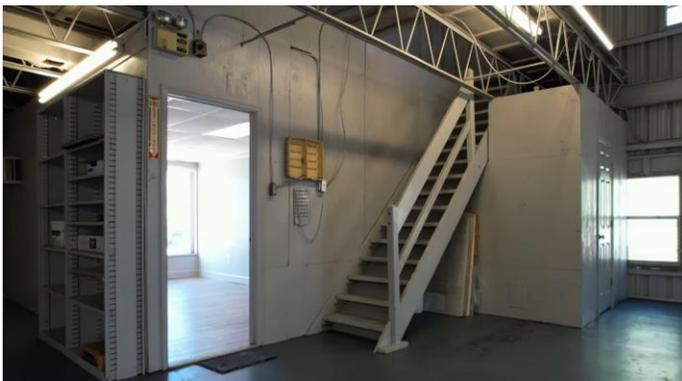
DEMOGRAPHICS

1911 Dana Dr., Fort Myers, FL 33907

| | 2 Miles | 5 Miles | 10 Miles |
|-------------------------|--|----------------|-----------------|
| Total Population | 35,651 | 163,801 | 523,244 |
| Median Age | 40 | 48 | 48 |
| Total Households | 15,416 | 74,437 | 221,839 |
| Traffic Count: | 61,000 (US 41) 36,500 (Boy Scout Dr.) | | |



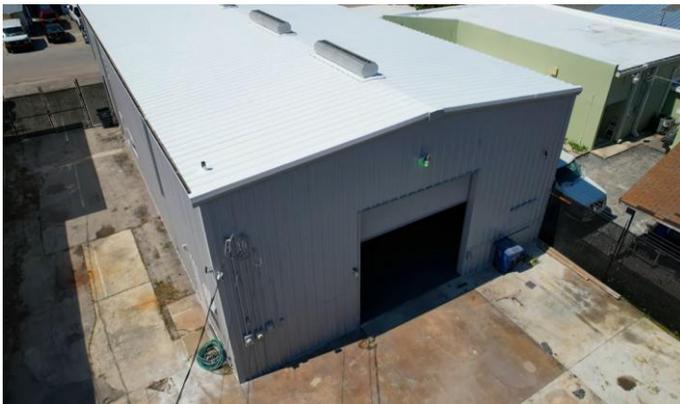
7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfyre.com



For Sale – 4,258± SF (Ind W/H)
1911 Dana Dr.



Michael J. Frye
(239) 281-0441



Scan the QR Code to view
a video of the property

7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljrye.com

