



**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

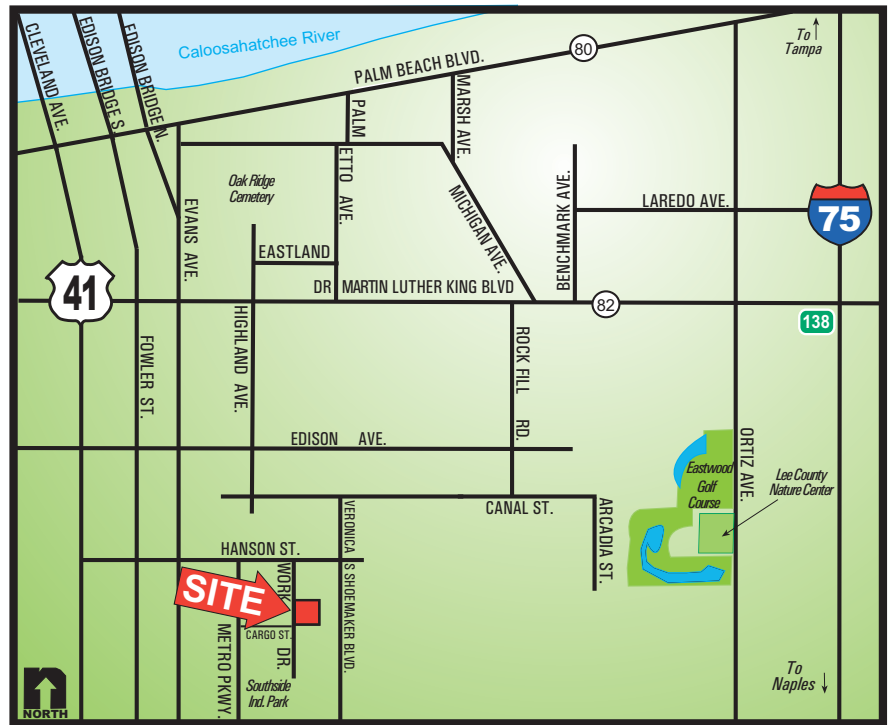
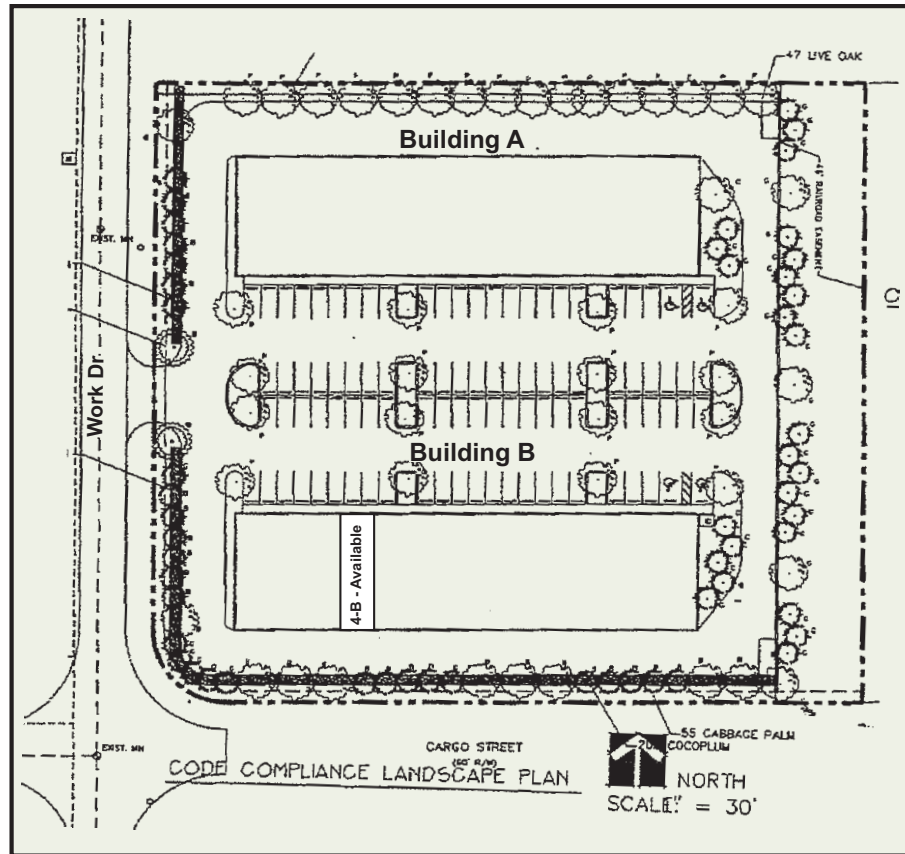
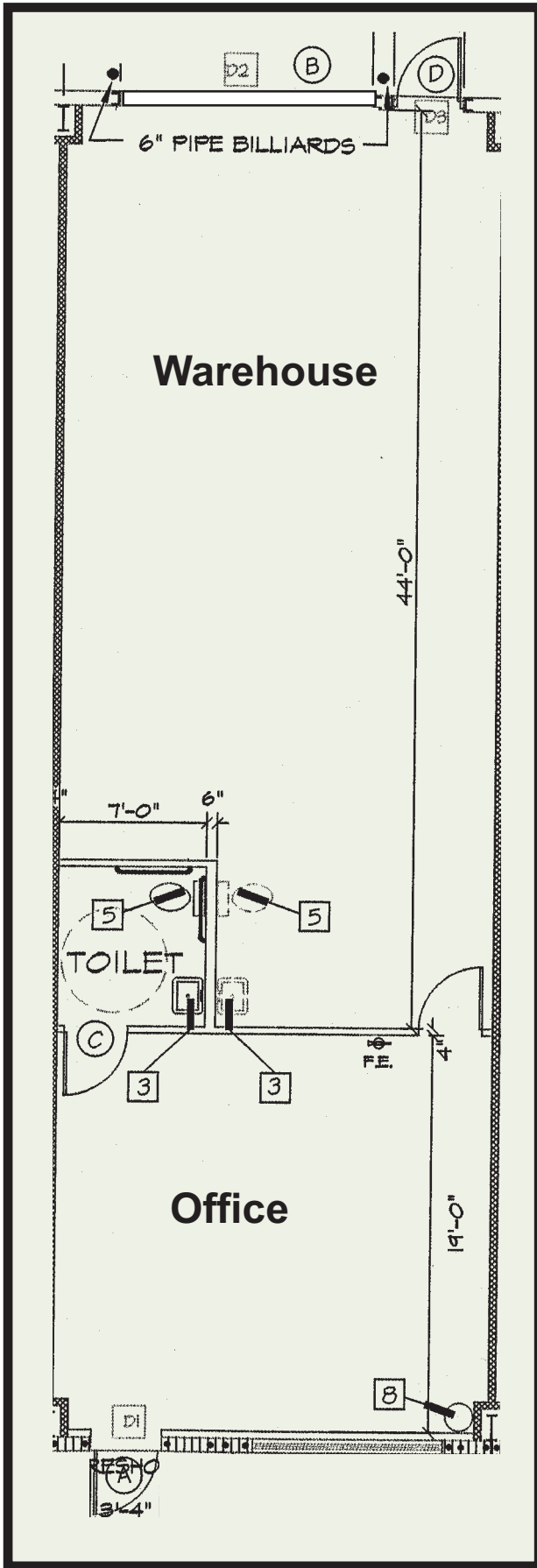
**PROPERTY TAXES:** \$2,580.00 - 2007 Estimated

**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.

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