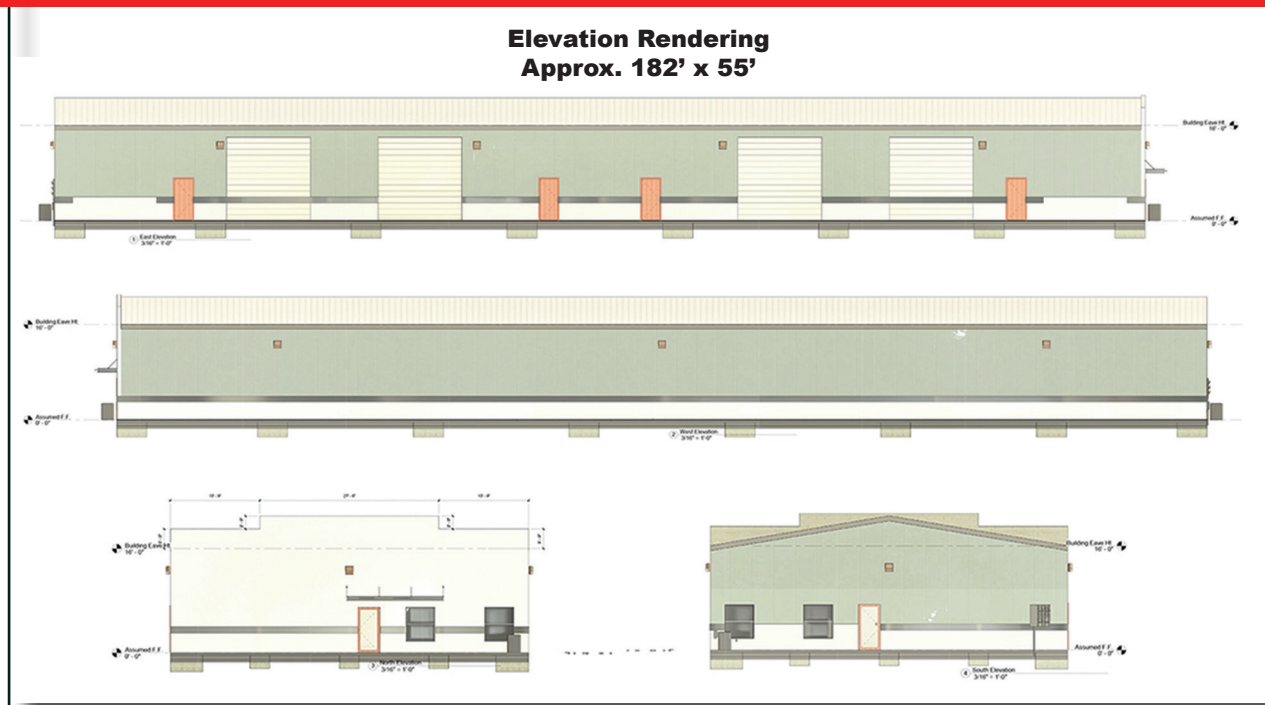


## FOR SALE

### 10,010± SF Office/Warehouse

### Fort Myers, FL

**Under Construction / Estimated Completion 4th QTR 2024**



**LOCATION:** 7917 Drew Circle, Ft. Myers, FL 33967

**SIZE:** 10,010± SF Building on 0.95± acres

**ZONING:** IPD - Industrial Planned Development

**UTILITIES:** County Water & Sewer

**ELECTRIC:** Three phase 200 amp service

**RATE:**

SIZE	BASE RATE	OPEX	SALES TAX	MONTHLY TOTAL
10,010± SF	\$13,346.67/MO (\$16 PSF)	\$2,919.58/MO (\$3.50 PSF)	\$406.66/ MO	\$16,672.91/MO
4% Annual Increases / 5 Year Minimum Lease				

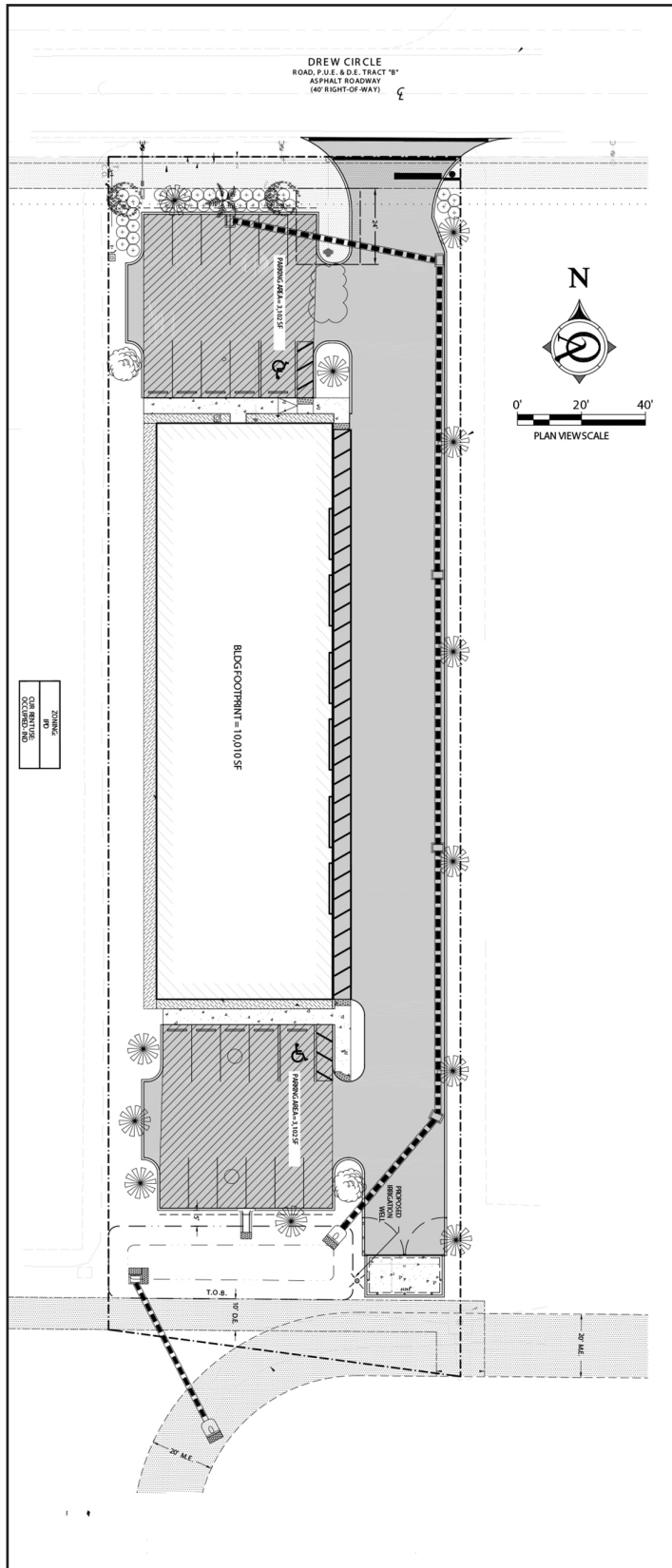
**COMMENTS:** New Construction in Alico Commercial Park off Alico Rd. on Drew Circle. Includes 1,000 SF office, 2 restrooms, 18' eaves, and four (4) 14'x16' overhead doors. Close to I-75 and SWFL International Airport. Support services currently in Alico Area. Great access to arterials trafficways.

\*\*\*Monthly Rent \$16,672.91 (includes OPEX and Sales tax)\*\*\*

**CONTACT:** TODD HOLMAN  
**PHONE:** (239) 425-6014  
**E-MAIL:** tholman@wa-cr.com

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