



LOCATION: 3131 & 3120 E. Riverside Drive, Fort Myers, FL 33916

ZONING: IPD - Industrial Planned Development
(Allows manufacturing, assembly, warehousing and office uses)

UTILITIES: City Water and Sewer

LOT SIZE: Building 24,158± Sq. Ft.
Land 39,600± Sq. Ft. (130± Ft. River Frontage)

SALE PRICE: \$5,000,000.00

2003 TAXES: \$15,850.00

UNIT #	SQ. FT.	PRICE PER SQ. FT. (Gross Rent)	COMMENTS
Unit 2	11,000	\$4 PSF	Dock high warehouse includes 1,000± Sq. Ft. of offices
Unit 3	9,000	\$9.00 PSF	11 Class A offices, lobby, reception, conference room, 2 large workrooms, kitchen, 4 restrooms, riverfront patio & roof deck

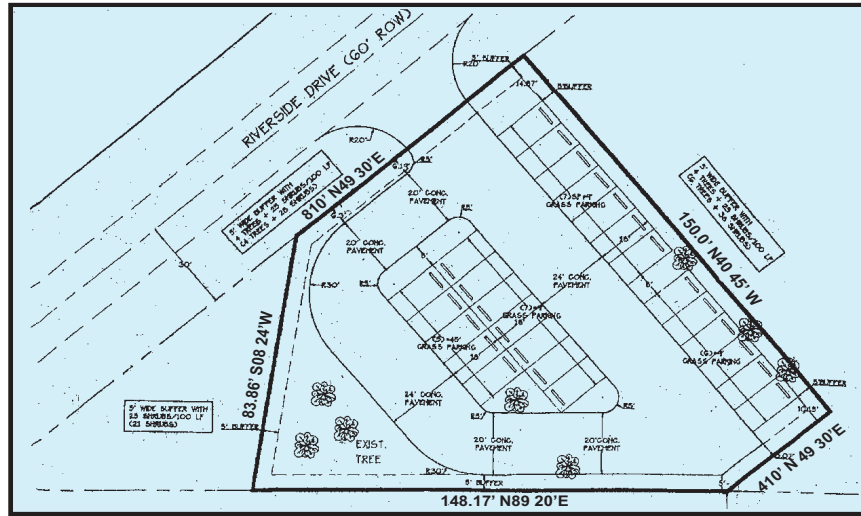
COMMENTS: Extensively renovated in 2002 (original construction 1935.) This building is located near the new downtown condominium projects, and is in an area of rapidly appreciating values. 16,042± Sq. Ft. vacant lot across the street is included.

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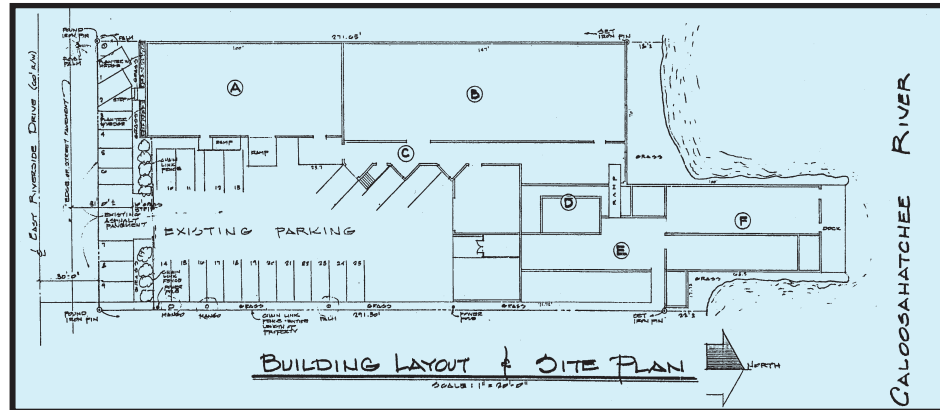
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3131 E Riverside Drive, Fort Myers, FL 33916

3120 E Riverside Drive
Additional Lot Included
Proposed Parking Plan
16,042± Sq. Ft.



Site Plan



Unit 3
Floor Plan

