

# BENCHMARK CORPORATE PARK

INDUSTRIAL LOT IN LEE COUNTY, FL





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## OFFERING SUMMARY

**Address:** 4622 Elevation Way  
Fort Myers, FL 33905

**County:** Lee County, FL

**Size:** 1.60± Acres (69,478 SF)

**Zoning:** PUD - Industrial District

**Future Land Use:** Traditional Community

**Utilities:** City water and sewer,  
electric available to site

**Parcel ID:** 164425P1010000320

**2019 Taxes:** \$2,756.49

**Price:** \$299,000 (\$4.30 PSF)

### PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett  
cpritchett@lsicompanies.com  
239.489.4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.





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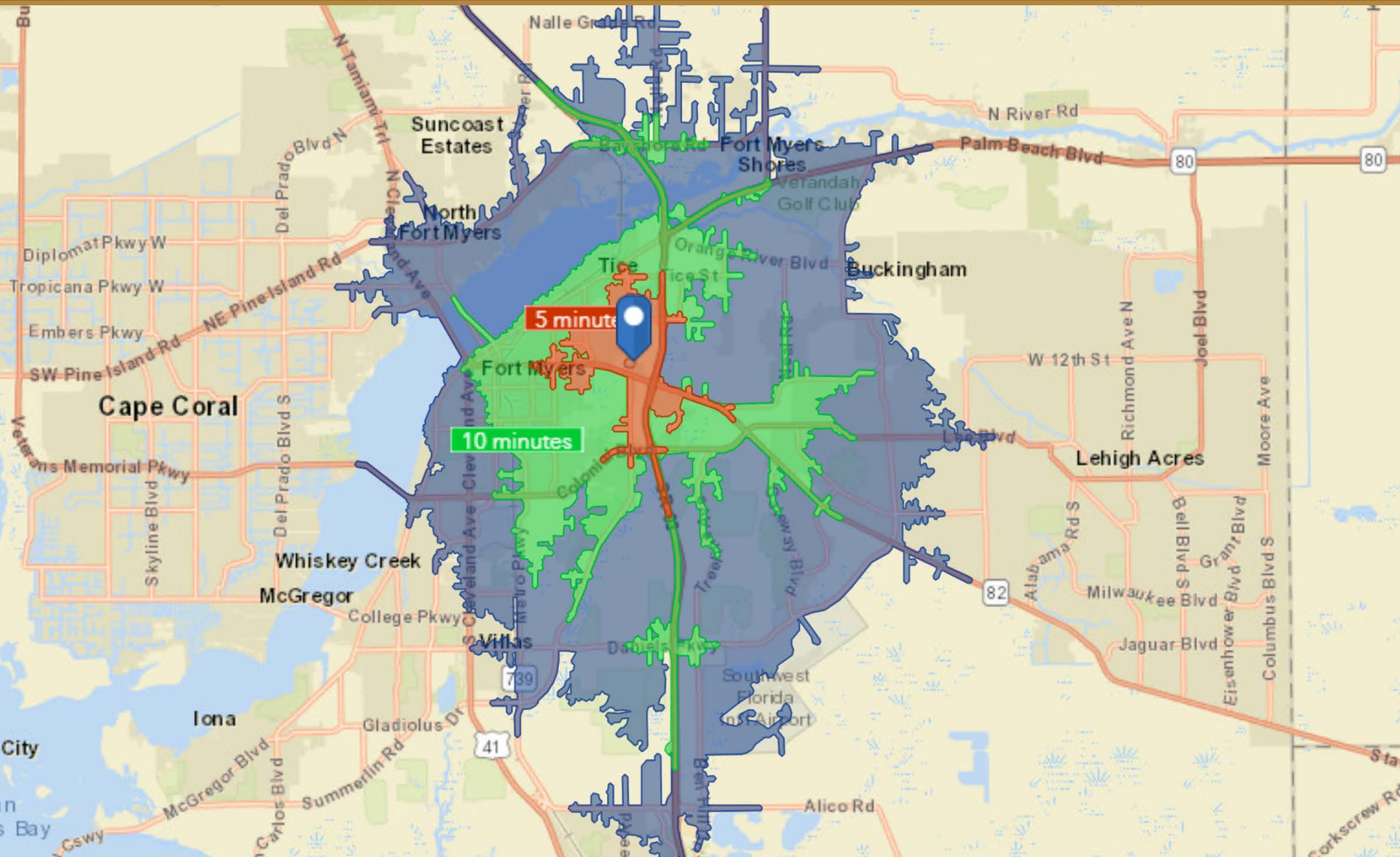
## PROPERTY HIGHLIGHTS

- Vacant, partially improved corner lot in the City of Fort Myers
- Zoning allows for industrial uses, including warehouse, distribution, storage, and transportation
- Corner lot allows for multiple entrances providing easy trucking access
- Convenient access to I-75 and Downtown Fort Myers
- Centrally situated to serve all of Lee County and is located halfway between Naples and Punta Gorda
- Water Management and Offsite Retention System in place
- Notable Benchmark tenants include FedEx Freight, UPS Freight, AAA Cooper Transportation, Penske Truck Rental, Valspar and TruGreen



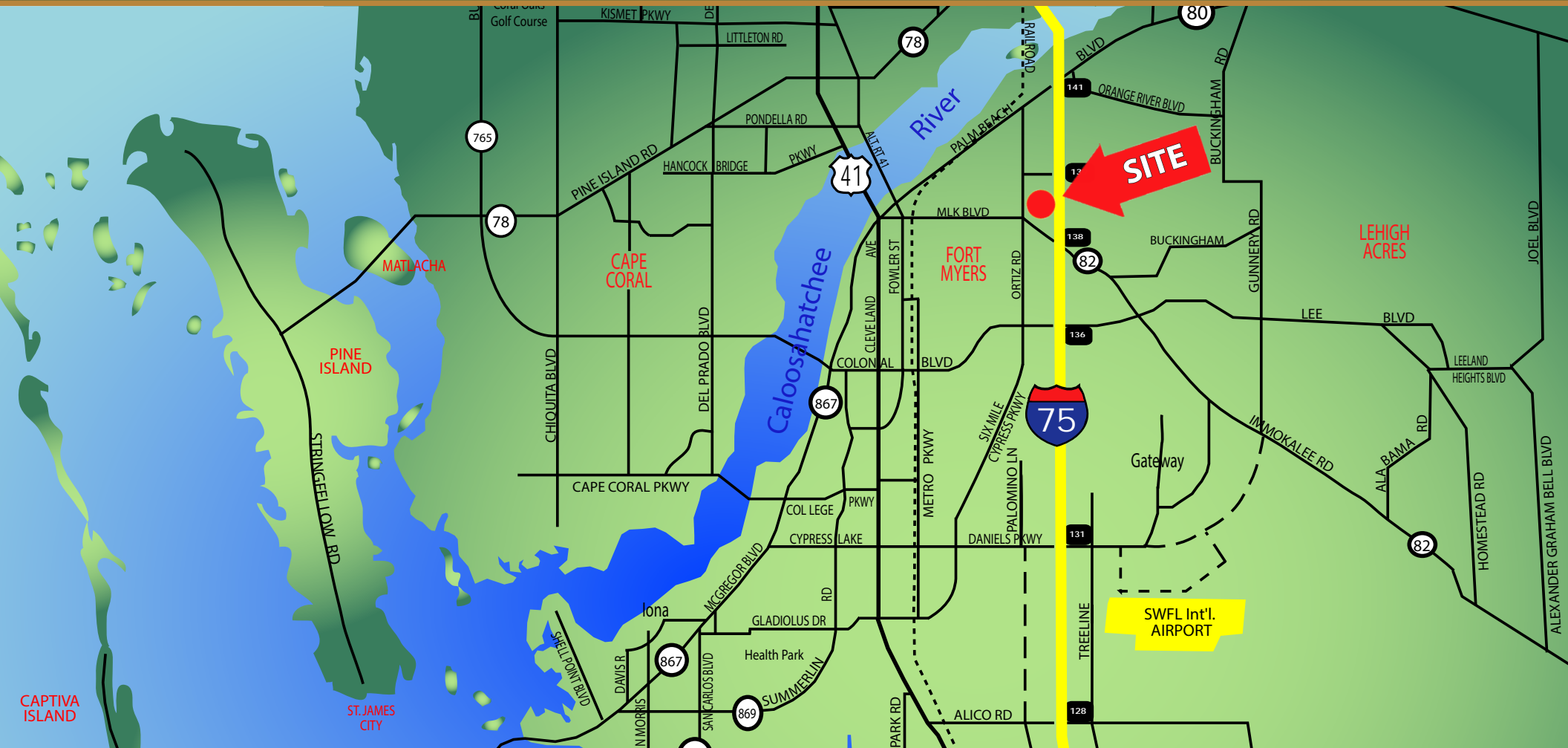


# DRIVE TIME MAP





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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.