



FOR SALE



MAYHUGH
COMMERCIAL ADVISORS

7896 INTERSTATE CT | NORTH FORT MYERS, FL 33917

**8,616± SF MULTI-BUILDING INDUSTRIAL
COMPOUND ALONG I-75**



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EXECUTIVE SUMMARY

Versatile Industrial Compound with High-Clear Warehouse & Additional Storage

7892, 7894 & 7896 Interstate Court present a unique opportunity to acquire 8,616± SF across three industrial buildings within Bayshore Industrial Park. Located near Bayshore Road and I-75 at Exit 143, the property combines a highly functional primary office/warehouse facility with two adjacent buildings that provide additional storage or studio/office flexibility. The entire offering is available for \$1,667,400.

The primary building at 7896 Interstate Court totals 7,500± SF, including approximately 2,000± SF of renovated office space and 5,500± SF of warehouse. Updated in 2016, the office component includes a reception area, kitchen, five large private offices, and two restrooms. The warehouse provides 20' eave and 24' peak heights, four 12' x 14' grade-level overhead doors, two exhaust fans, and a 5' protective awning over the loading area. A new roof was installed in 2024, adding another significant improvement to the property.

Included with the primary facility are 7892 and 7894 Interstate Court, two smaller buildings totaling an additional 1,116± SF that can accommodate storage, studio/office, or other supporting functions. Combined with generous parking—including 16 spaces in front and six oversized 32'-deep spaces behind the primary building—the property provides a flexible operating environment for owner-users seeking to consolidate office, warehouse, storage, fleet, and supporting functions within one industrial location.

Three Buildings. One Industrial Opportunity.
8,616± SF with High-Clear Warehouse,
Additional Storage & I-75 Connectivity.

SALE OFFERING

PRICE	\$1,667,400
PRICE PER SF	\$193.52

PROPERTY DETAILS

ADDRESS	7896 Interstate Ct, North Fort Myers, FL 33917
BUILDING SF	8,616
YEAR BUILT	2003
PARCEL NUMBER	20-43-25-02-00000.7896
ZONING	IPD (LCO)
OH DOORS	(4) 12' x 14'
HEIGHT	20' - 24'

PROPERTY FEATURES

7896 Interstate Ct:

- 7,500±SF in total; 2,000± SF office & 5,500±SF Warehouse
- IPD Zoning
- New Roof 2024
- (4) 12' x 14' OH Doors

7892 & 7894 Interstate Ct:

- 20' Eave Height
- 24' Peak Height
- (2) Exhaust Fans
- 4' CBS Base with Metal Construction above
- Additional 1,116±SF of storage

THE OPPORTUNITY

MORE THAN A WAREHOUSE: A FLEXIBLE MULTI-BUILDING INDUSTRIAL COMPOUND

The three-building configuration at Interstate Court gives an owner-user the ability to separate different components of its operation while maintaining them within one immediate location. The 7,500± SF primary building can serve as the operational headquarters, combining professional office space with a high-clear warehouse, while the two additional buildings provide 1,116± SF of supplemental space for storage, inventory, equipment, studio/office functions, or other supporting uses.

The primary warehouse is designed for practical industrial operations, with four oversized grade-level overhead doors, 20'–24' heights, two exhaust fans, and a predominantly warehouse configuration. The property's IPD zoning, generous parking, additional rear oversized spaces, and proximity to I-75 further expand its operational appeal. For a business seeking a permanent North Fort Myers base, the offering provides an uncommon opportunity to combine administrative, warehouse, loading, storage, and ancillary functions across three buildings rather than forcing every component of the operation into a single structure.

POTENTIAL USES

WAREHOUSE / DISTRIBUTION

5,500± SF PRIMARY WAREHOUSE •
20'–24' HEIGHTS • FOUR OH DOORS •
I-75 PROXIMITY

CONTRACTOR / SERVICE HEADQUARTERS

2,000± SF OFFICE • WAREHOUSE •
ADDITIONAL STORAGE BUILDINGS •
OVERSIZED PARKING

LIGHT INDUSTRIAL

IPD ZONING • EXHAUST FANS • HIGH-
CLEAR WAREHOUSE • MULTIPLE
GRADE-LEVEL LOADING POINTS

OWNER-USER COMPOUND

THREE BUILDINGS • SEPARATE
OPERATIONAL AREAS • ADDITIONAL
STORAGE • PROFESSIONAL OFFICE
COMPONENT

OPPORTUNITY HIGHLIGHTS



THREE-BUILDING INDUSTRIAL OFFERING



8,616± SF COMBINED BUILDING AREA
7,500± SF PRIMARY OFFICE / WAREHOUSE



20' EAVE / 24' PEAK HEIGHTS



FOUR 12' X 14' GRADE-LEVEL OVERHEAD DOORS



1,116± SF OF ADDITIONAL BUILDING SPACE



RENOVATED PROFESSIONAL OFFICE
COMPONENT



NEW ROOF IN 2024



GENEROUS & OVERSIZED PARKING



IMMEDIATE I-75 CONNECTIVITY

THE OPPORTUNITY

ONE LOCATION. THREE BUILDINGS. GREATER OPERATIONAL FLEXIBILITY.

Unlike a traditional single-building industrial property, this offering provides three separate structures totaling 8,616± SF, allowing an owner-user to allocate space according to different operational needs. The 7,500± SF primary building can function as the company's main office and warehouse headquarters, while the two adjacent buildings totaling 1,116± SF create valuable overflow capacity for storage, inventory, equipment, or ancillary workspace.

**1,116± SF OVERFLOW
CAPACITY**

Storage, inventory,
equipment, or ancillary
workspace.

**7,500± SF PRIMARY
BUILDING**

Main office and warehouse
headquarters

PROPERTY AERIAL



PHOTOS



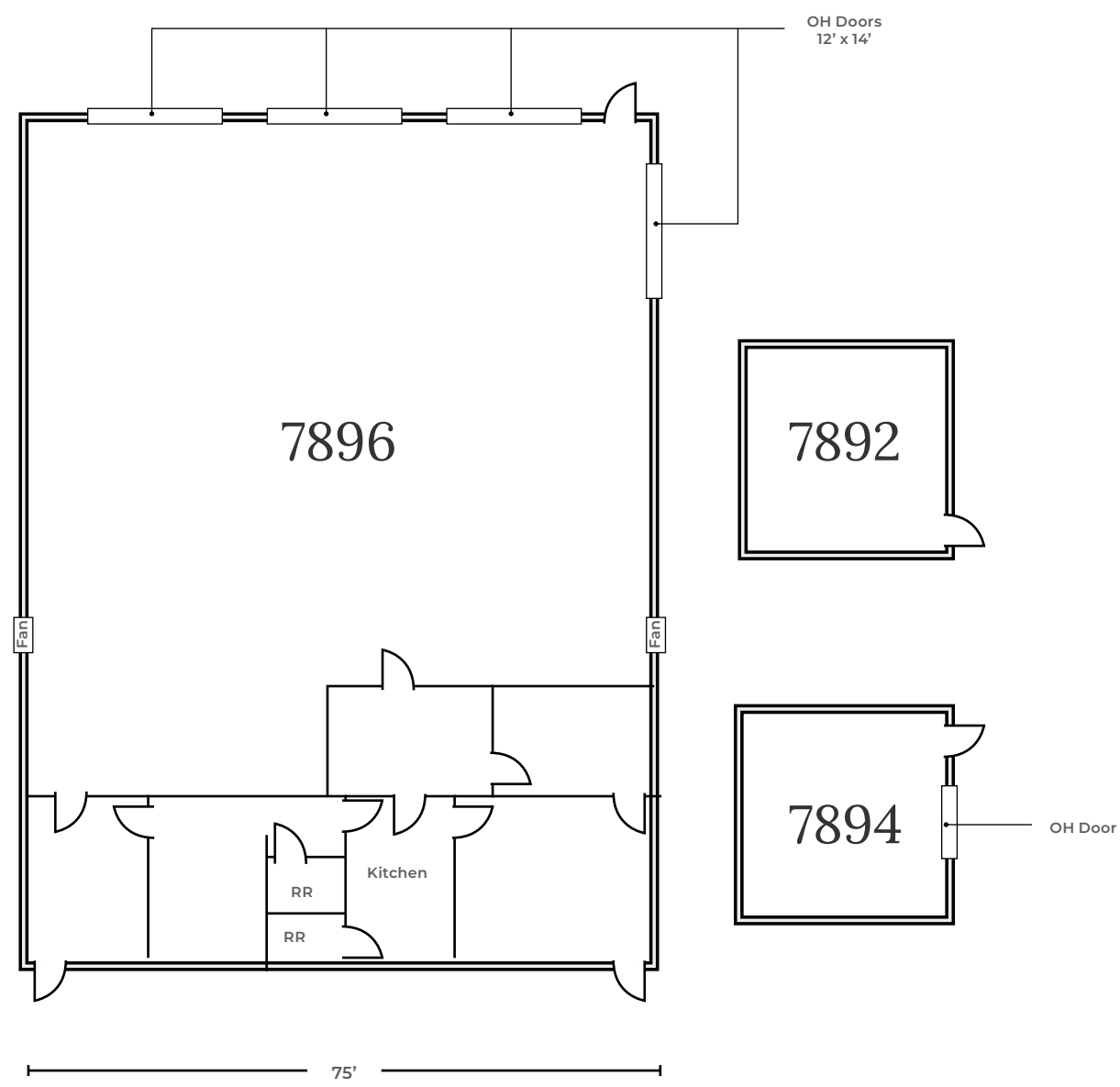
PHOTOS



PHOTOS



FLOORPLANS



This floorplan is for illustrative purposes only and is not drawn to scale.

LOCATION OVERVIEW

Strategic Bayshore Industrial Park Location with Immediate I-75 Access

7892, 7894 & 7896 Interstate Court are strategically located within Bayshore Industrial Park in North Fort Myers, near the intersection of Bayshore Road and I-75 at Exit 143. This positioning provides industrial users with convenient interstate connectivity, making the property well suited for businesses that rely on efficient movement of employees, equipment, materials, and deliveries throughout the Southwest Florida region.

The property's proximity to I-75 enhances its appeal as a base for warehouse, distribution, contractor, service, and light industrial operations requiring regional accessibility. The established industrial park setting complements the three-building configuration, providing an operationally focused environment while maintaining convenient connections to the broader North Fort Myers and Lee County markets.

-  **IMMEDIATE I-75 CONNECTIVITY** – Conveniently positioned near Exit 143, providing direct access to Southwest Florida's primary north-south transportation corridor.
-  **BAYSHORE ROAD ACCESS** – Located near the Bayshore Road interchange for convenient local and regional connectivity.
-  **ESTABLISHED INDUSTRIAL PARK SETTING** – Situated within Bayshore Industrial Park, supporting warehouse, distribution, contractor, and industrial operations.



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