

FOR SALE OR LEASE

19,942 SF WAREHOUSE / SECURED OUTSIDE STORAGE

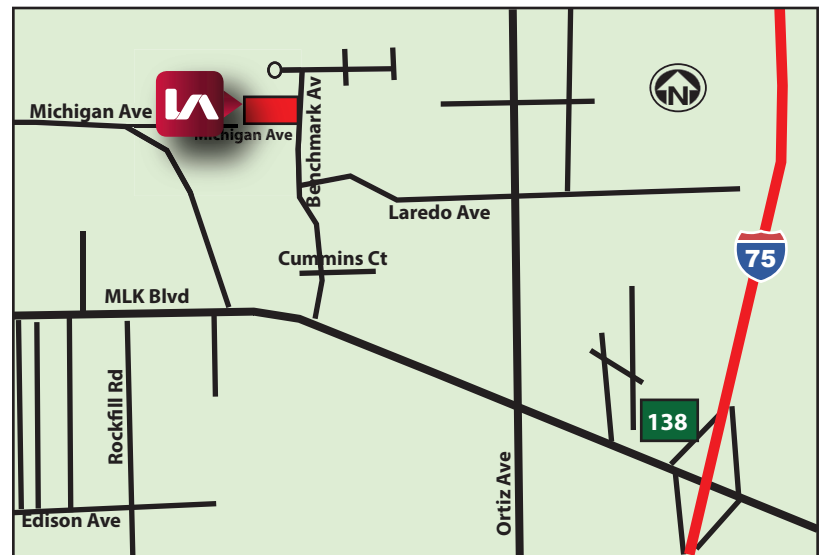
1606 BENCHMARK AVENUE, FORT MYERS, FL 33905



- **SIZE:** **19,942 SF Total**
15,585 SF Warehouse
4,357 SF Office
- **PRICE:** **\$2,595,000**
- **LEASE RATE:** **\$8.50 / SF NNN**
- **CAM:** **\$1.75 / SF**

PROPERTY FEATURES

- Situated on 2.35 AC
- Built in 2007
- Over 1/2 AC of Secured Outside Storage
- Four 14' x 14' Powered Grade Level Doors
- 17' - 19' Clear Height
- 6" Reinforced Concrete Floor in Warehouse
- Zoned PUD (Planned Unit Development)



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YOUR LOCAL MARKET **EXPERT**

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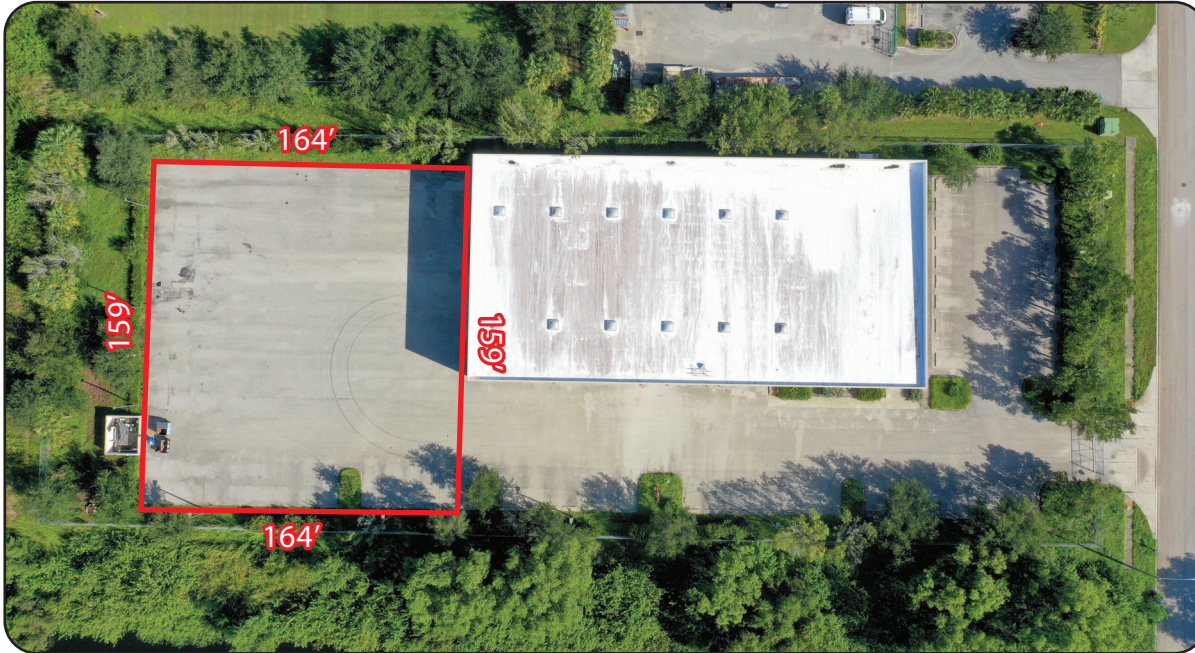


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SECURED OUTSIDE STORAGE



OFFICE FLOOR PLAN

