



LOCATION: 3550 Work Drive, Building B Unit 4,
Fort Myers, Florida 33916

ZONING: I-2 Heavy Industrial

UTILITIES: County Water & Sewer

SIZE: 1,300± Sq. Ft. (Includes 400± Sq. Ft. Office Area)

SALE PRICE: \$165,000.00

ASSOCIATION FEES: \$163.80 Per Month

YEAR BUILT: 2006

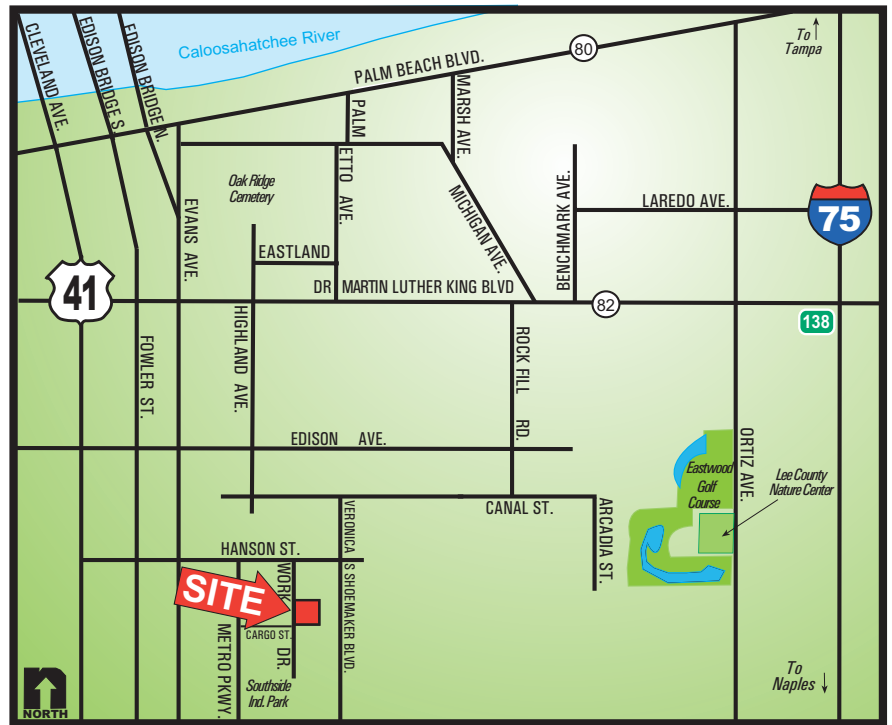
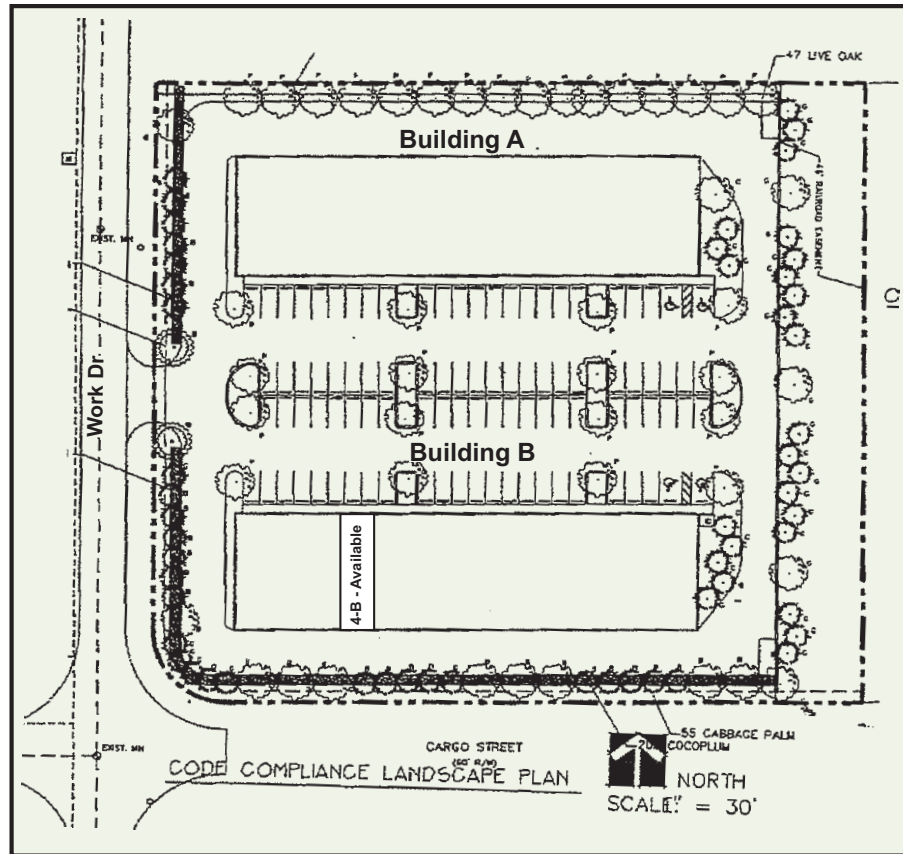
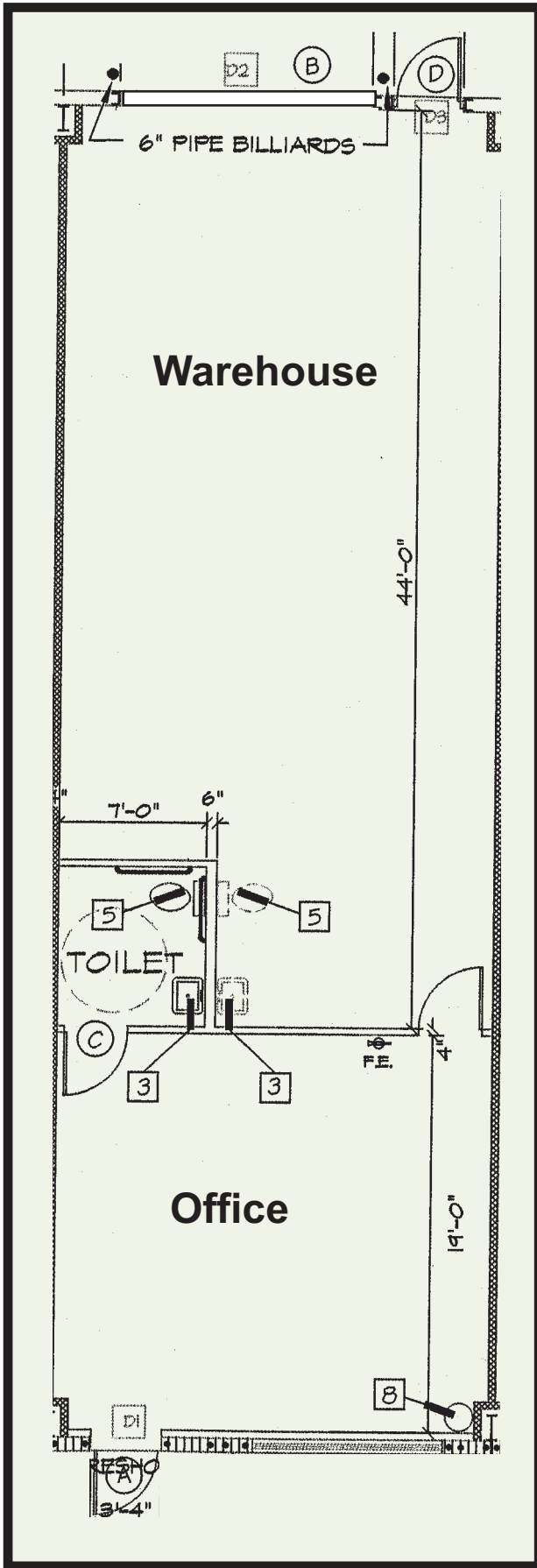
PROPERTY TAXES: \$2,580.00 - 2007 Estimated

LEASE RATE: \$1,002.00 Monthly (9.25 Per Sq. Ft. Gross Rent)

COMMENTS: Recently built office / warehouse with 400± sq. ft. of office space, 16' clear height and one 12' x 14' over head door. Extensive landscaping and ample parking with truck access. Located just off Hanson Street and east of Metro Parkway in Central Fort Myers. See reverse for more information.

CONTACT: JOHN KREMSKI, CCIM
PHONE: (239) 425-6017
FAX: (239) 425-6004
E-MAIL: john@johnkremski.com

CONTACT: TODD HOLMAN
PHONE: (239) 425-6014
FAX: (239) 425-6001
E-MAIL: tholman@wa-cr.com



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.