

# INDUSTRIAL INVESTMENT

6.5% CAP RATE



## FOR SALE

2840 SOUTH STREET, FORT MYERS, FL 33916



**PRICE:** \$3,275,000 @ \$95.00 PSF

**BUILDING SIZE:** 34,615± SF Total

**LAND SIZE:** 1.48± Acre Corner Lot

**PARCEL ID:** 19-44-25-P4-00063.0040

**RE TAXES:** \$22,223 @ \$0.64 PSF (2021)

**ZONING:** IH - Heavy Industrial (City of Fort Myers)

**LOCATION:** At the SW corner of South Street & Prince Street, just east of Evans Ave

**O/H DOORS:** Building 1: Two 18' x 14', one 10' x 14' & one 10' x 10' Dock Ramp  
Building 2: One 16' x 14'

**PARKING:** 26 Striped Spaces

**POWER:** Separate electric meters

BUILDING	SIZE (SF)	YEAR BUILT	SPRINKLED	INSULATED	RESTROOMS	EAVE HEIGHT	HVAC
1	28,990	1965	N	N	2	16' & 20'	4
2	5,625	1985	Y	N	0	16'	0
<b>TOTAL</b>		<b>34,615*</b>					

\*Does not include 2,200± SF mezzanine or outdoor covered areas

### INVESTMENT OPPORTUNITY

The current owner, Creative Door and Millwork, was founded in 2003 and is a distributor of residential, commercial and custom doors. They are a preferred vendor to one of the regions most prestigious and largest builders. Their 2021 gross revenue was in the low eight figures. They will leaseback 100% of this property for 5 years at \$6.15 PSF NNN + OpEx, not to exceed \$1.85 PSF in year one. This 1.48± acre corner lot offers access from 2 streets. The property is improved with 2 buildings totaling 34,615± SF, approximately 3,300± SF of that is finished space.

### CONTACT

**stan stouder, CCIM**  
**Founding Partner**

239.481.3800 x205

stan.stouder@creconsultants.com

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100  
Naples, FL 34102

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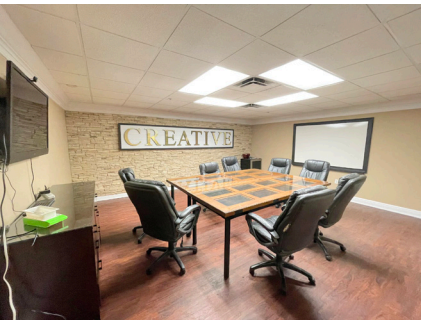
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## HIGHLIGHTS

- Phase I (2016) stating No Recognized Environmental Conditions
- Fenced secured yard
- 1 Dock high door with dock plate
- Rail access
- Pre-engineered Dean Steel building
- 6 Wall mounted exhaust fans
- Rare heavy industrial zoning
- 10 minutes to I-75, Exit 138
- Site is situated in a Lee County Opportunity Zone, providing tax incentives to investors



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02/25/22

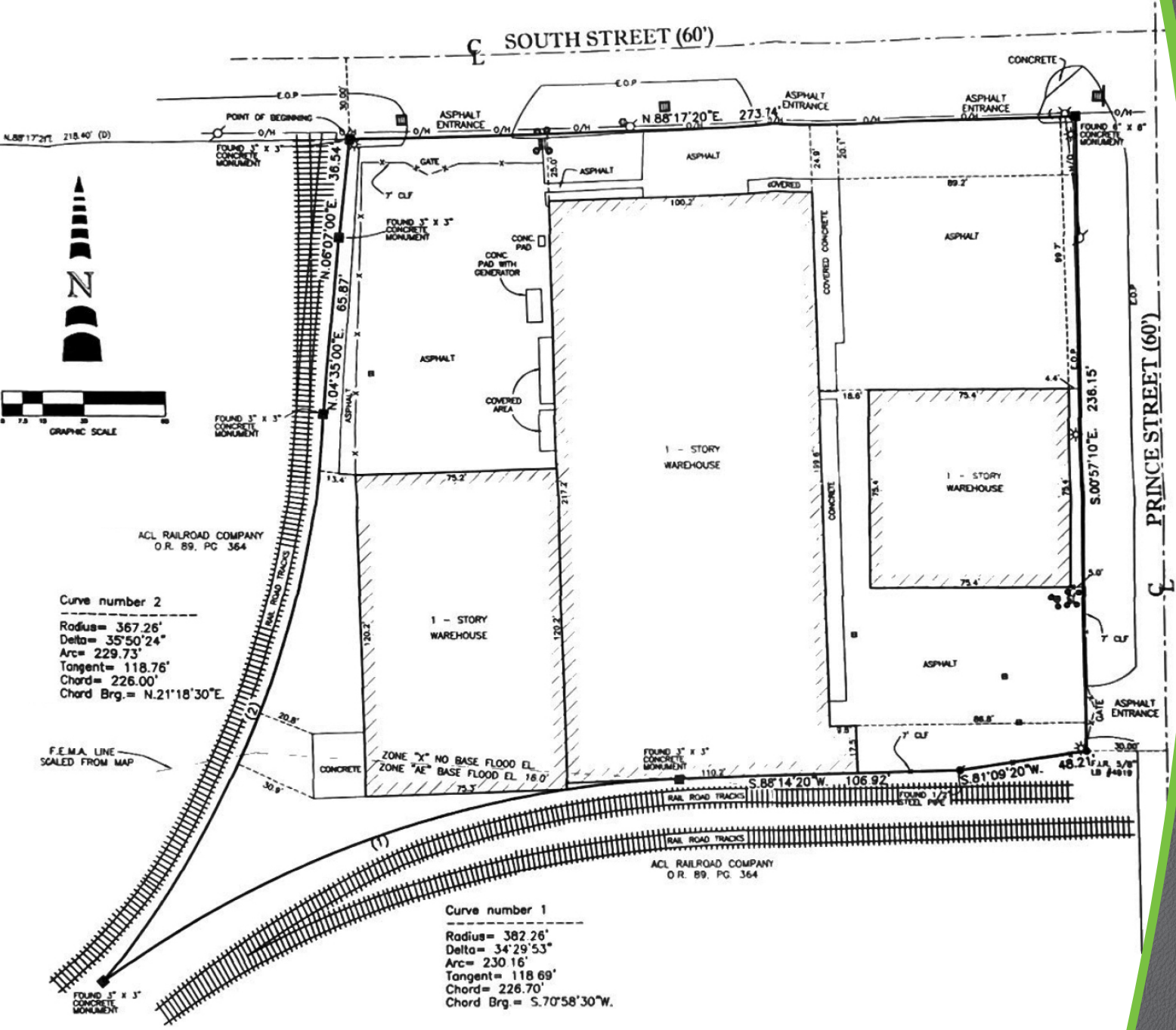


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## FOR SALE

2840 SOUTH STREET, FORT MYERS, FL 33916  
SURVEY



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**CRE**  
CONSULTANTS  
Commercial Real Estate Consultants, LLC  
www.creconsultants.com  
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