

# TRI COUNTY COMMERCE CENTER

*I-75 Interchange @ Luckett Road (Exit 139)*

*Fort Myers, FL 33905*

## INDUSTRIAL OUTPARCELS FOR SALE



**PROPERTY:** Tri County Commerce Center is a 100 +/- acre “net developable” commercial/industrial park located at the I-75 / Luckett Road interchange. The site is strategically located in Lee County, FL, the apex of the Gulf Coast’s transportation hub with easy highway access to five Southwest Florida counties; Collier (26 miles), Charlotte (20 miles), Hendry (27 miles), Glades (35 miles) and Sarasota (45 miles):

- **Lot 1** and **2** are “pad ready” and fully developed with roads, water, sewer, electric, drainage, and master water management in place
- **Lot 3** has roads, water, sewer, electric and drainage to site
- The seller will sell the entire site, an undeveloped portion or pad ready sites

**PRICE:**

<b>Lot 1:</b> 11.47 +/- AC - \$3,870,000 (\$7.75 PSF)	} <b>May be subdivided</b>
<b>Lot 2:</b> 17.40 +/- AC - \$4,925,000 (\$6.50 PSF)	
<b>Lot 3:</b> 71.00 +/- AC - \$7,730,000 (\$2.50 PSF)	

**ZONING:** Zoning in process for IL and IH (City of Fort Myers)



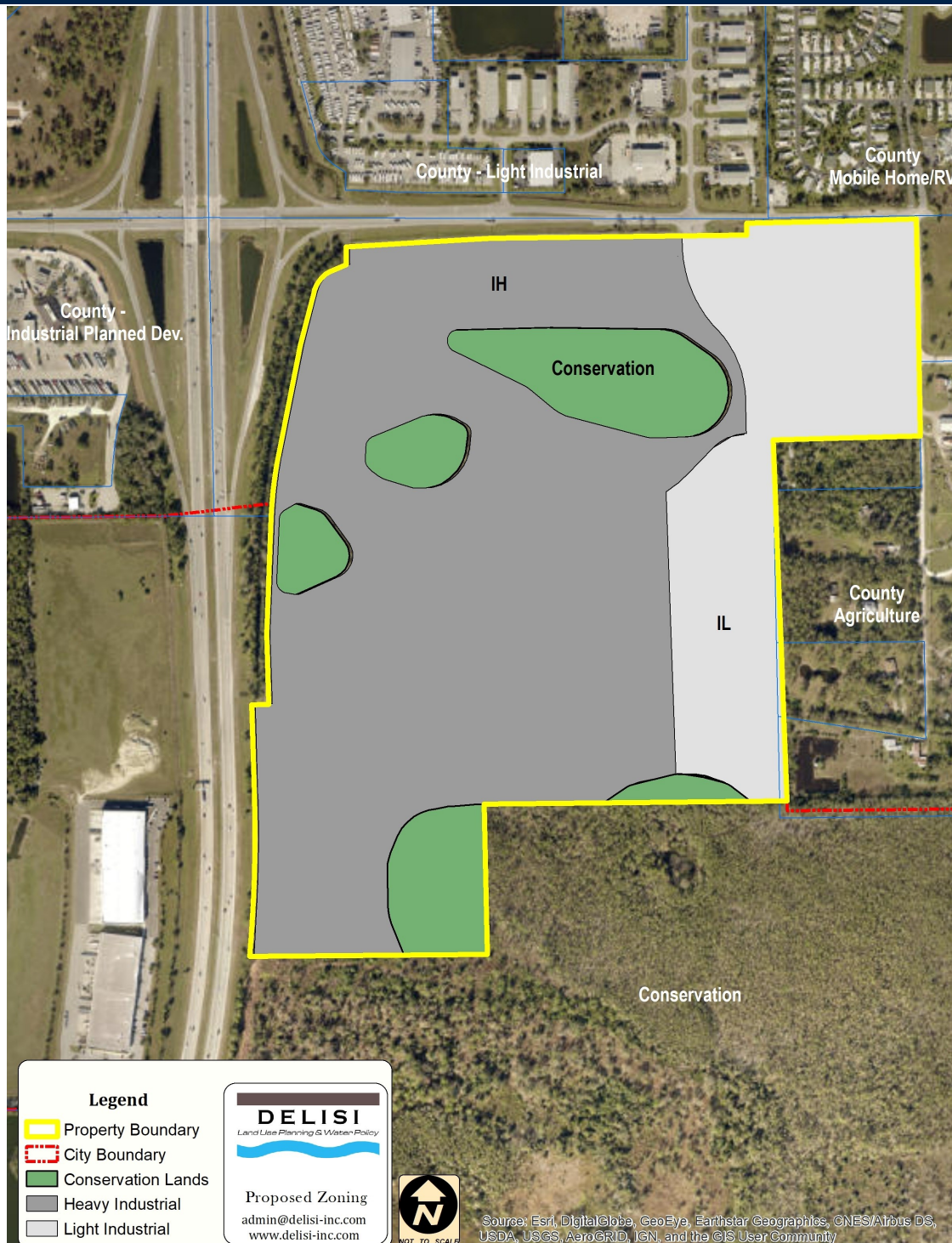




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## PROPOSED RE-ZONE IN PROCESS



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