



# LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES  
LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

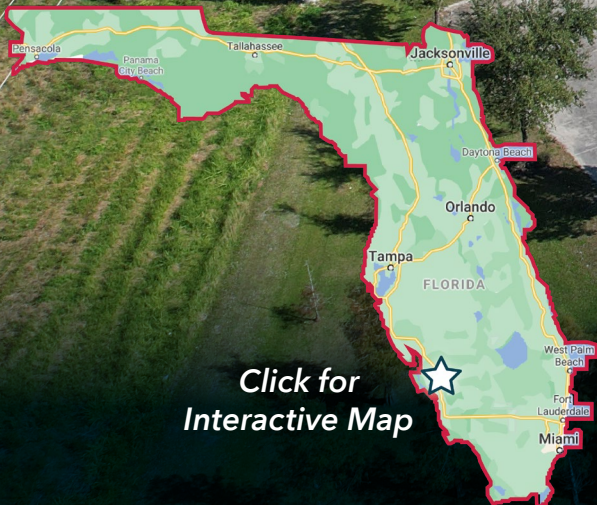


4655 - 4661 Laredo Avenue  
Fort Myers, FL 33905

**FOR SALE**

Click for  
Interactive Map

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# NET LEASED INVESTMENT OPPORTUNITY

4655-4661 LAREDO AVE, FORT MYERS, FL 33905

Lee & Associates is pleased to present a Single Tenant Net Leased Investment occupied by Foundation Building Materials Inc., a privately held corporation with over Two Billion in sales and over 170 North American locations ("FBM"). FBM is one of the largest specialty distributors of wallboard and suspended ceilings systems in the United States and Canada.

The premise consists of 35,400 SF situated on 5 acres. The tenant has occupied the building since 2016.

## \$5,487,000

## RENT SCHEDULE

FROM	TO	ANNUAL NNN PAYMENT
2/1/2022	1/31/2023	\$274,350
2/1/2023	1/31/2024	\$281,208
2/1/2024	1/31/2025	\$288,238
2/1/2025	1/31/2026	\$295,444
2/1/2026	1/31/2027	\$302,831
2/1/2027	1/31/2028	\$310,401
2/1/2028	1/31/2029	\$318,161

## INVESTMENT DETAILS



**Seven (7) Years**

PRIMARY LEASE TERM



**January 31, 2029**

LEASE EXPIRATION DATE



**Two (2) 5-Year**

OPTIONS TO RENEW

## PROPERTY SNAPSHOT

- Building Size - 25,000 SF
- Storage Building - 10,400 SF
- 5 Acres
- Year Built - 2008 (Bldg) 2021 (Storage Bldg)
- Clear Span Warehouse (Bldg)
- 18' Clear Height
- Fenced & Gated Yard
- Four (4) Grade Level Doors
- Two (2) 10' x 12' Dock Doors (Double Truckwell) with Levelers
- Zoned IL (Light Industrial)

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## AERIAL SITE OVERVIEW



YOUR LOCAL MARKET **EXPERT**

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com





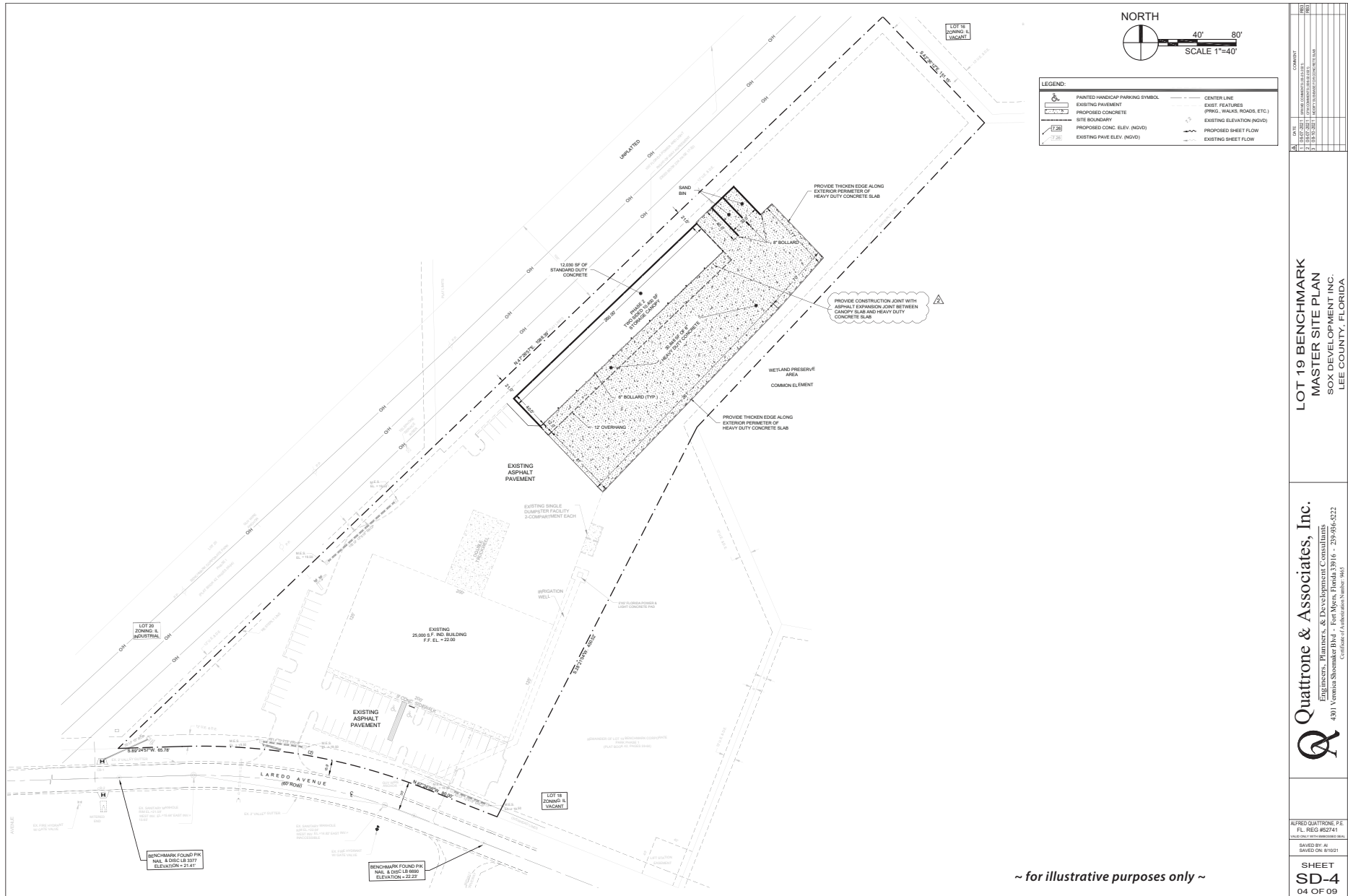
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## SITE PLAN



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**LEGEND:**

	PAINTED HANDICAP PARKING SYMBOL		CENTER LINE
	EXISTING PAVEMENT		EDGE FEATURES (PRKG., WALKS, ROADS, ETC.)
	PROPOSED CONCRETE		EXISTING ELEVATION (INDG)
	SITE BOUNDARY		PROPOSED SHEET FLOW
	PROPOSED CONC. ELEV. (INDG)		EXISTING SHEET FLOW
	EXISTING PAVE ELEV. (INDG)		

LOT 19 BENCHMARK  
MASTER SITE PLAN  
SOX DEVELOPMENT INC.  
LEE COUNTY, FLORIDA

**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4801 Venetian Shores Blvd - Fort Myers, Florida 33916 - 239-936-8222  
Certificate of Authorization Number: 9665

ALFRED QUATTRONE, P.E.  
FL REG #52741  
DATE: 04/15/21  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 04/15/21

**SHEET**  
**SD-4**  
04 OF 09

~ for illustrative purposes only ~

YOUR LOCAL MARKET EXPERT

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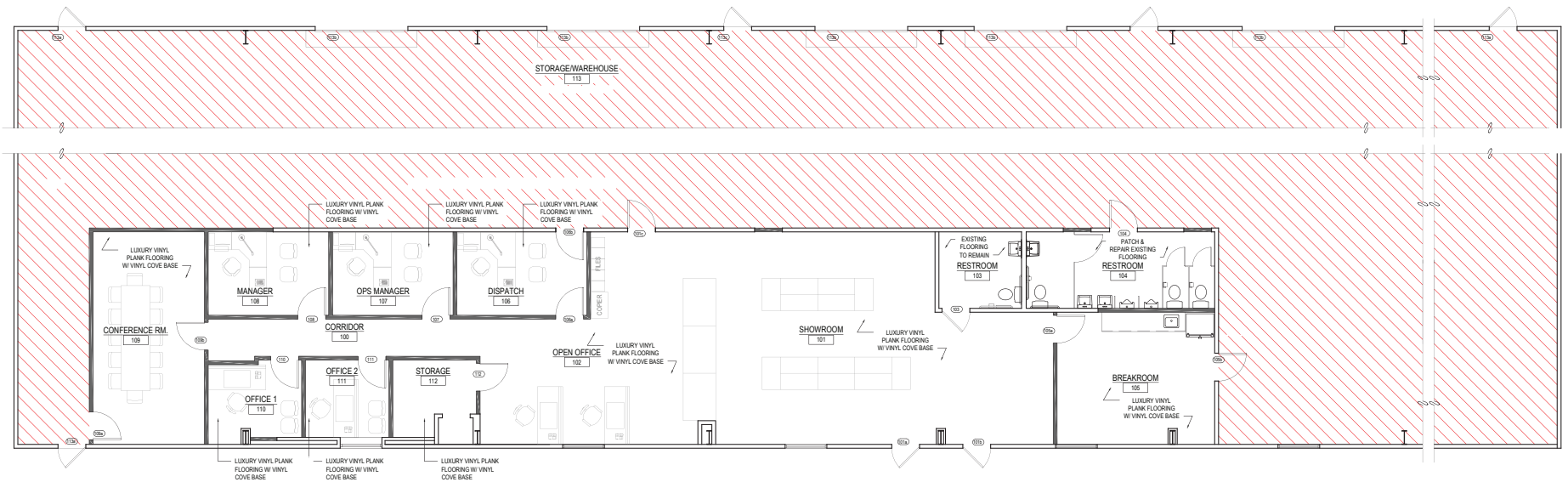
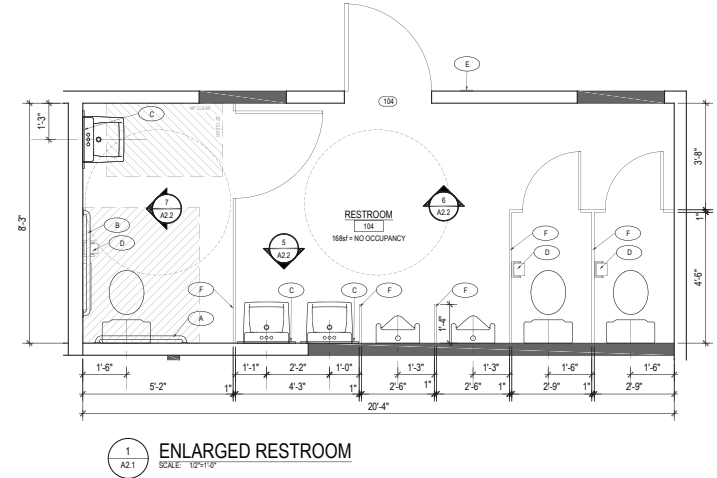
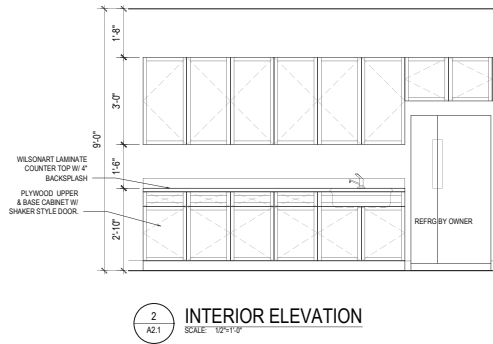
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OFFICE LAYOUT - 2,773 SF



COMMERCIAL REAL ESTATE SERVICES





**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY**  
*The Industrial Team*



**DEREK BORNHORST, CCIM, SIOR**  
PRINCIPAL  
(239) 210-7607



**JERRY MESSONNIER, SIOR**  
PRINCIPAL



**BOB JOHNTON, SIOR**  
PRINCIPAL

**LEE & ASSOCIATES | NAPLES - FT. MYERS**

LEE-FL.COM

11215 METRO PARKWAY, SUITE 1

FORT MYERS, FL 33966

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