



LOCATION: 16601/603 & 16605 Old US 41, Fort Myers, FL 33912

ZONING: 16601/603 Old US 41: IL - Light Industrial
16605 Old US 41: IG - General Industrial

UTILITIES: Water & Septic

SIZE: Buildings: 14,874± Sq. Ft. (3 Buildings Total)
Land: 3.95± Acres Total

2006 TAXES: \$18,095.00

PRICE: \$2,700,000.00

COMMENTS: Two parcels total adjacent to each other. The front parcel (16601/603 Old US 41) has 3 existing office/warehouse buildings. Building One is a 5,500 sq. ft. CBS construction built in 1985 with 2 restrooms. Building Two consists of a 5,000 sq. ft. CBS construction also built in 1985, with four overhead doors, 1,634 sq. ft. of offices and 3 restrooms. Building Three is a metal construction consisting of warehouse only, built in 2006. The rear parcel (16605 Old US 41) is a vacant lot with 1.96 acres. Conveniently located just off US 41 and north of Alico Road.

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Site Plan

