



MAYHUGH
COMMERCIAL ADVISORS

FOR SALE

4675-4681 ELEVATION WAY | FORT MYERS, FL 33095

STATE-OF-THE-ART OFFICE/WAREHOUSE
FACILITY WITH EXPANSION OPPORTUNITY

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EXECUTIVE SUMMARY

State-of-the-Art Office / Warehouse Facility with Expansion Parcel

This modern ±8,417 SF office/warehouse facility, built in 2021, offers a highly functional blend of professional office space and industrial capability within Benchmark Corporate Park in Fort Myers. The building includes ±4,041 SF of two-story office space and ±4,354 SF of insulated warehouse, designed to support manufacturing, distribution, contractor operations, and service-based businesses seeking a polished and efficient headquarters environment.

The warehouse component is built for operational performance, featuring two 14' x 16' electric roll-up doors, multiple drive-in bays, 3-phase power, welding outlets, flammable storage, industrial exhaust fans, and LED lighting throughout. Durable steel construction, natural light from hurricane-rated windows, and specialized safety features such as an eyewash station and concrete firewall separation further enhance functionality and safety.

The office buildout delivers a premium professional environment with a dramatic glass lobby with 22' ceilings, a custom architectural staircase, glass conference room, executive offices, open workspace areas, and a full kitchen/breakroom. The second floor provides additional collaborative workspace and executive offices, making the layout ideal for growing teams and client-facing operations

EXPANSION OPPORTUNITY

In addition to the building, the property includes an adjacent ±29,490 SF parcel, providing valuable flexibility for future building expansion, outdoor storage, fleet parking, contractor yard space, or additional development. With 18 on-site parking spaces, truck access, modern building systems, and impact-rated construction designed for 160 MPH wind loads, this property represents a rare opportunity to acquire a turnkey industrial headquarters with built-in expansion potential in one of Fort Myers' premier business parks.

OFFERING DETAILS

PRICE \$2,946,800



IDEAL USES

Construction / Contractor headquarters

Engineering firms

Manufacturing operations

Industrial service companies

Distribution / logistics

Technology or fabrication firms

INVESTMENT OPPORTUNITY



NEW CONSTRUCTION (2021) – ±8,417 SF OFFICE / WAREHOUSE FACILITY

Modern, professionally designed building featuring durable CBS office construction and steel warehouse with upgraded building systems.



HEAVY POWER & SPECIALIZED INDUSTRIAL IMPROVEMENTS

Equipped with 3-phase power, welding outlets, flammable storage area, exhaust fans, eyewash station, and LED lighting throughout.



ADDITIONAL ±29,490 SF DEVELOPMENT PARCEL INCLUDED

Rare opportunity for future building expansion, outdoor storage, fleet parking, or potential additional development.



HIGH-QUALITY CONSTRUCTION & STORM RESILIENCE

Built to withstand 160 MPH wind loads with impact-rated windows and durable concrete and steel construction.



PREMIUM TWO-STORY OFFICE BUILDOUT (±4,041 SF)

Dramatic glass lobby with 22' ceilings, custom architectural staircase, executive offices, conference room, and open workspace.



AMPLE PARKING & TRUCK ACCESSIBILITY

18 on-site parking spaces with truck access and efficient site circulation.



FUNCTIONAL INDUSTRIAL WAREHOUSE (±4,354 SF)

Fully insulated warehouse with two 14' x 16' electric roll-up doors, multiple drive-in bays, and flexible operational layout.



PRIME LOCATION IN BENCHMARK CORPORATE PARK

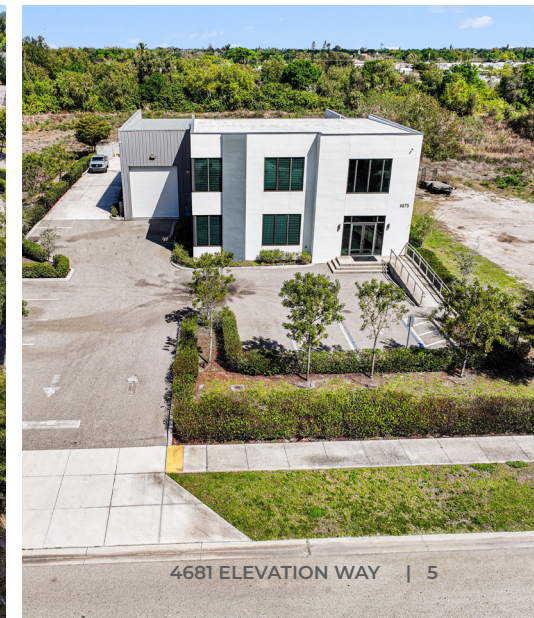
Well-positioned within a professional business park offering convenient access to major commercial corridors throughout Fort Myers.

PROPERTY DETAILS

EXISTING OFFICE/WAREHOUSE

PROPERTY DETAILS

ADDRESS	4681 Elevation Way, Fort Myers, FL	
NEIGHBORHOOD	Benchmark Corporate Park	
BUILDING SF	Total:	8,417 SF
	Office Area:	4,041 SF (two stories)
	Warehouse Area:	4,354 SF
YEAR BUILT	2021	
PARCEL SIZE	57,935± SF (1.33± AC)	
PARCEL NUMBER	16-44-25-P1-01000.0130	
ZONING	PUD (CFM)	
CONSTRUCTION TYPE	CBS Office / Insulated Steel Warehouse	
BUILDING HEIGHT	~29 ft	
OCCUPANCY CLASSIFICATION	Business (B) and Storage (S-2)	
OVERHEAD DOORS	Two (2) large 14' wide x 16' high electric roll-up doors	
BUILDING POWER	3 - Phase Power	
PARKING	18 on-site parking spaces + vacant lot	
ACCESS	Truck access and warehouse loading capability	



EXISTING OFFICE/WAREHOUSE

WAREHOUSE FEATURES

- Fully insulated warehouse
- Durable steel / metal warehouse construction
- Two (2) large 14' wide x 16' high electric roll-up doors
- Multiple drive-in bays
- 3 panels of 3-phase power (240/120, 4-wire)
- Welding outlets installed
- Energy-efficient LED lighting throughout
- Natural light from hurricane-rated side windows
- Two industrial exhaust fans
- Flammable storage area with solid concrete construction
- Eyewash safety station
- Mop / service sink
- 4-hour solid concrete firewall separation
- Durable metal panel construction

BUILDING SYSTEMS & SAFETY

- Alarm system (interior and exterior)
- Infrared camera security system
- Surge protectors for office areas
- Emergency light packs
- Motion lighting systems throughout
- Entry display TV
- ADA compliant design
- Fire protection and life-safety systems per code requirements

OFFICE FEATURES

First Floor Office

- Large expansive lobby with floor-to-ceiling windows
- Custom architectural staircase
- Elevator shaft installed (future elevator ready)
- Glass conference room
- Glass-front executive office
- Two large private offices with expansive windows
- Two restrooms
- IT closet
- Kitchen / breakroom
- Motion-sensor LED lighting
- Modern upgraded doors and hardware
- Lobby with dramatic 22'+ ceiling height

Second Floor Office

- Large open workspace suitable for 10+ workstations
- Two glass executive offices with large windows
- Designated copy / print area
- Full bathroom
- Professional open office environment

UNDEVELOPED LAND

PROPERTY DETAILS

PARCEL SIZE 29,490± SF (0.68± Acres)

PARCEL NUMBER 16-44-25-P1-01000.0140

UTILITIES

- City water and sewer
- FPL electric service
- Comcast cable
- CenturyLink telecommunications

SIGNIFICANT FLEXIBILITY FOR:



Future building expansion



Outdoor storage or contractor yard



Additional parking



Equipment or fleet storage



Potential development opportunity



PROPERTY PHOTOS

EXTERIOR



INTERIOR | OFFICE | FIRST FLOOR



INTERIOR | OFFICE | FIRST FLOOR



INTERIOR | OFFICE | SECOND FLOOR

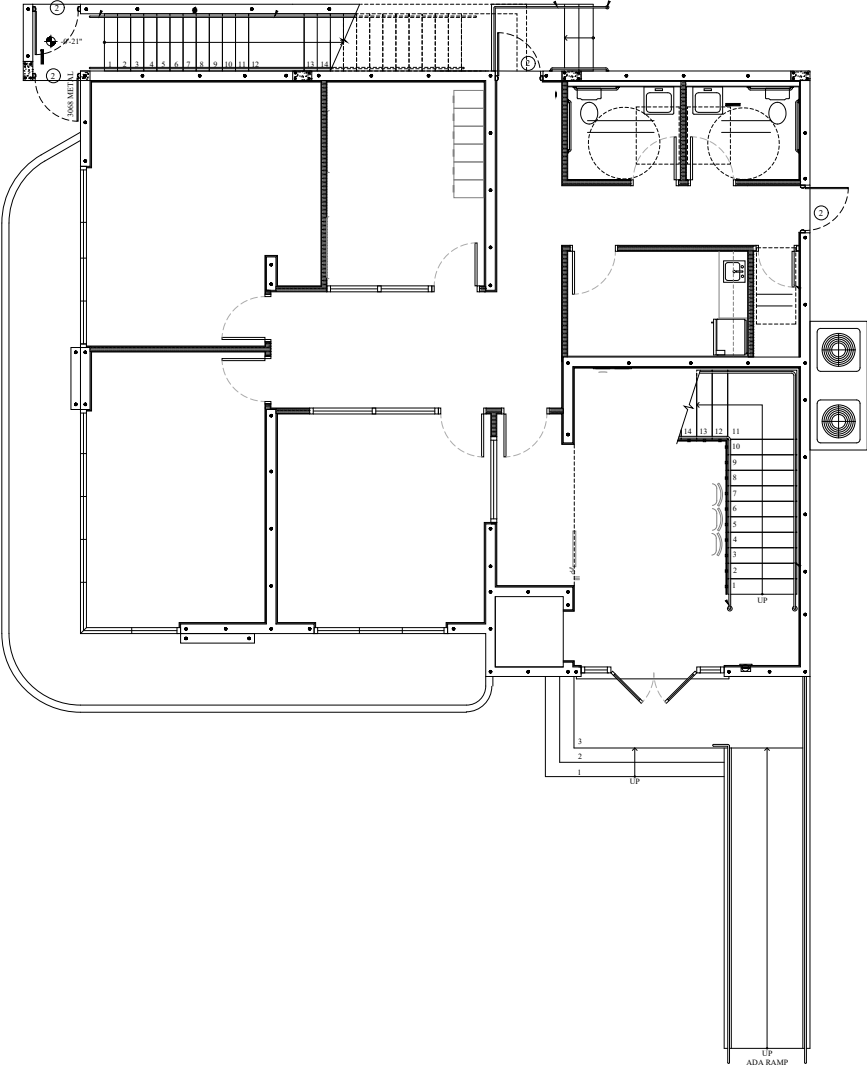


INTERIOR | WAREHOUSE

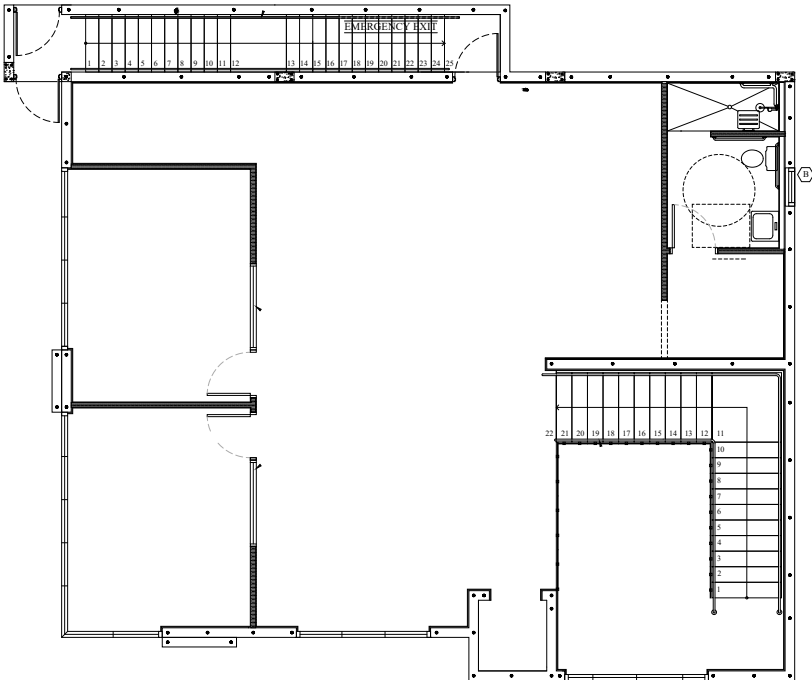


FLOORPLANS

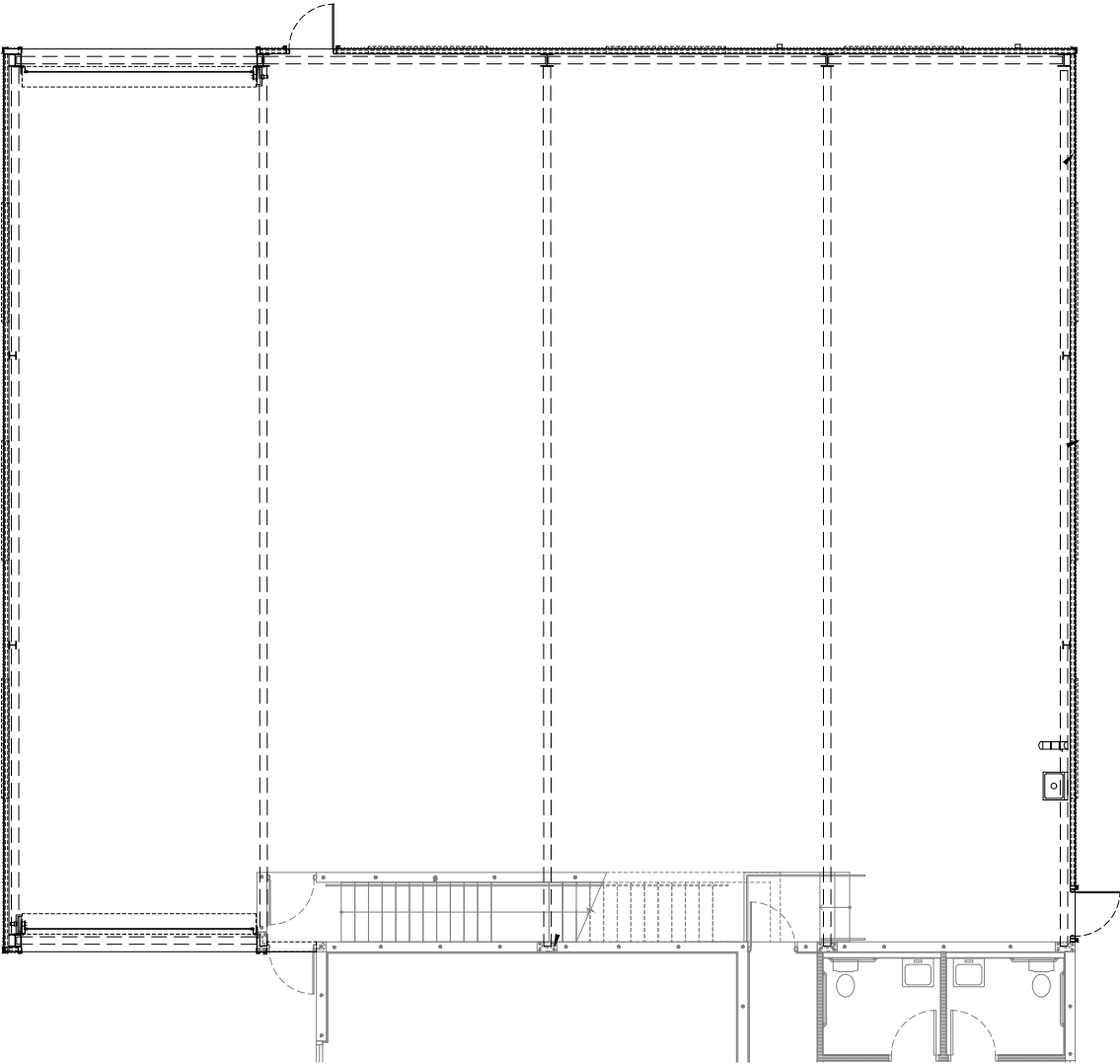
FIRST FLOOR



SECOND FLOOR



WAREHOUSE






LOCATION OVERVIEW

Strategic Business Park Location in South Fort Myers

located within Benchmark Corporate Park, a well-established business park in South Fort Myers known for its concentration of professional offices, light industrial users, and corporate service companies. The area offers a clean, professional setting that attracts a wide range of businesses seeking a central and accessible location within the Fort Myers market.

Positioned just minutes from Metro Parkway, Daniels Parkway, and Six Mile Cypress Parkway, the property provides efficient connectivity to US-41, I-75, and Southwest Florida International Airport, supporting both regional logistics and convenient employee commutes. Surrounded by major retail centers, restaurants, and residential neighborhoods, the location benefits from a strong workforce base and easy access to everyday amenities, making it an ideal setting for companies seeking visibility, accessibility, and long-term operational convenience.

-  **PREMIER BUSINESS PARK SETTING:** Located within Benchmark Corporate Park, home to a strong mix of professional office and light industrial users.
-  **EXCELLENT REGIONAL ACCESS:** Minutes to Metro Pkwy, Daniels Pkwy, Six Mile Cypress, US-41, and I-75.
-  **CLOSE TO MAJOR AMENITIES:** Convenient proximity to Southwest Florida International Airport, retail centers, restaurants, and surrounding residential communities.



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