



FOR SALE or LEASE
3131 E. Riverside Dr., Fort Myers, FL 33901



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PROPERTY INFORMATION



Kayak on the
Caloosahatchee River

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MIXED-USE WAREHOUSE SPACE FOR LEASE

Lease Price: \$12.00 - \$15.00 PSF + CAM (\$3.00)
Discounts Available For:
- 5-year lease terms
- Larger Space Commitments

Sale Price: \$3,495,000

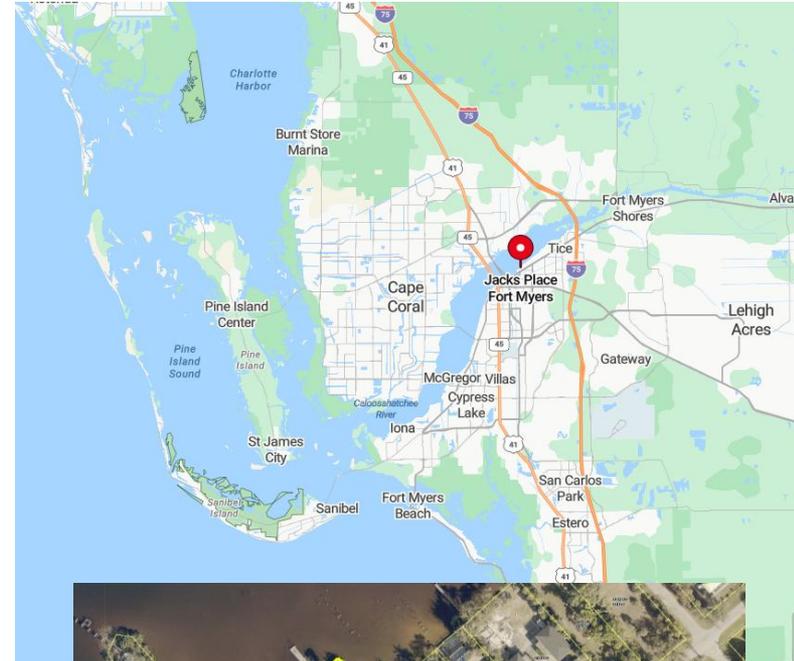
Total Building Size: 24,700± Sq. Ft.

Property Taxes: \$26,074.57 (2025)

Zoning: CG – Commercial General
Lot Zoned: RM 16

Strap #: 07-44-25-P4-00109.0080
07-44-25-P4-03616.0080

Year Built: 1935 (per LeePA)
(Extensive Renovations in 2023-2024)



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Property Overview

Waterfront industrial **elevated warehouse** space with loading docks and high-power electrical service, located along the Caloosahatchee River in Fort Myers. The space offers functional distribution capability with unique river access and the potential for additional conditioned office build-out.

OFFERINGS AVAILABLE FOR LEASE:

7,875 SF Total

Includes:

- **7,500 SF warehouse**
- **375 SF office + bathroom/kitchen build-out**
- **Two loading docks**
- **Ample on-site parking**

\$12.00 PSF + \$3.00 CAM

Up to 10,500 SF Total

Includes:

- **7,500 SF warehouse**
- **2,000 SF workspace under A/C**
- **1,000 SF office suite (5 offices)**

\$15.00 PSF + \$3.00 CAM

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Prime industrial / mixed-use warehouse space located **less than one mile from Downtown Fort Myers** with direct access to the **Caloosahatchee River**. The property offers flexible configurations combining warehouse, workshop, and office space to accommodate a wide range of commercial uses.

The warehouse features **16-foot ceilings**, multiple loading dock access, ample parking, and **elevated** construction that avoided flooding during recent storms.

- **river access at rear of building**
- **ample free on-site parking** for employees and visitors
- flexible office configurations
- less than **1 mile to Downtown Fort Myers**
- easy access to **US-41 and I-75**

The warehouse floor plan shows the **7,500 SF open warehouse area with loading docks along the side and office cluster adjacent to the warehouse**, enabling multiple operational layouts.

Ideal Uses

- marine service / boat equipment
- logistics and distribution
- light manufacturing
- technology / workshop operations
- contractor headquarters
- e-commerce storage and fulfillment



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In addition to strong in-place and pro-forma income, the site has **prior high-rise PUD history** (reapplication required) and is well suited for a **hold-and-carry redevelopment strategy**, allowing rental income to offset carrying costs while pursuing future condominium or mixed-use development.

Parking / Land Upside Additional Land Value – A nearly ½-acre portion of the property can be developed with no zoning changes to RM16 or up to 7 units as-is or utilized short- or long-term as a 24–32 space surface parking lot, supporting the new City boat ramp, tenants, or future development, with potential for meaningful supplemental income.

- Property is completely fenced with security coded gate access and lighting
 - New AC Units post Hurricane Ian (2022)
 - All new LED lighting with 92% full spectrum light and at 25% electric costs
 - High Speed Internet with installed Google Nest
 - New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
 - Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.
- **Total Existing Parking Spaces: 36**

Scan the QR
Code to view
the Virtual Tour



PHOTOS OF THE PROPERTY



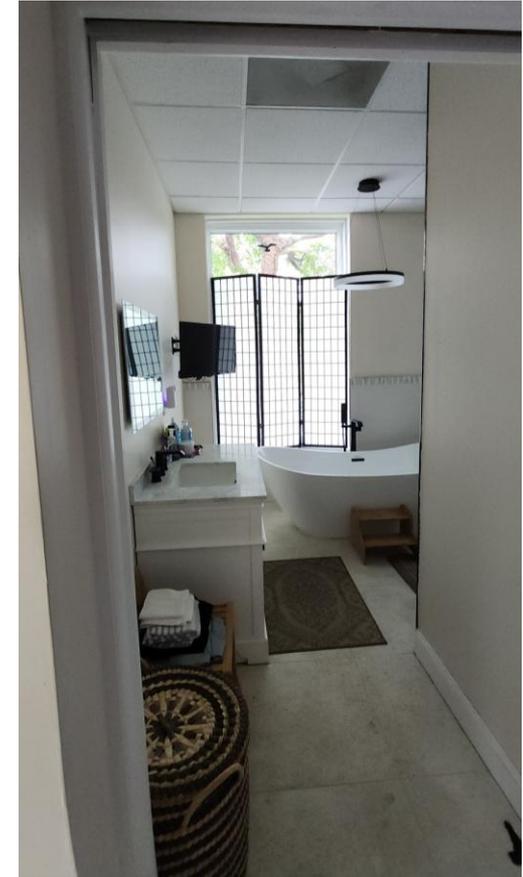
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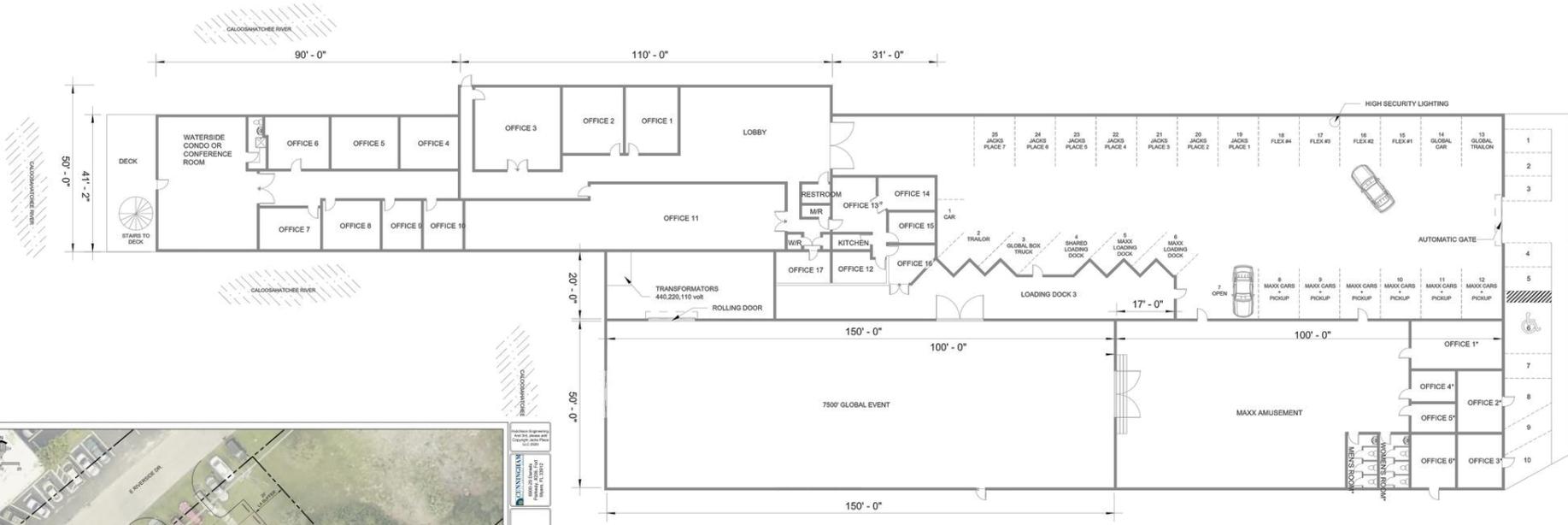
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SITE PLAN FOR THE BUILDING



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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LEGEND:
 1. EXISTING BUILDING
 2. EXISTING DRIVE
 3. EXISTING PARKING
 4. EXISTING LANDSCAPE
 5. EXISTING UTILITIES
 6. EXISTING FENCES
 7. EXISTING SIGNAGE
 8. EXISTING LIGHTING
 9. EXISTING TREES
 10. EXISTING GRASS
 11. EXISTING PAVEMENT
 12. EXISTING CURBS
 13. EXISTING SIDEWALKS
 14. EXISTING STAIRS
 15. EXISTING ELEVATORS
 16. EXISTING MECHANICAL
 17. EXISTING ELECTRICAL
 18. EXISTING PLUMBING
 19. EXISTING GAS
 20. EXISTING WATER
 21. EXISTING SEWER
 22. EXISTING TELEPHONE
 23. EXISTING CABLE
 24. EXISTING SATELLITE
 25. EXISTING ANTENNAS
 26. EXISTING SIGNAGE
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 37. EXISTING PLUMBING
 38. EXISTING GAS
 39. EXISTING WATER
 40. EXISTING SEWER
 41. EXISTING TELEPHONE
 42. EXISTING CABLE
 43. EXISTING SATELLITE
 44. EXISTING ANTENNAS

SCALE:
 1" = 10'-0"
 1/4" = 10'-0"
 1/8" = 10'-0"
 1/16" = 10'-0"
 1/32" = 10'-0"
 1/64" = 10'-0"
 1/128" = 10'-0"
 1/256" = 10'-0"
 1/512" = 10'-0"
 1/1024" = 10'-0"
 1/2048" = 10'-0"
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 1/55213

LOCATION INFORMATION



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ABOUT FORT MYERS AREA

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 99,918 (July 2024). It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 86,428 in 2020.

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



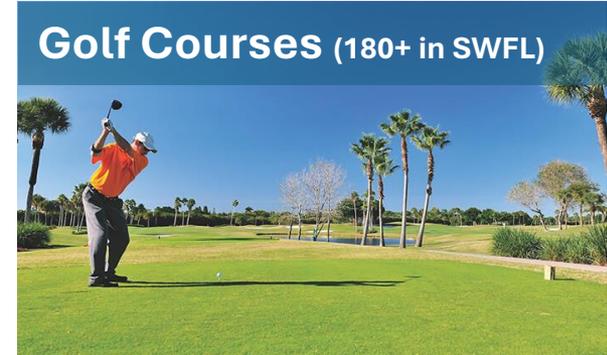
Lakes Park



SWFL Eagle Cam

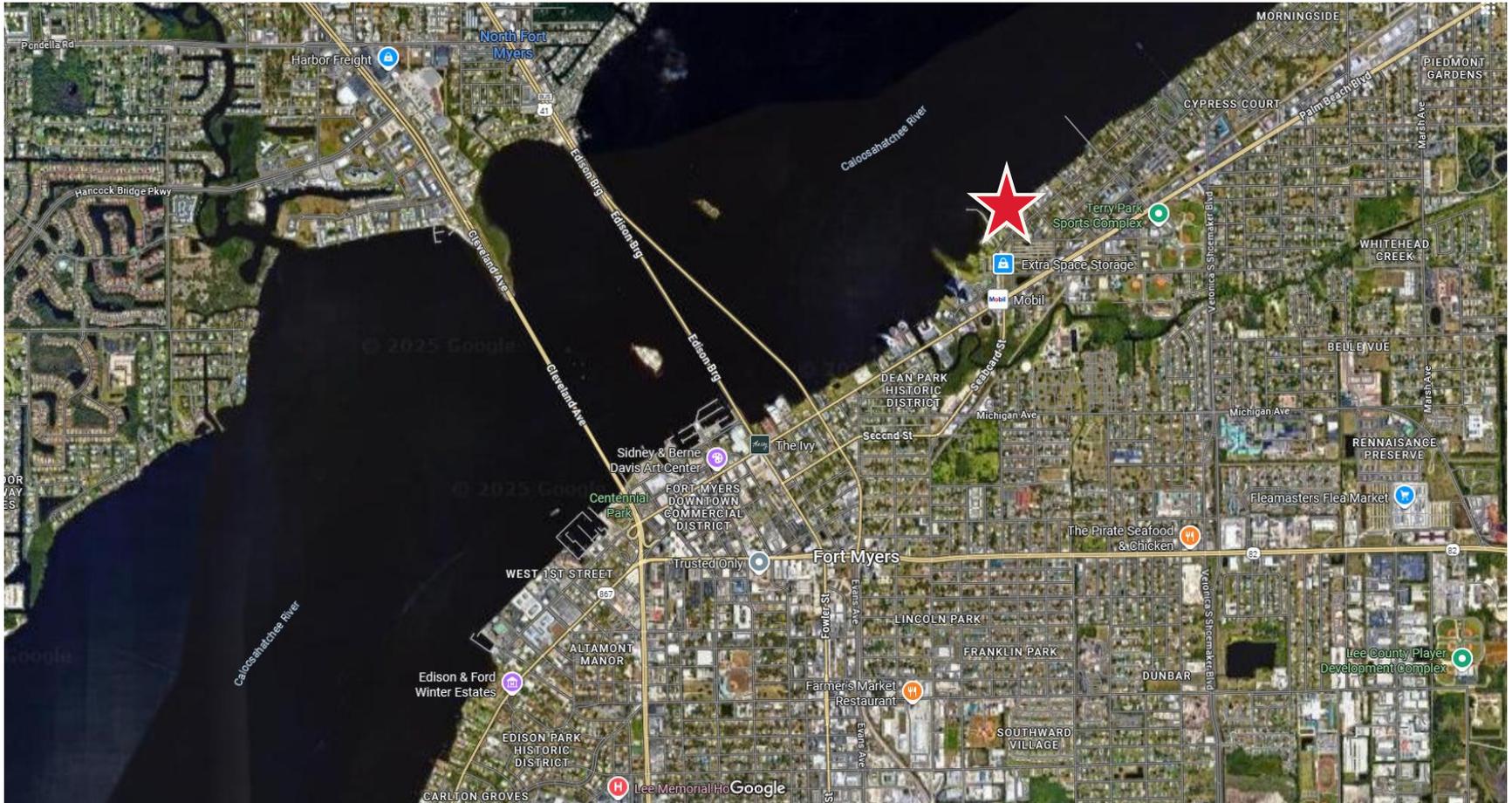


Golf Courses (180+ in SWFL)

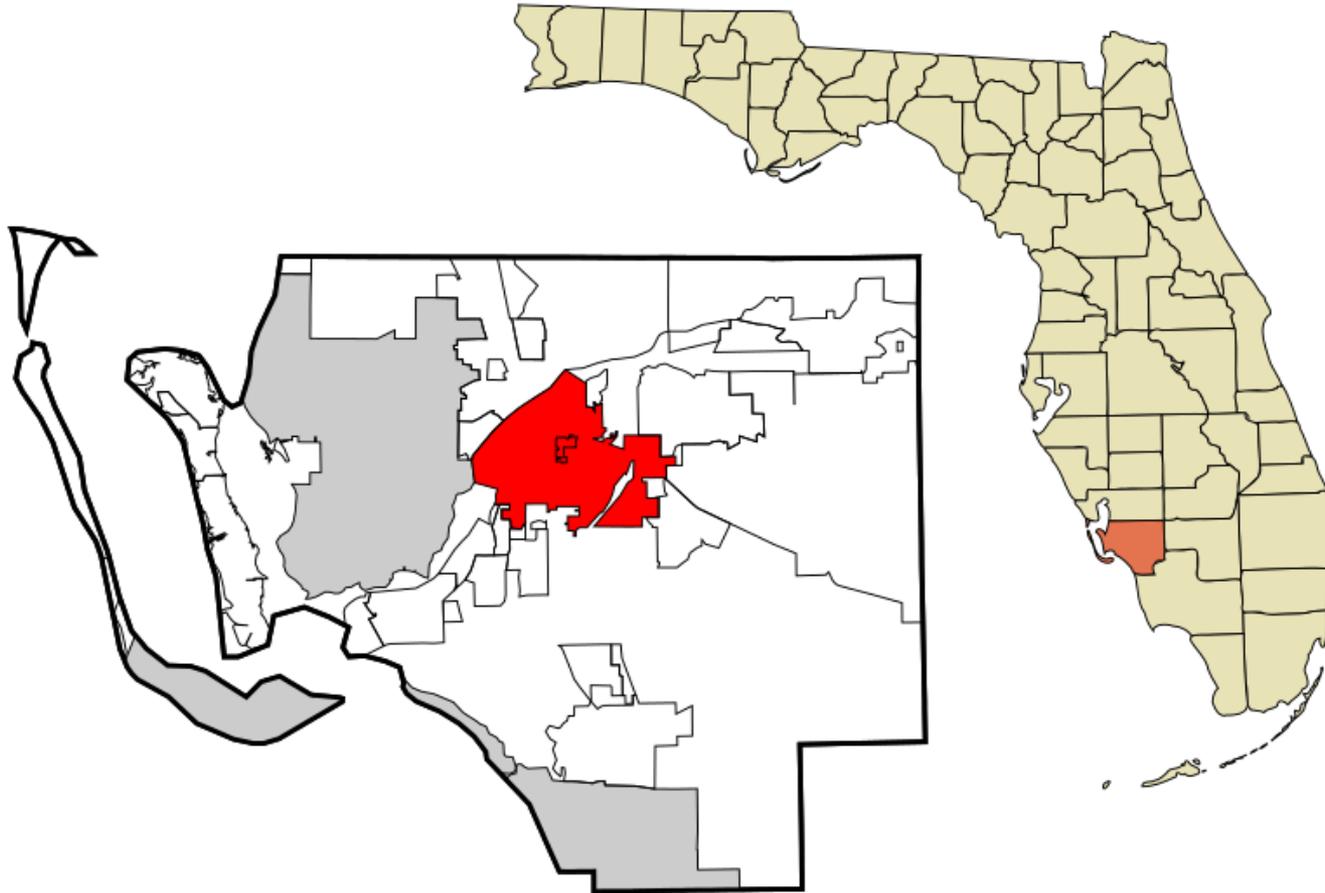


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AERIAL OF PROPERTY LOCATION



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ZONING INFORMATION

ZONING – CG (Commercial General) Commercial General Zoning District Regulations 118.2.1.H

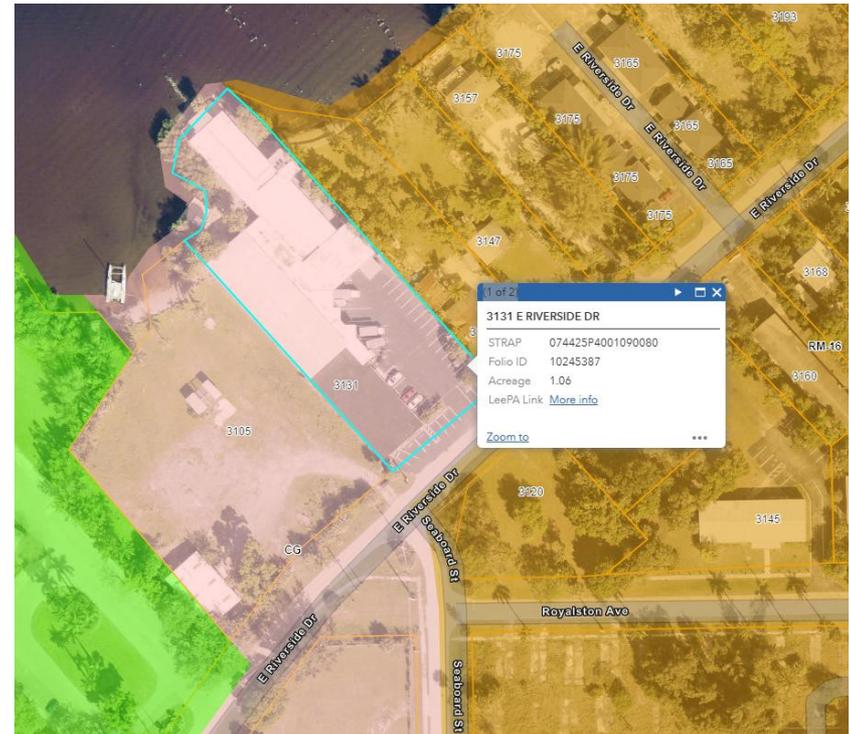
C. Commercial General (CG)

It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Examples of Permitted Uses: Assisted Living Facility, Bed & Breakfast, Call Center, Health Club, Live-Work, Medical/Dental, Offices (Professional, Financial, Governmental or Operational), Police/Fire/EMS

MUNICODE CODIFICATION

Scan the QR Code for a full list of Permitted Uses



ZONING INFORMATION

ZONING – Residential Multifamily (RM-16)

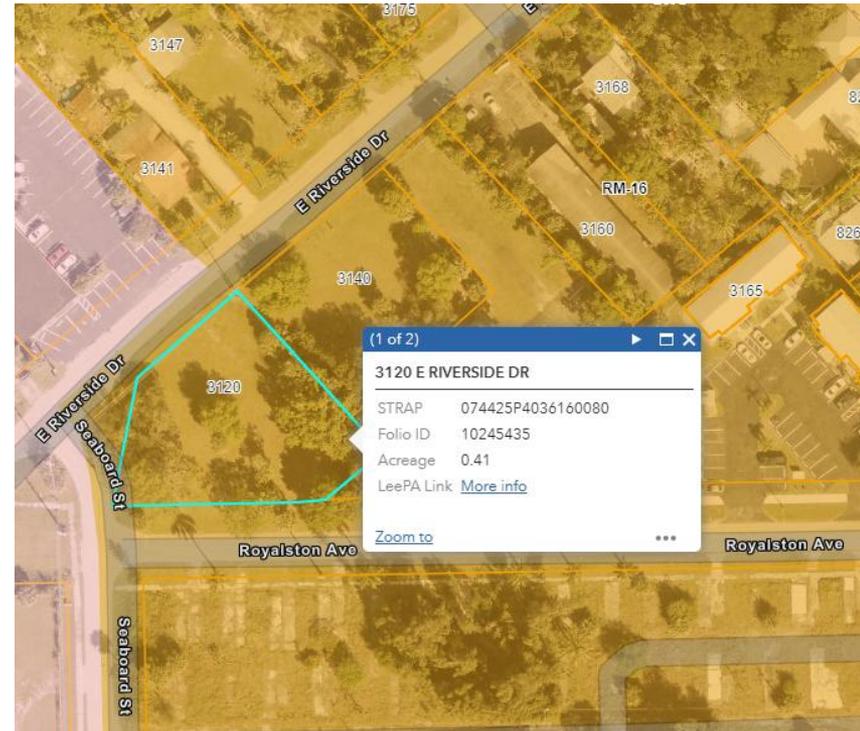
Residential multifamily RM-16 Zoning District Regulations
118.2.1.A--G

(2) b. Residential multifamily (RM-16)

This district is intended to accommodate medium density multifamily residential development. The maximum density permitted is 16 dwelling units per acre. See Tables 118.2.1.A—G for additional dimensional requirements.

MUNICODE CODIFICATION

Scan the QR Code for a full list of Permitted Uses



DEMOGRAPHICS



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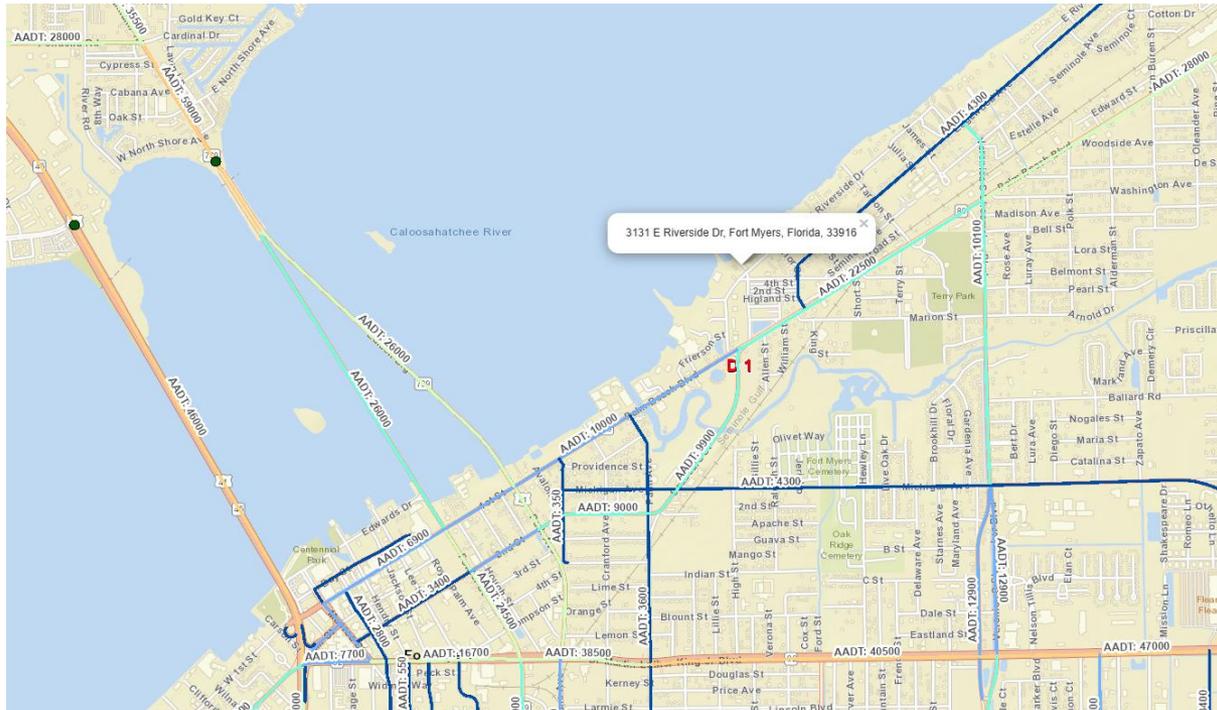
DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725	Total Households	10,790	57,887	188,397
Average Age	38	42	46	# of Persons per HH	2.3	2.2	2.3
				Average HH Income	\$53,720	\$66,236	\$79,189



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TRAFFIC COUNT



Traffic Count 2024

Edison Bridge 52,000 (NB/SB) AADT

Palm Beach Blvd. 28,000 AADT

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MEET THE TEAM



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