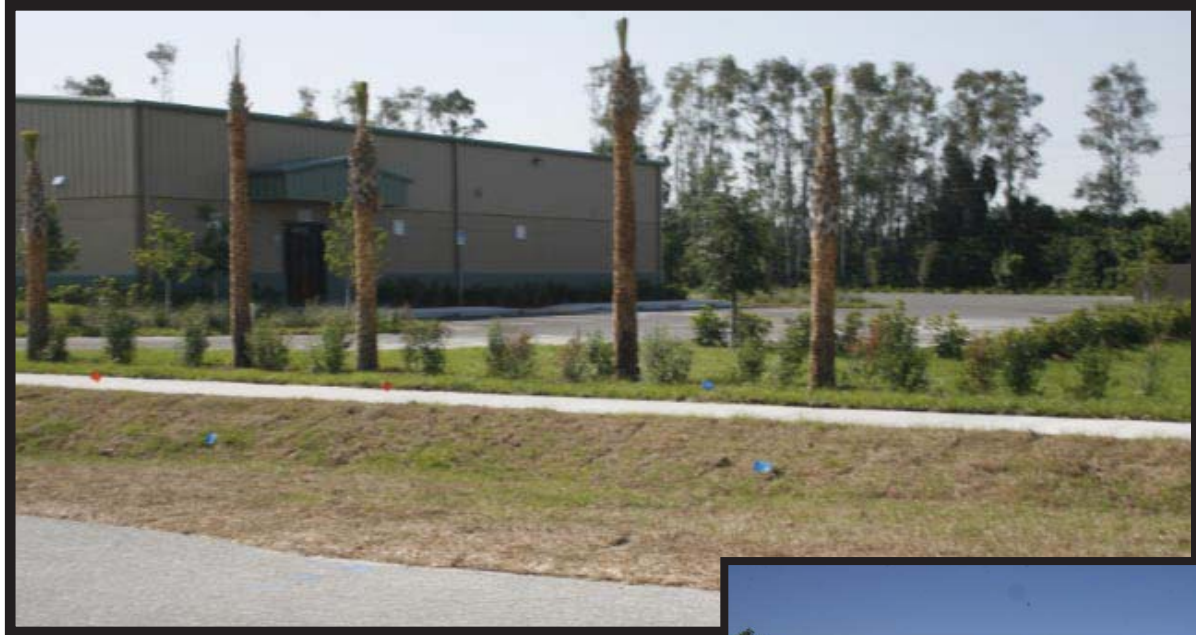


**Warehouse with Paved Yard
on Ortiz Avenue
For Sale**



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

SALE PRICE: \$1,150,000.00

2007 TAXES: \$7,041.27

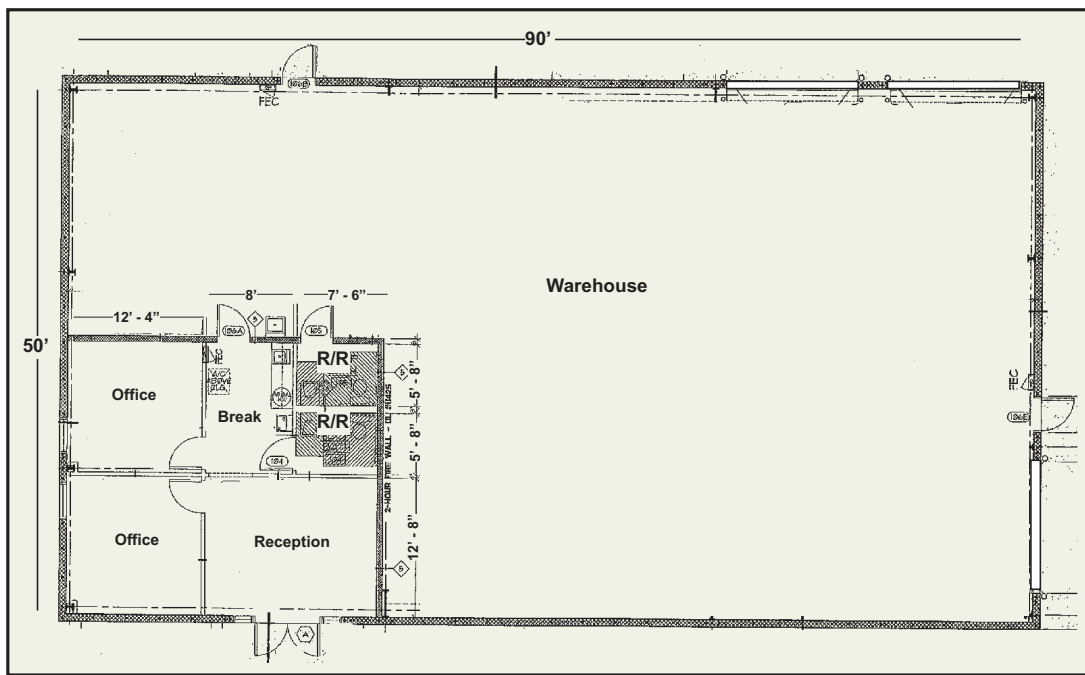
COMMENTS: Brand new office / warehouse building ready to occupy. Includes three 12' x 14' over head doors, 18 parking spaces, and 1± acre paved and fenced yard area. Located on the corner of Ortiz Avenue and High Cotton Lane, just north of SR 82. Quick and easy access to and from I-75, Exit 138.

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

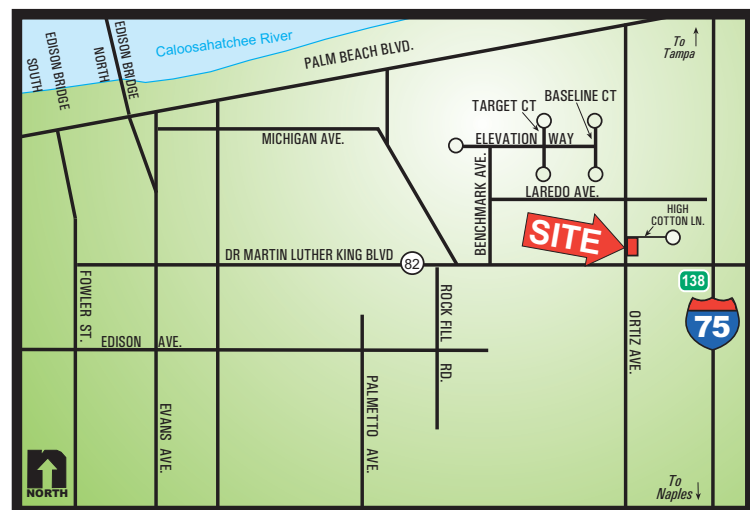
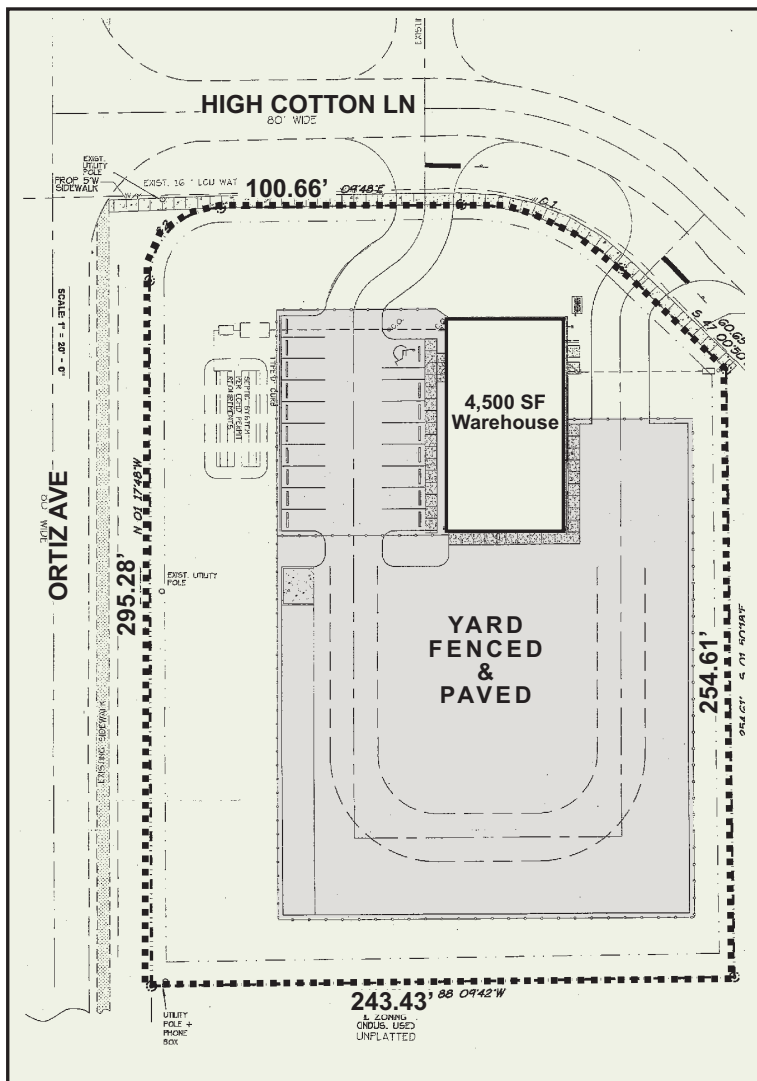
CONTACT: JOHN KREMSKI, CCIM
PHONE: (239) 425-6017
E-MAIL: john@johnkremski.com

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.