



**LOCATION:** 1975 Ortiz Avenue, Fort Myers, FL 33905

**ZONING:** I-1 Light Industrial

**UTILITIES:** County Water & Septic

**SIZE:** Building: 4,500± Sq. Ft. (Includes 776± SF Office & 3,724± SF Warehouse)  
Land: 1.65± Acres

**LEASE RATE:**

Building:	\$3,600.00	Per Month
Yard:	\$1,000.00	Per Month
Real Estate Taxes & Insurance:	\$1,800.00	Per Month
Total:	\$6,400.00	Per Month

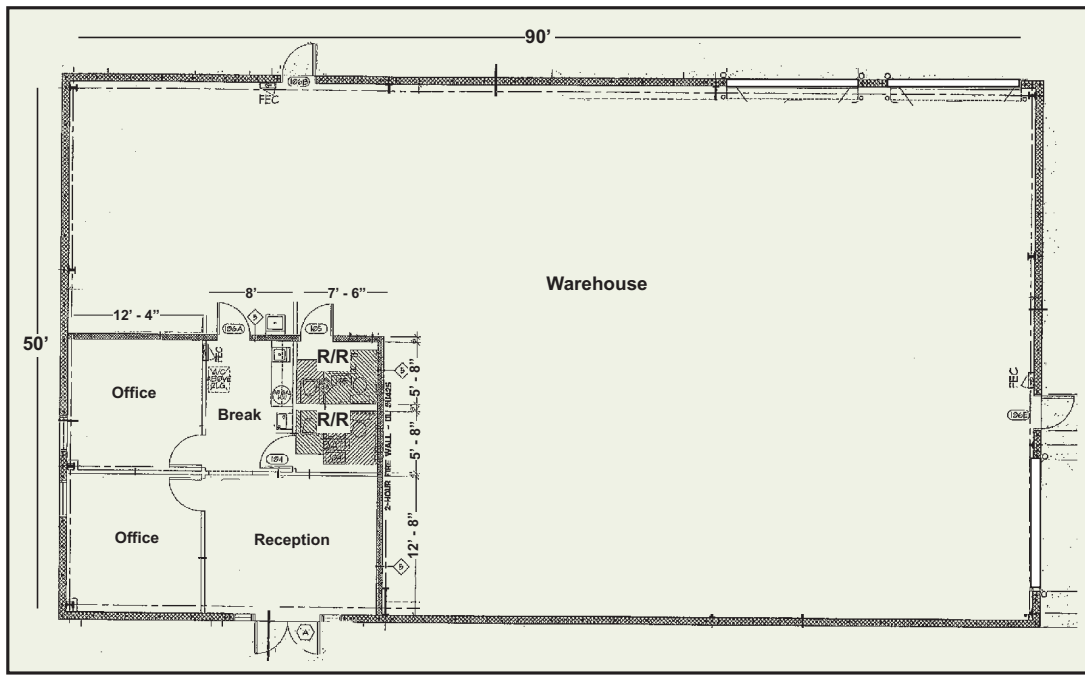
**COMMENTS:** Brand new office / warehouse building ready to occupy. Includes three 12' x 14' over head doors, 18 parking spaces, and 1± acre paved and fenced yard area. Located on the corner of Ortiz Avenue and High Cotton Lane, just north of SR 82. Quick and easy access to and from I-75, Exit 138. Property is also for Sale for \$1,150,000. See listing #001737 for more information.

**CONTACT:** TODD P. HOLMAN  
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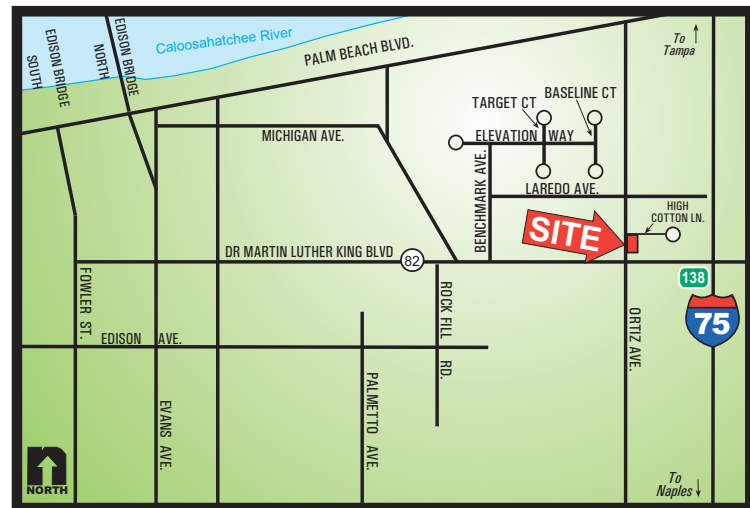
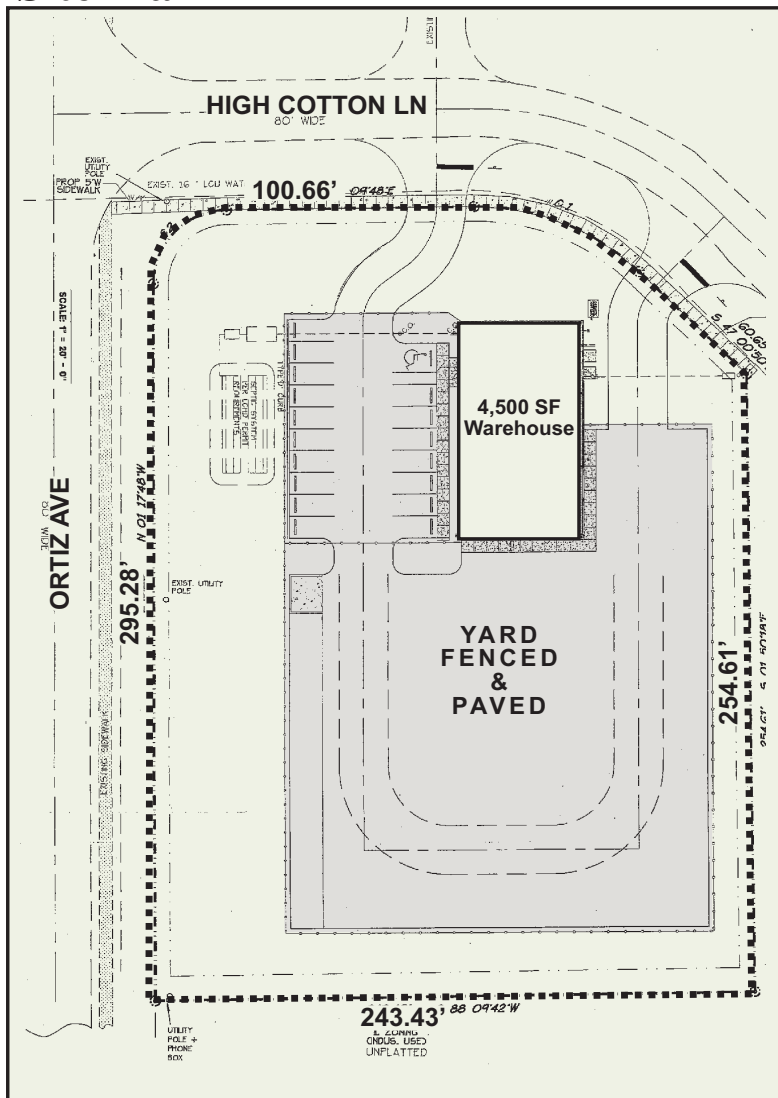
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# 1975 Ortiz Avenue, Fort Myers, FL 33905

## Floor Plan



## Site Plan



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.