

4696 ELEVATION WAY

4,000± SQ. FT. OFFICE/WAREHOUSE IN FORT MYERS, FL



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OFFERING SUMMARY

Address: 4696 Elevation Way
Fort Myers, FL 33905

County: Lee

Property Size: 1± Acre

Zoning: PUD (Planned Unit
Development)

Utilities: All available to site

Parcel ID: 164425P1010000230

2019 Taxes: \$8,087.61

Price: \$595,000

PLEASE DIRECT ALL OFFERS TO:

Hunter Ward, CCIM
hward@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.



PROPERTY HIGHLIGHTS

- Unique opportunity to acquire an office/warehouse building in the highly sought-after Benchmark Industrial Park
- The building is comprised of 4,066± square feet of office and warehouse
- **Office:** 2,400± square feet containing 5 large private offices, lobby, kitchen, conference room, bathrooms, and storage
- **Warehouse:** 1,600± square feet directly connected to the office. It can also be accessed from the 12 foot bays at the front of the building
- **Outdoor Storage / Parking Lot:** 19,000± square feet
- The property also benefits from an extensive open area for outdoor storage of materials
- The site is gated, fenced, and includes a security system featuring 9 cameras positioned throughout the site
- Conveniently located within minutes of I-75
- This turn-key property affords business owners the opportunity to immediately relocate their existing business to a location that has a proven track record of successful industrial operations

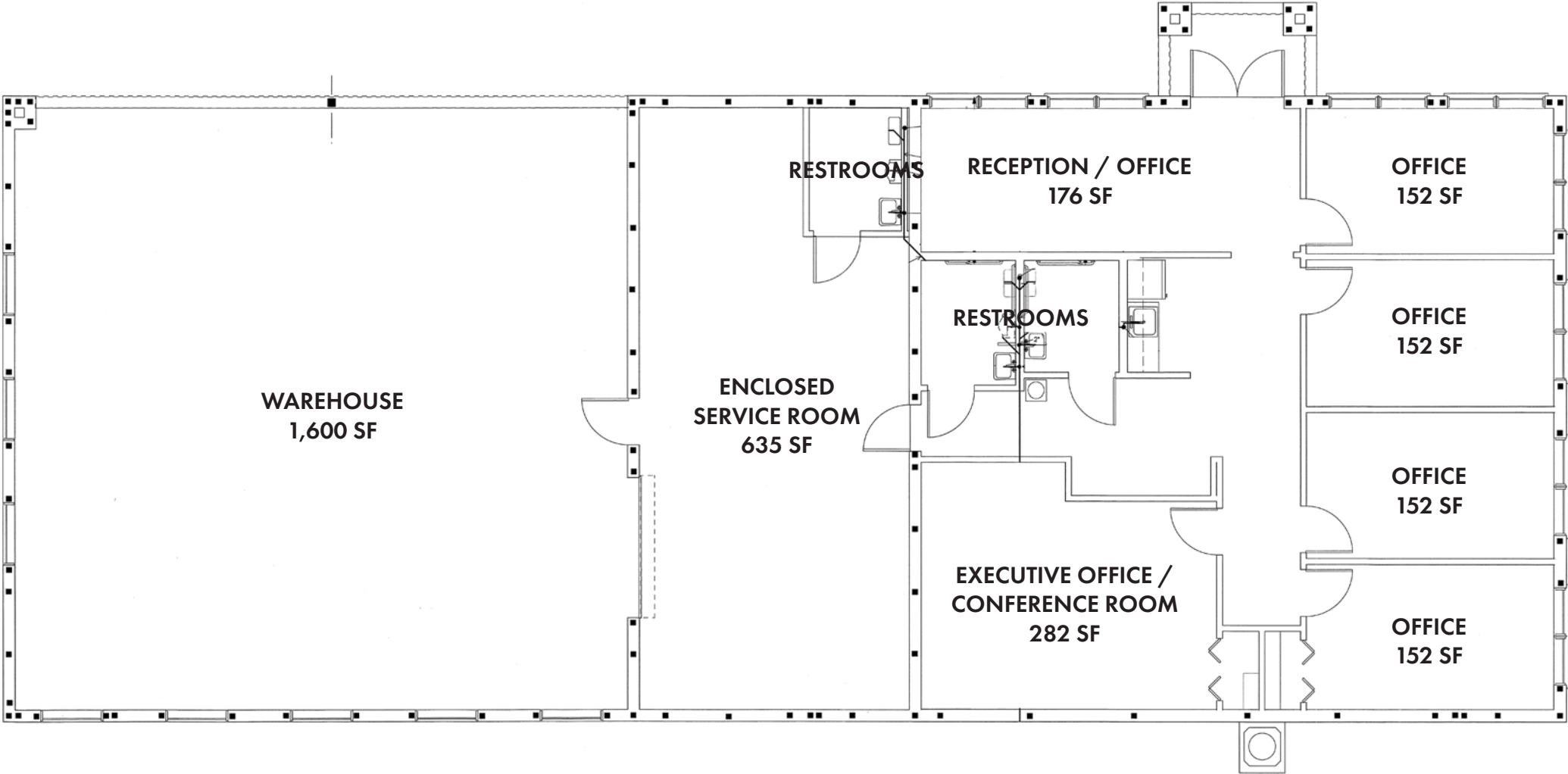


ALLOWABLE USES*

- Carpentry / Lumber Yard
- Contractor Office and Storage
- Copy / Print shop
- Fabrication and Manufacturing
- Machine Shop
- Light Fabrication
- Stone / Clay / Concrete Products
- Vehicle Service and Repair
- Warehouse
- Distribution Facility
- And More...

** Full list available upon request*

BUILDING FLOOR PLAN



BUILDING INTERIOR



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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.