

4675-4681 ELEVATION WAY | FORT MYERS, FL 33095

0.68± ACRE INDUSTRIAL DEVELOPMENT SITE

FOR SALE

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In Consultation With

CHASE MAYHUGH



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Versatile opportunity within Benchmark Corporate Park in Fort Myers.

Zoned PUD (CFM), the property offers potential for new development, outdoor storage, contractor yard space, fleet and equipment parking, or future building expansion, subject to applicable approvals. The site is served by available utility infrastructure, including city water and sewer, FPL electric service, Comcast cable, and CenturyLink telecommunications. Conveniently located near Metro Parkway, Daniels Parkway, and Six Mile Cypress Parkway, the property provides access to major commercial corridors, I-75, and the broader Southwest Florida market.

PROPERTY DETAILS

SALE PRICE	\$353,880 (\$12.00/SF)
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PARCEL SIZE	29,490± SF (0.68± Acres)
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PARCEL NUMBER	16-44-25-P1-01000.0140
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UTILITIES

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

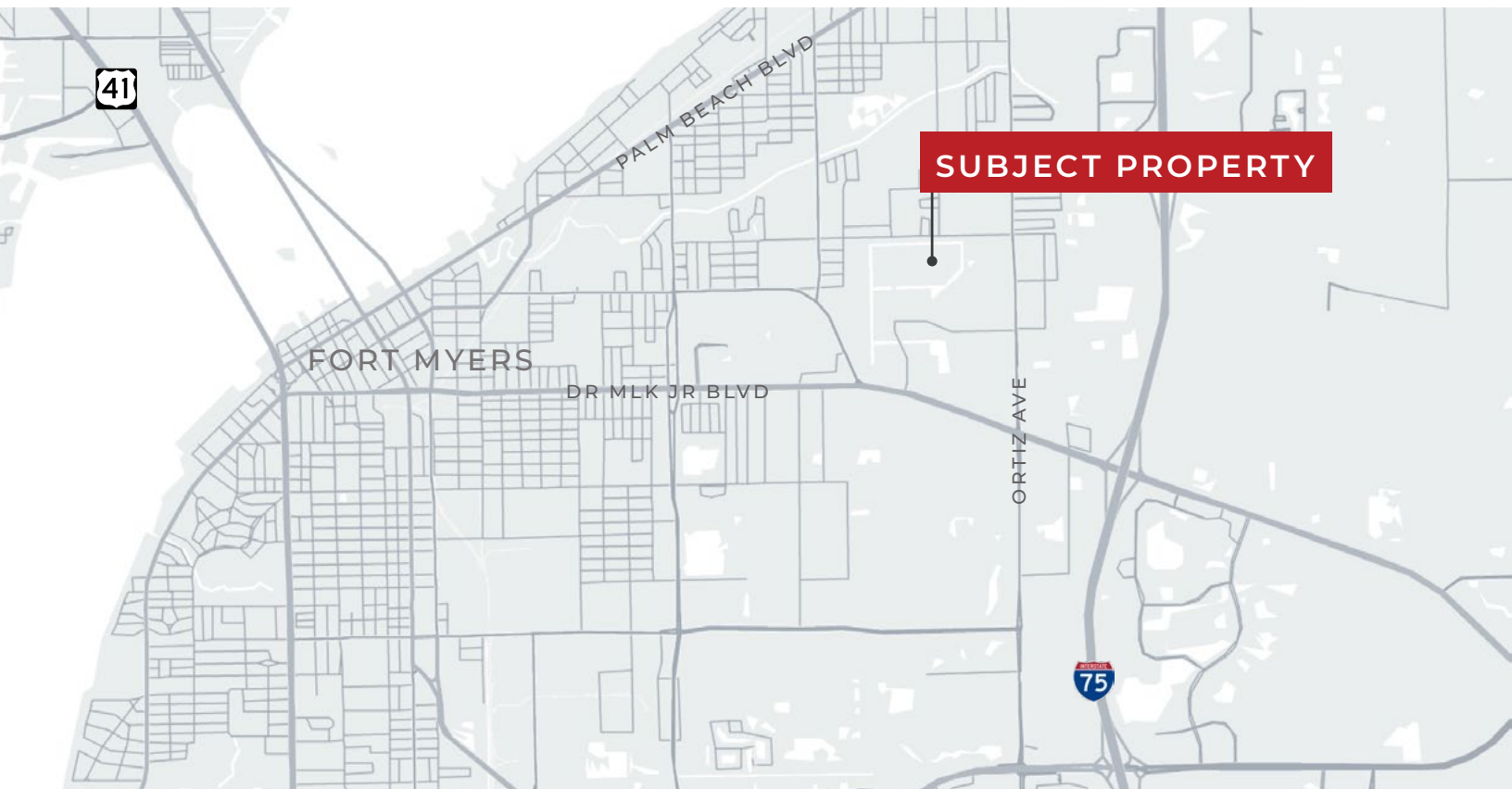
ZONING	PUD (CFM)
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OPPORTUNITY TO EXPAND YOUR FOOTPRINT WITH THE ADJACENT OFFICE / WAREHOUSE

The adjoining 8,417± SF office/warehouse facility at 4681 Elevation Way is also available for purchase. Built in 2021, the modern facility features a premium two-story office buildout, insulated warehouse, 3-phase power, and oversized overhead doors.

Acquiring both properties provides the opportunity to establish an industrial headquarters with adjacent land for future expansion, additional parking, outdoor storage, or supporting operations.



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