

FOR SALE

OFFICE SPACE & COVERED STORAGE ON 4.62 ACRES

3560 VERONICA S SHOEMAKER BLVD, FORT MYERS, FL 33916

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **LAND SIZE:** 4.62± AC
- **BUILDING SIZE:** 17,190 SF
- **SALE PRICE:** \$4,500,000

~ Long-Term NNN Lease Possible ~

PROPERTY FEATURES

- Fully Fenced 4.62 Acre Site in the Center of Fort Myers with Two (2) Entrances
- A** 1,350 SF Office Trailer
- B** 5,760 SF Covered Open-Air Structure
- C** 10,080 SF Covered Open-Air Structure
- D** 2 Acres of Outside Storage Fenced
- Excellent Location with Access to All Major Routes
- Zoned Light Industrial
([click here](#) for permitted uses)
- **Prime Candidate for Up-Zoning to Heavy Industrial!**



~ All City Utilities
In-Place

~ Separate Well
Water System

Please Contact:

Frank Martone
Vice President

239.210.7605

fmartone@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

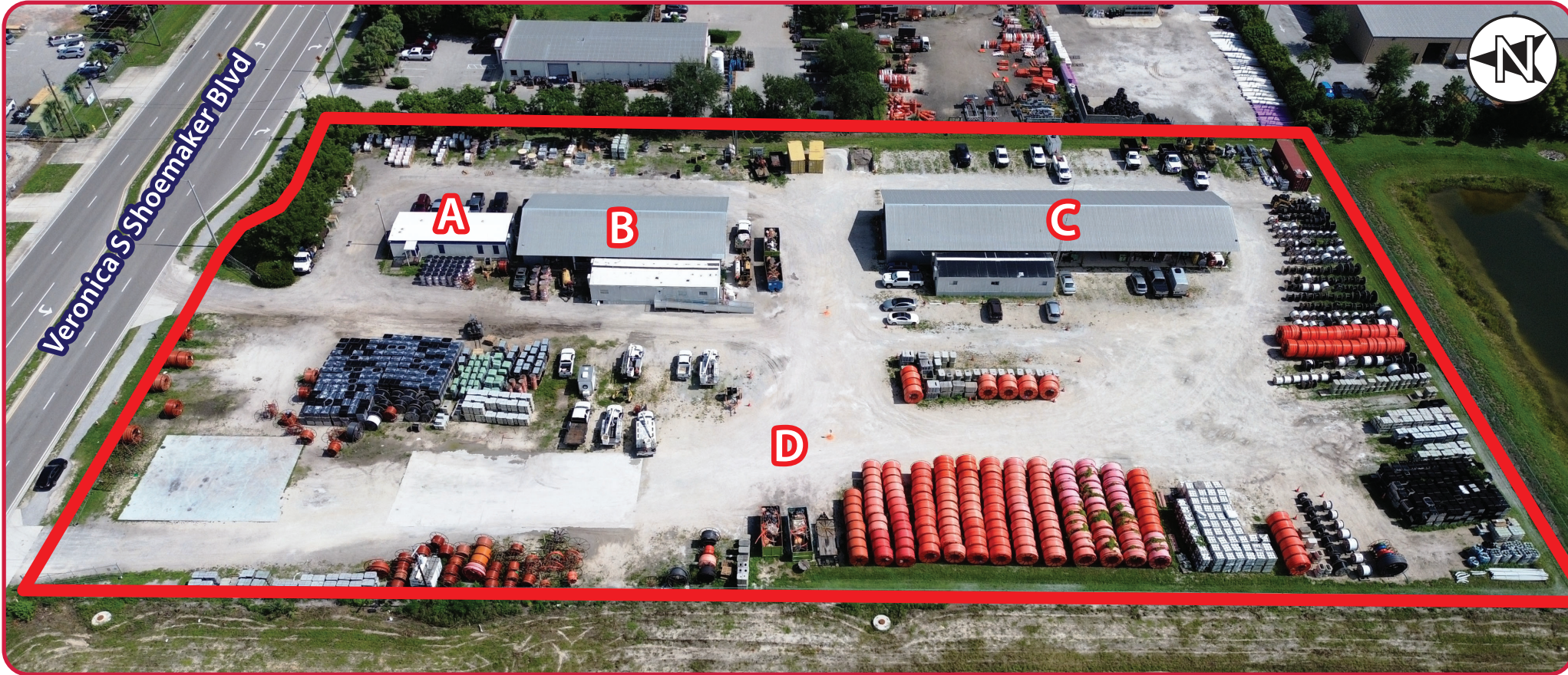
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

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A: 1,350 SF Office Trailer
Furnished with 4 Offices,
Reception Area, Kitchen,
& Storage Area

B: 5,760 SF Covered
Open-Air Storage with
Overhangs

C: 10,080 SF Covered
Open-Air Storage with
Overhangs

D: 2 AC Outside Storage
Fenced Ideal for
Machinery or Automobiles

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