

**13,335± Sq. Ft. Warehouse**  
**2,740± Sq. Ft. Office**  
**7.0± Acres FOR SALE**



**LOCATION:** 2804 Hanson Street, Fort Myers, FL. 33916  
**STRAP #:** 30-44-25-P1-00105.000 / 30-44-25-P1-00109.0080  
**ZONING:** IH - Heavy Industrial  
**SIZE:** Warehouse: 13,335± Sq. Ft. Office: 2,740± SF  
Production: 27,832± Sq. Ft. Land: 7.0± Acres

**UTILITIES:** County Water and Sewer

**O/H DOORS:** (4) 10' x 10' or larger

**2011 TAXES:** \$ 28,386

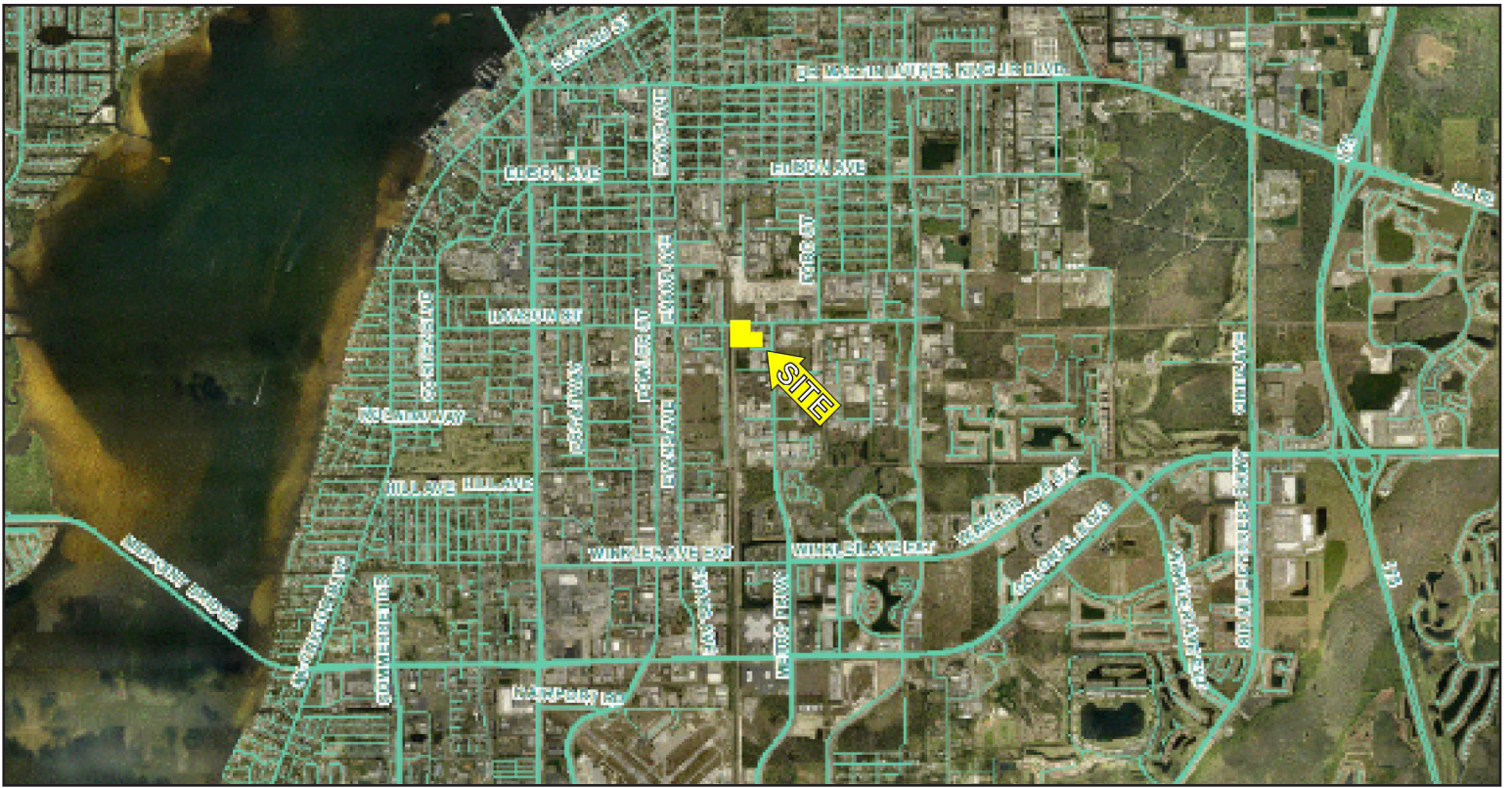
**PRICE:** \$ 989,000

**COMMENTS:** 13,335± Sq. Ft. Warehouse, with four overhead doors, and 2,740± Sq. Ft. Office on 7.0± Acres of land. An additional 27,832± Sq. Ft. of production area is on premise. The property has IH - Heavy Industrial Zoning and is adjacent to active railroad tracks. A rail spur may be added to provide additional shipping ability. It is conveniently located on Hanson Street, and offers quick access to local major corridors including, State Road 82, US 41, and I-75.

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