

**12,854± SF Fully Air Conditioned
Warehouse/Distribution Center
For Sale
Crystal Commerce Center**



LOCATION: 12379 Crystal Commerce Loop, Fort Myers, FL 33966
STRAP #: 18-45-25-19-00000.0020 **UTILITIES:** Water/Sewer/Electric
ZONING: IPD - Industrial Planned Development **SIZE:** Building: 12,845± Sq. Ft.
SALE: \$1,300,000 Land: .69± Acre

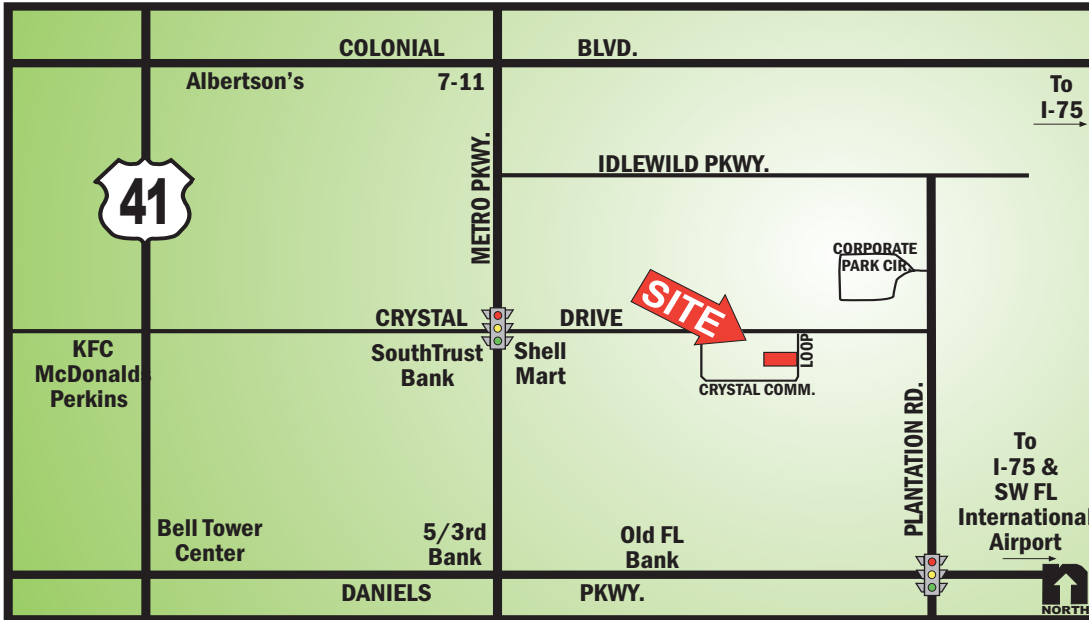
- Freestanding Building
- 12,854± Sq. Ft.
- Open Warehouse
- (8) Large Offices
- (2) Restrooms
- (8) 5 Ton Air Conditioning Units - Warehouse & All Offices
- Polished Concrete Floors in Warehouse
- Storage Area Above Selected Office
- 11± Parking Spaces
- (2) OH Doors - 12' x 14
- Security: CCTV Cameras Inside/Out
- Biometric Readers for Restricted Access to All Doors
- High Efficiency Lighting
- 220V Single Phase Electric
- 480V Three Phase Electric w/ Bus Way
- Built 2006

COMMENTS: 12,854± freestanding warehouse with (8) separate offices ranging from the smallest being 9'x15' to the largest at 20'x46'. Property is centrally located between Metro Parkway and Plantation Road just off Crystal Drive in Crystal Commerce Center. Allows easy access to US41 and I-75 at Exits 136 & 131. Building is unique as it includes: close circuit TV cameras both inside and outside the building, along with biometric readers for restricted access to all doors. Zoned IPD, this property allows a wide range of uses and is ideal for an entity that deals in distribution, medical, government agencies, administrative offices, research and development laboratories, retail/wholesale sales facility & more.

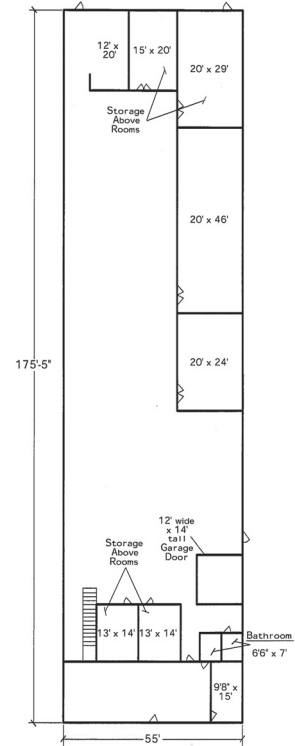
CONTACT: TOM WOODYARD **CONTACT:** CARRIE VINCENT
PHONE: (239) 425-6011 **PHONE:** (239) 425-6032
E-MAIL: twodyard@wa-cr.com **E-MAIL:** cvincent@wa-cr.com

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.

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Floor Plan



(Not. to Scale)