

**Under Construction / Estimated Completion 3rd QTR 2024**



**LOCATION:** 5301 Dividend Dr., Ft. Myers, FL 33905

**SIZE:** 2,700± SF Building on 0.728± acres

**ZONING:** IL - Light Industrial

**STRAP #:** 22-44-25-P1-00300.0100

**UTILITIES:** City Water & Sewer

**ELECTRIC:** Single phase 3 wire 200 amp service

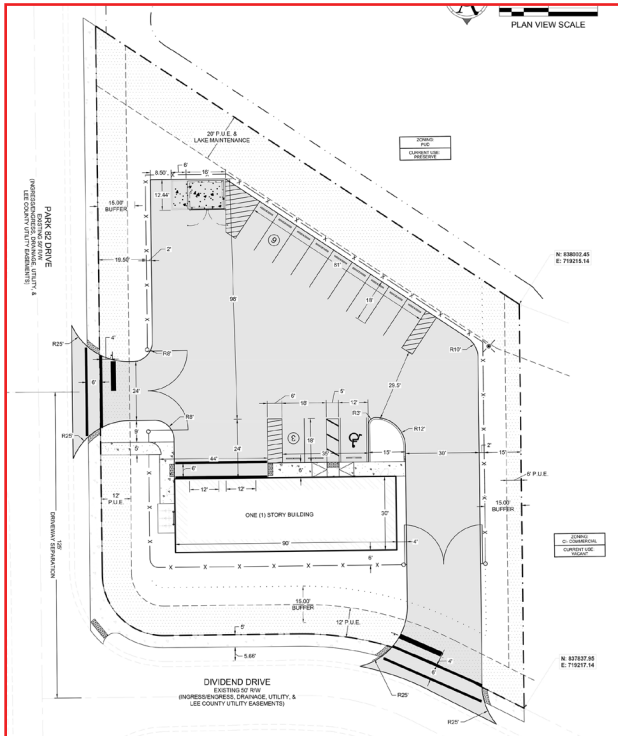
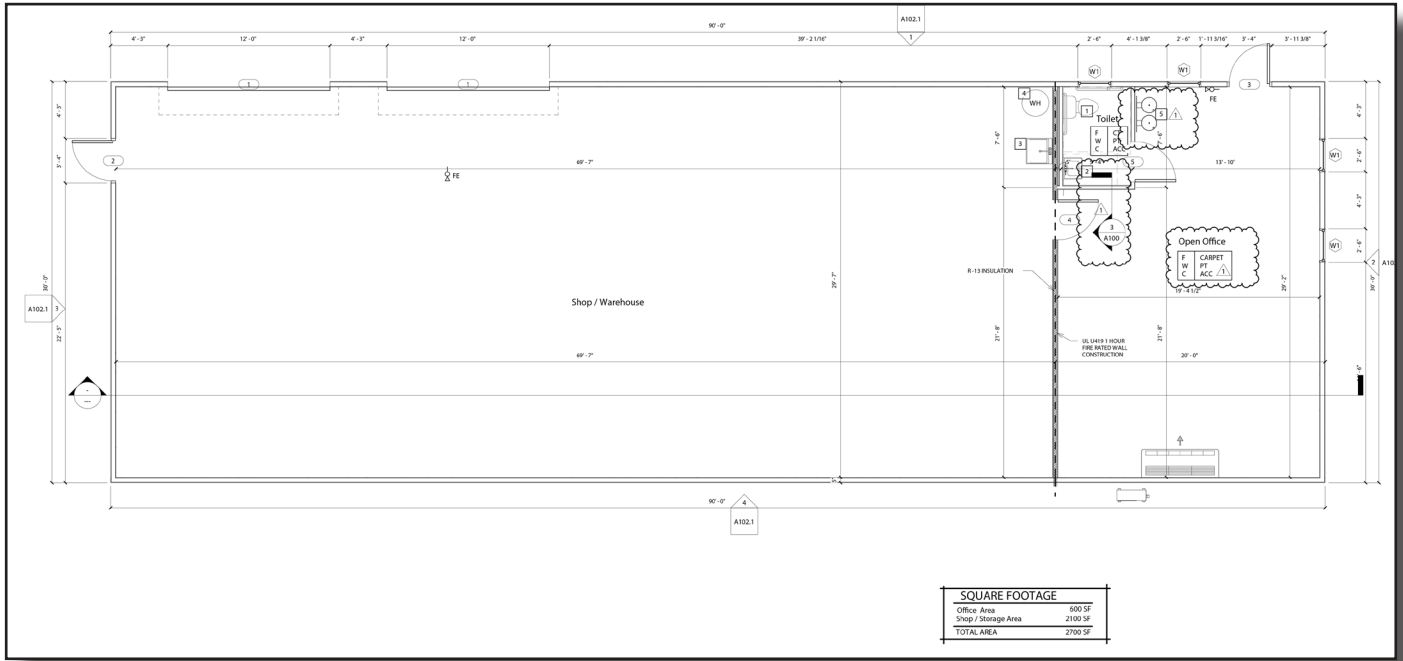
**PRICE:** \$1,200,000

**COMMENTS:** Located in Interstate Park 82 at the I-75 / SR 82 interchange, this new office/warehouse should be completed by 3rd quarter 2024 and will include a 600 SF office build-out, 2,100 SF warehouse, plus an oversized, paved & fully fenced yard. Light gray with white roof. Easy access to the tri-county area and SWFL Int'l. Airport.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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