

2996

HANSON STREET
FORT MYERS, FL 33916

FOR SALE OR LEASE
WAREHOUSE FACILITY
130,143 SF BUILDING SITUATED ON 13.30± ACRES

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Property Video**



PROPERTY OVERVIEW

Located at the southeast corner of Hanson Street and Old Metro Parkway in Lee County, Florida, this industrial property offers businesses a strategic location and versatile industrial space. With a total building area of 130,143 square feet, including main, service, and storage buildings, it accommodates diverse industrial activities on its 13.30-acre plot within the IH (Heavy Industrial) zoning district, offering for many industrial endeavors.

Constructed in 2001, the facility features a modern design with a clear height of 20 to 24 feet, optimizing usable space for various operational needs. It enhances functionality with four large overhead doors and eight dock-high doors for seamless loading/unloading. Safety is prioritized with a comprehensive sprinkler system, and the property is fenced and gated for added security and access control.

Built with a combination of metal and CBS (Concrete Block and Stucco) materials, the property blends durability with versatility, offering a sturdy infrastructure for industrial operations. Ample parking for 180 vehicles ensures convenience, and the property is classified as Class B, providing quality industrial space.

Located just 4 miles from I-75 at a lighted intersection, the property enjoys convenient access to major transportation arteries, facilitating efficient distribution and logistics operations. With a history of industrial activity and commercial success, including previous ownership by Suncoast Beverage Sales, it presents a unique investment opportunity for growth and prosperity in the thriving industrial sector.



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PROPERTY OVERVIEW

■ Total Building Area:	130,143 SF	■ Year Built:	2001
■ Main Building Area:	119,205 SF	■ Clear Height:	20' - 24'
■ Office Building Area:	16,775 SF	■ Overhead Door(s):	Four (4)
■ Service Building Area:	8,055 SF	■ Dock-High Door(s):	Eight (8)
■ Storage Building Area:	2,883 SF	■ Sprinkler System:	Yes (Main Building Only)
■ Land Area:	13.30± AC	■ Construction:	Metal / CBS
■ Zoning:	IH (Heavy Industrial)	■ Parking Spaces:	180
■ Tenancy:	Single	■ Exterior:	Fenced & Gated Yard



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PROPERTY DETAILS

BUILDING SIZE 130,143 SF

LAND SIZE 13.30 AC

DOCK-HIGH DOORS EIGHT (8)

CLEAR HEIGHT 20' - 24'

ZONING IH

LEASE RATE \$13.00 / SF

SALE PRICE \$23,000,000



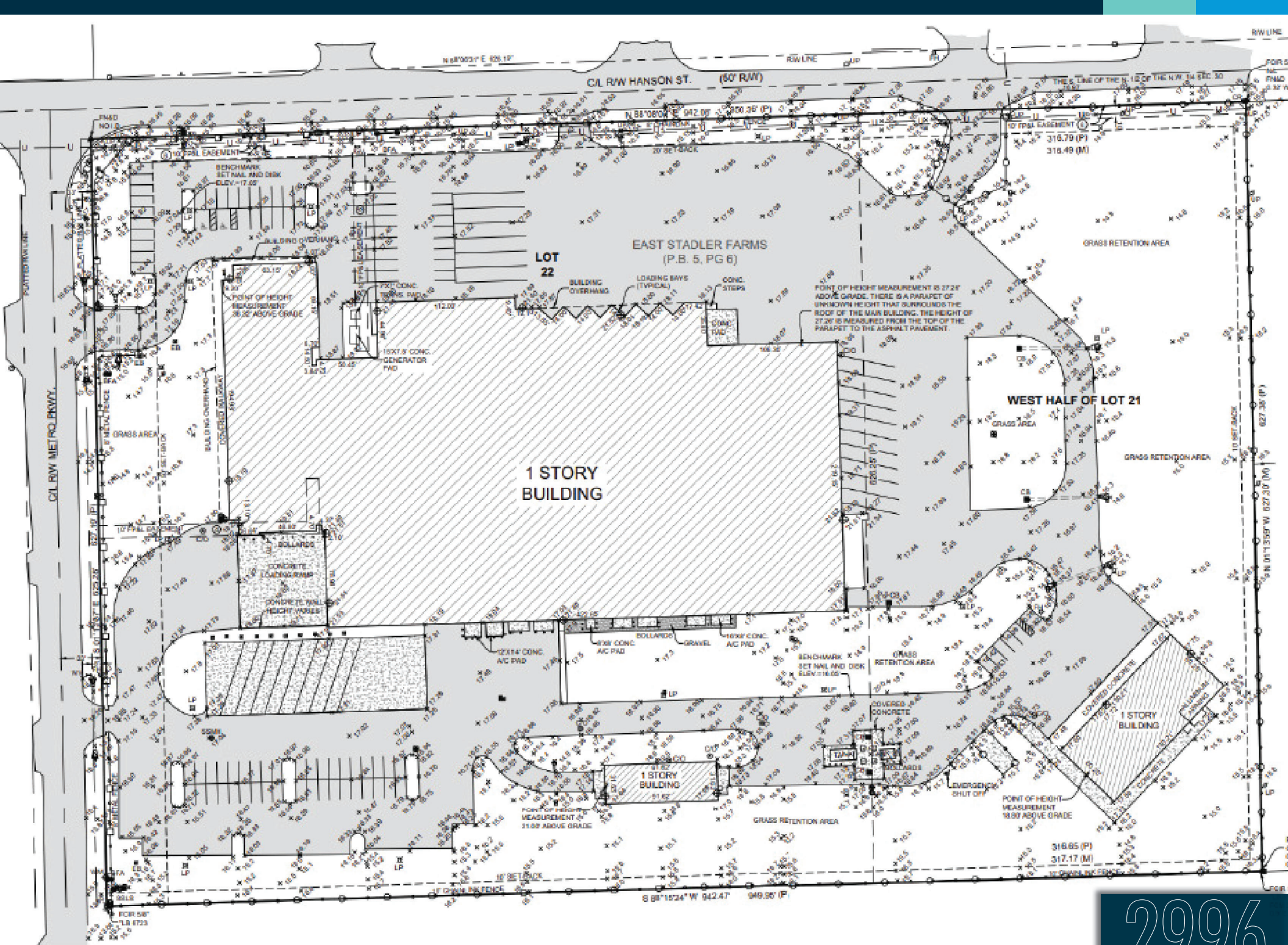
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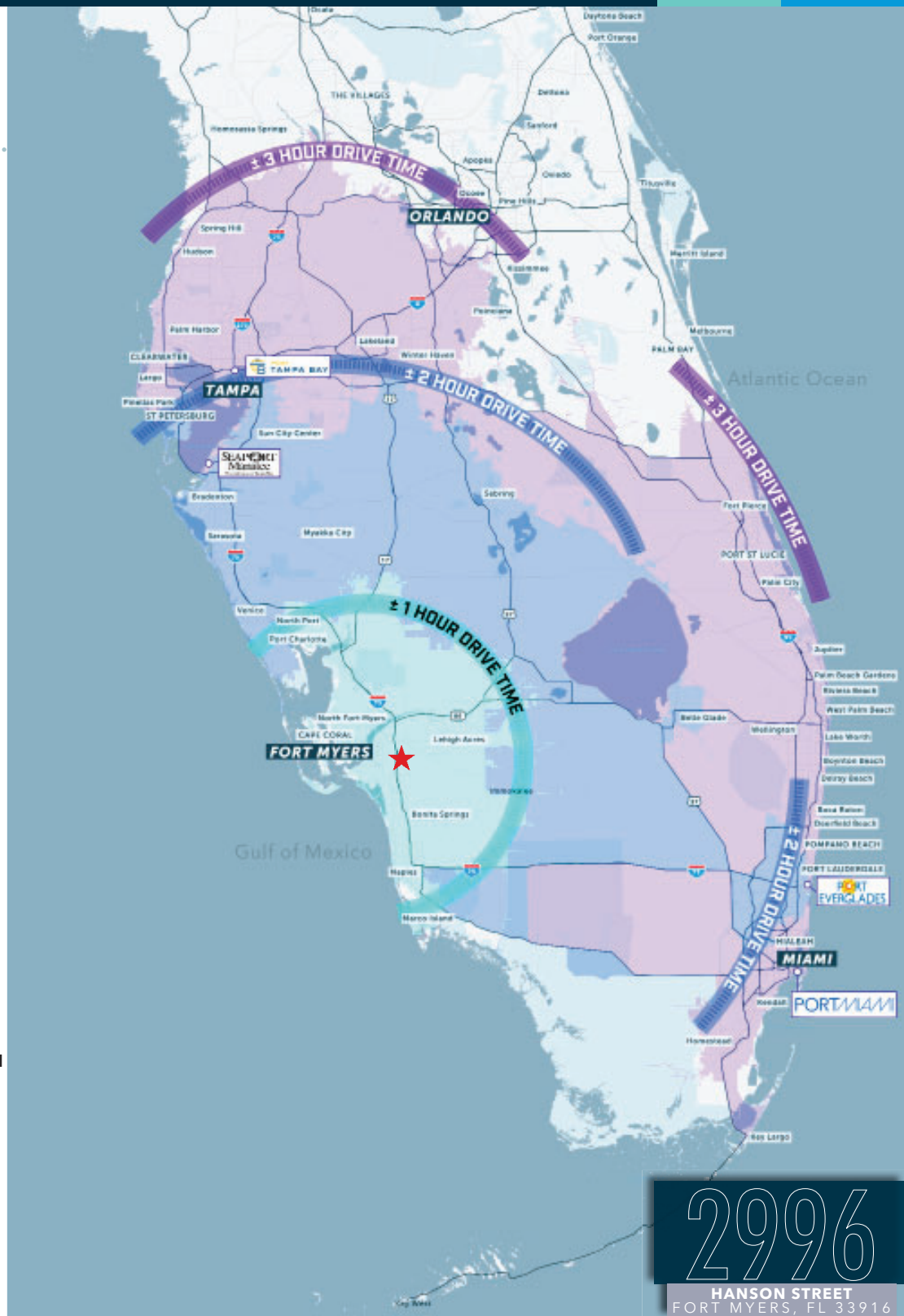
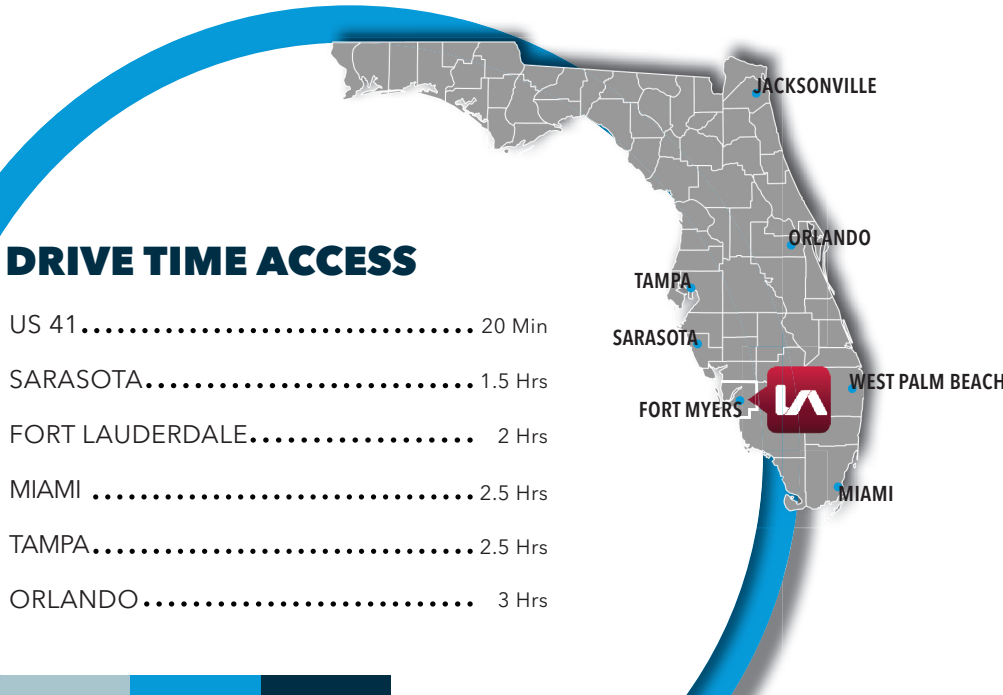


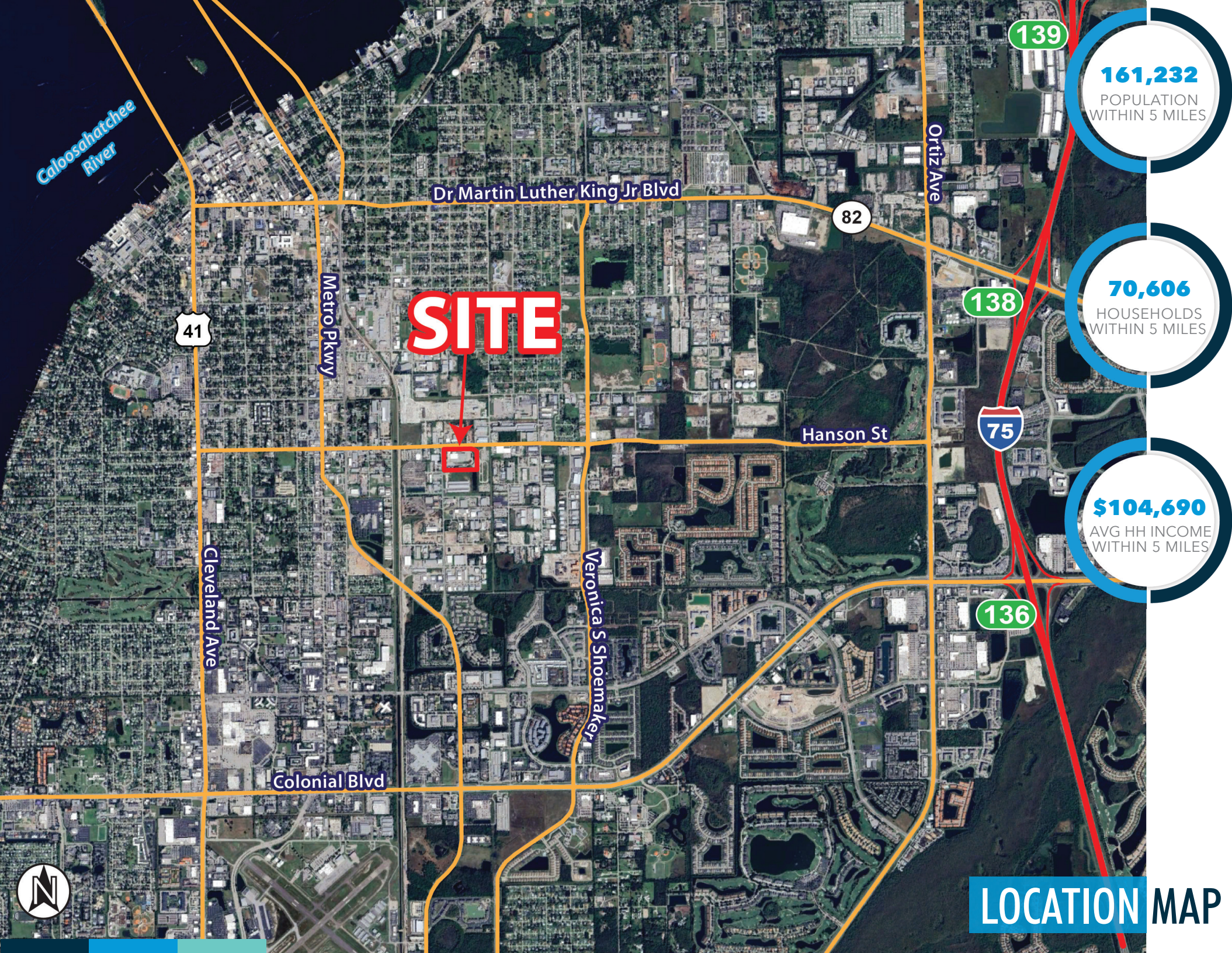


Strategically Positioned for Regional **CONNECTIVITY**

2996 Hanson Street provides efficient access throughout Florida via I-75, US-41, Colonial Boulevard, and Southwest Florida International Airport, placing major population and distribution hubs within convenient reach.

- Immediate access to I-75 and Daniels Parkway
- Minutes from Page Field Airport
- Central access to Tampa, Orlando, and Miami markets
- Located at the Newly Constructed Hanson Street Round-a-bout
- Strong regional workforce and population growth





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EXCLUSIVE LEASING AGENT:

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08/27/26

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