

25,172± Sq. Ft.
Office Warehouse Building
FOR SALE



LOCATION: 12411 Commerce Lakes Drive, Fort Myers, FL. 33913

STRAP #: 18-45-26-00-00001.1060

SIZE: Building 25,172± Sq. Ft.
Land 5± Acres

ZONING: PUD - Planned Unit Development

UTILITIES: County Water and Sewer

PRICE: \$ 2,925,000

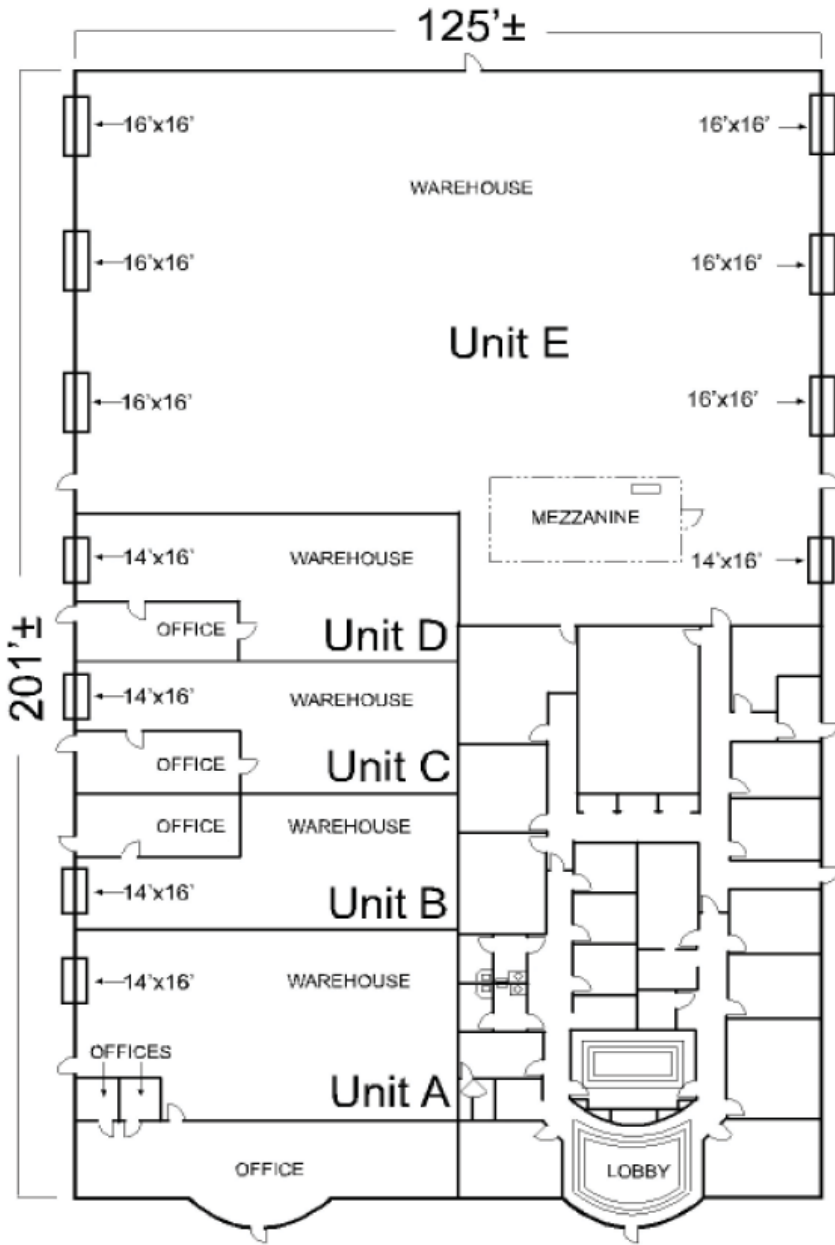
COMMENTS: This property is a "MUST SEE" ! Built in 2007, this Class A Building is perfect for all business needs. It is beautifully finished with a spacious lobby, numerous office spaces, and large warehouses. 86 parking spaces on site. The Zoning (Planned Unit Development) allows for a broad variety of applications including business/commercial and industrial. 2.5± Acres of land is included that may be utilized for the construction of an additional building. Conveniently located off Daniels Pkwy., just east of I-75, exit 131. Offers easy access to the five-county area. Close proximity to Southwest Florida International Airport. Call immediately for a showing of this property.

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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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25,172± Total Square Feet

UNIT	Sq. Ft. OFFICE	Sq. Ft. WAREHOUSE	Sq. Ft. TOTAL
A	1,090±	1,981±	3,071±
B	324±	1,155±	1,479±
C	324±	1,155±	1,479±
D	355±	1,185±	1,540±
E	6,809±	10,794±	17,603±



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