

## 5± AC Industrial Site For Sale Laredo Avenue



**LOCATION:** 9010 Laredo Avenue, Fort Myers, FL 33905

**STRAP #:** 15-44-25-00-00026.0010

**ZONING:** IL - Industrial Light

**UTILITIES:** Available through City of Ft. Myers

**SIZE:** 5± Acres or 217,800± SF

**DIMENSIONS:** 325'± Frontage x 670'± Depth

**PRICE:** \$579,000 or \$2.65

**COMMENTS:** 5± acre industrial site located on Laredo Avenue. Pending Development Order in place for construction of a 1,440± SF office building, open parking & related site improvements. Property features 325'± frontage and is 670'± deep. Property is located just west of I-75 in a growing industrial area. Water and sewer is available on Laredo Ave through the City of Fort Myers. Zoned IL (industrial light), ideal for fenced open storage, business services, warehouse, flex space, mini-storage and more. Access is from Ortiz Avenue a planned four lane roadway connecting SR80 and US41 via Six Mile Cypress Parkway. Call for Details.

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