

6,300± Sq. Ft. Benchmark Corporate Park Warehouse FOR SALE



LOCATION: 4656 Elevation Way
Fort Myers, FL 33905

ZONING: IL- Light Industrial

UTILITIES: City Water and Sewer

STRAP: 16-44-25-P1-01000.0290

2014 TAXES: \$4,438.79



SIZE: Building: 6,300± Sq. Ft.
Land: 29,925± Sq. Ft.

SALE PRICE: \$415,800

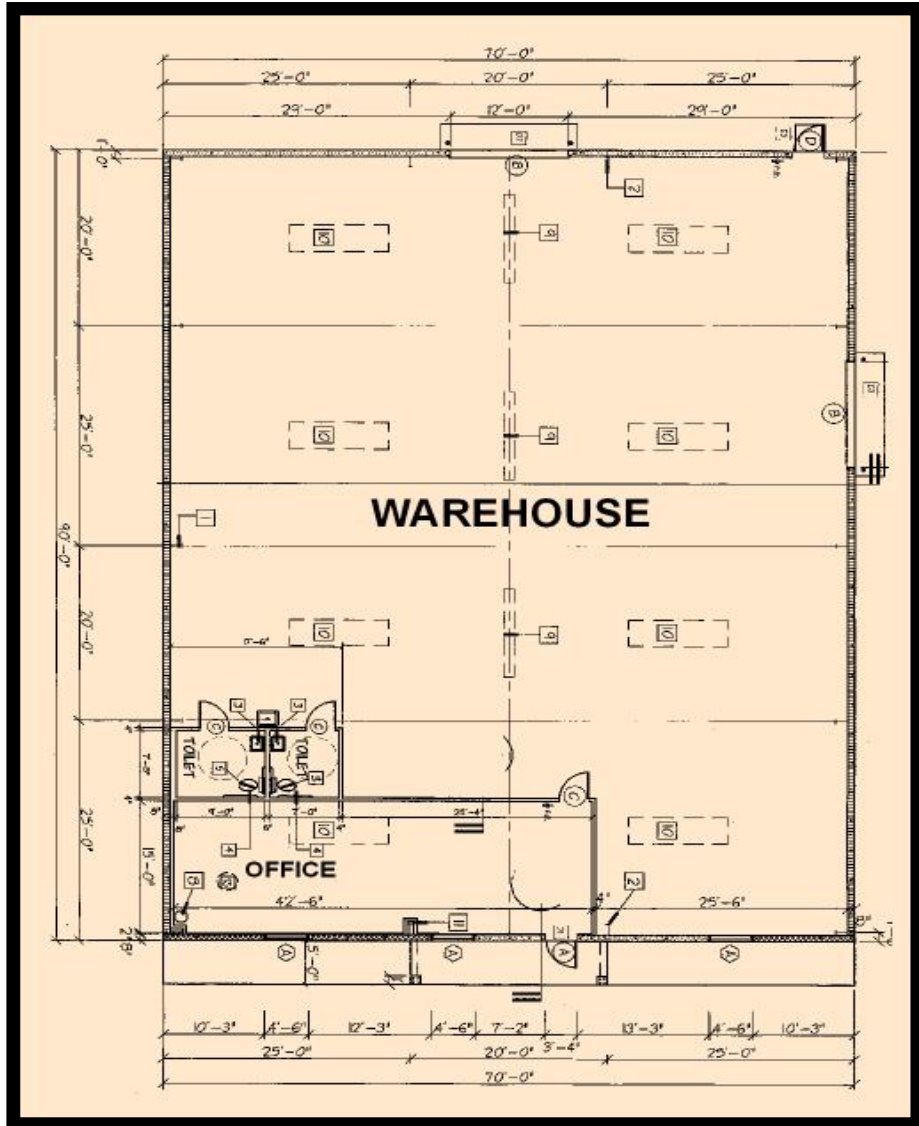
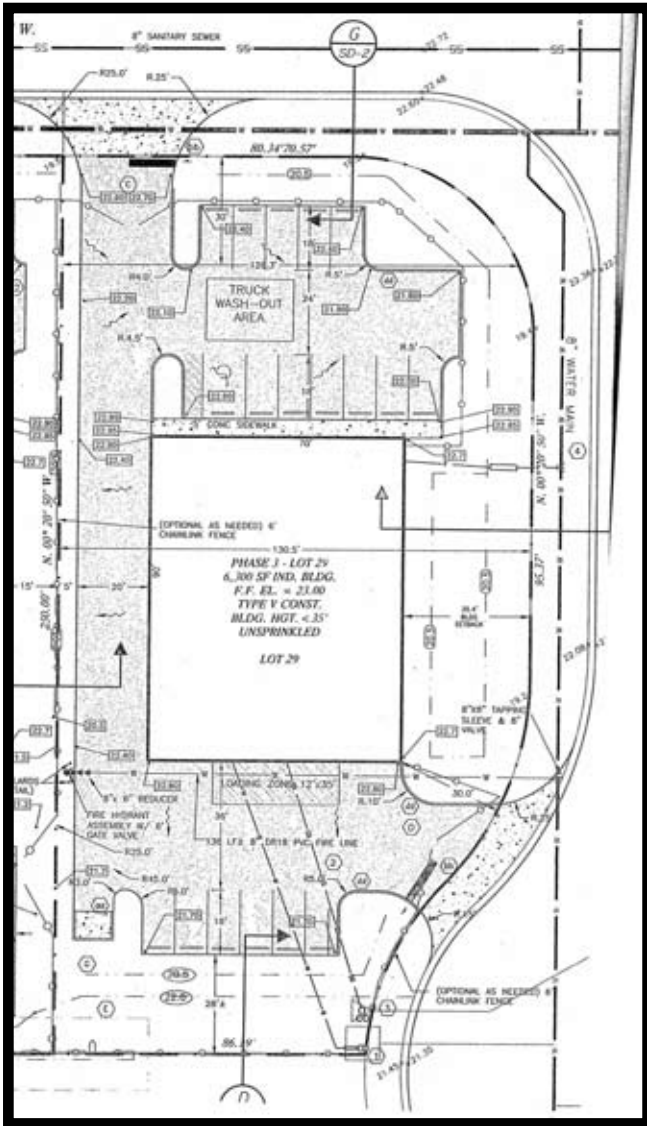
- Current owners approx. NOI \$30,150
- Current Lease Expires 9/30/16
- Tenant has renewal option for 1 year with 3% increase.

COMMENTS: This single-tenant investment property is leased at below current market rates. Great location near I-75. Back and side area is completely fenced with two over head doors. Ideally suited for light industrial and distribution to service the tri-county area. Minutes from I-75 and major local corridors. Three phase power, two access points for great traffic flow.

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

4656 Elevation Way, Fort Myers, FL 33905



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.