

EVANS AVENUE INDUSTRIAL

FORT MYERS, FL



HIGHLIGHTS

- 2.06± Acres
- 12,497± Sq. Ft. Industrial Building
- NNN Lease in place with local tenant
- Zoned Light Industrial
- Building consists of office, warehouse, and unfinished space
- Water, sewer, and electric in place
- Fire sprinkler and fire alarm system in place
- 3 Separate access points
- One 10' x 10' roll up door
- Building is currently undergoing repairs

LEASE INFORMATION

- Lease Type: NNN
- Lease Term: 5 Years
- Renewal Option: 5 years
- Base Rent: \$112,500
- Yearly Rent Escalation: 3%
- Operating Expenses: Tenant responsibility
- **7% Cap Rate**

PRICE

- **\$1,607,142 | \$129 PSF**



For more information, contact:

Hunter Ward, CCIM
(239) 489-4066 | hward@lsicompanies.com

LSI Companies, Inc.
6810 International Center Blvd. Fort Myers, FL 33912

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ALLOWABLE COMMERCIAL USES:

- Animal boarding, animal shelter, kennel, dog day care
- Animal hospital, veterinary clinic
- Auction room, auction house
- Bank
- Car wash full or self-service
- Carpentry, lumberyard and wood products
- Concrete batching and asphalt processing
- Contractor storage (indoor/outdoor)
- Fabrication and manufacturing of fabrics and materials
- Flea market
- Machine shop, light manufacturing or assembly
- Outdoor storage and bulk storage
- Repair service: non-automotive
- Self-storage: fully enclosed indoor multi-story or mini-storage
- Stone, clay, concrete products
- Vehicle and equipment sales
- Vehicle service and repair
- Warehouse, freight, cartage, distribution facility

** Contact us for complete list*

LOCATION

- 3090 Evans Ave. | Fort Myers, FL
- Prime location, positioned at the corner of Metro Parkway and Evans Avenue
- 1± Miles from US-41
- 4.5± Miles from I-75

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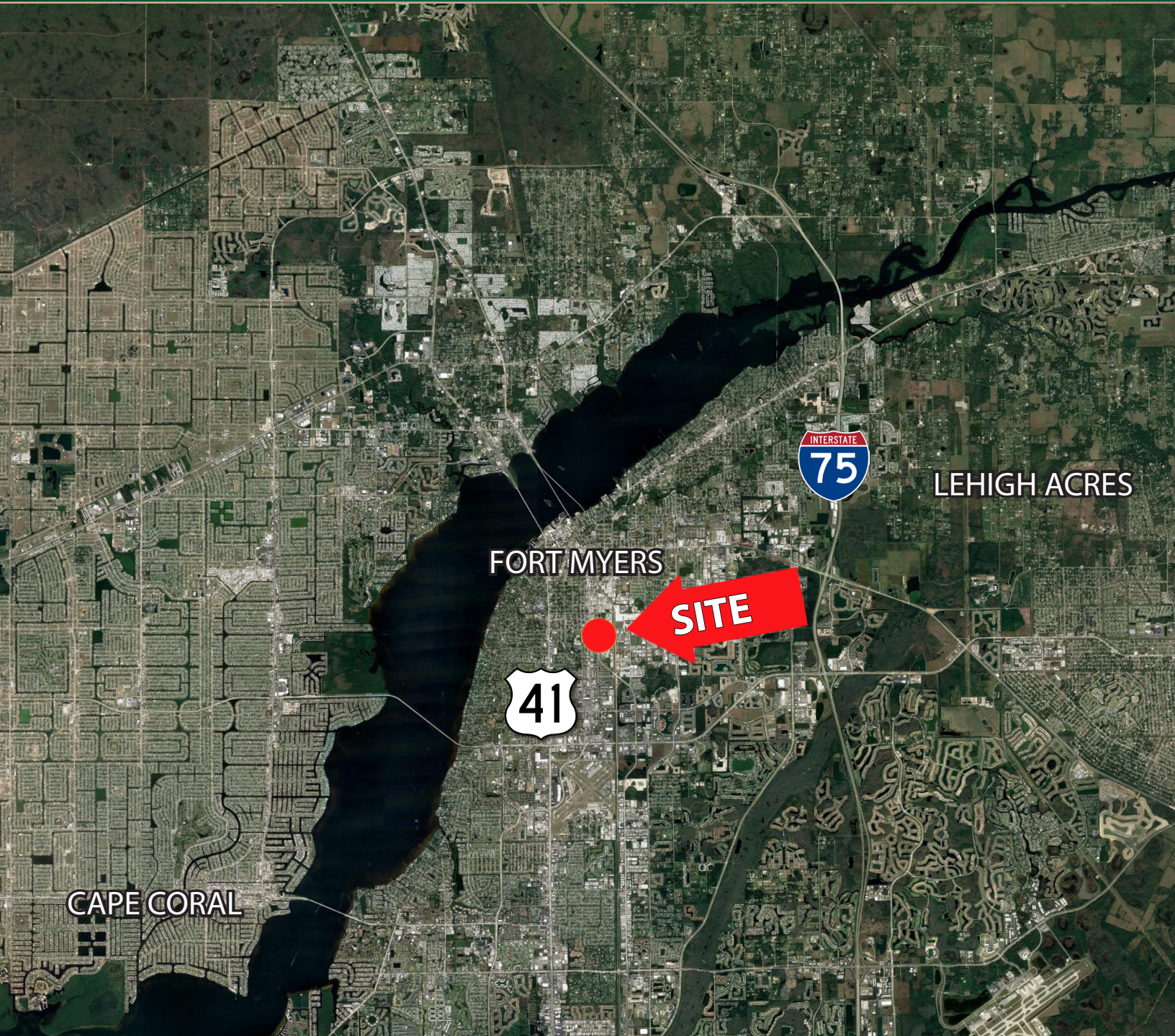
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