

Industrial Building For Lease Palm Ave., Fort Myers



LOCATION: 3220-3222 Palm Ave.
 Fort Myers, FL 33901

ZONING: I-1 - Industrial

UTILITIES: City Water / Septic

SIZE: Warehouse: 4,846± Sq. Ft.
 Office: 1,000± Sq. Ft.
 Total Building: 5,846± Sq. Ft.
 Bonus Canopy: 700± Sq. Ft.
 Total Land: 41,580± Sq. Ft.

PRICE:

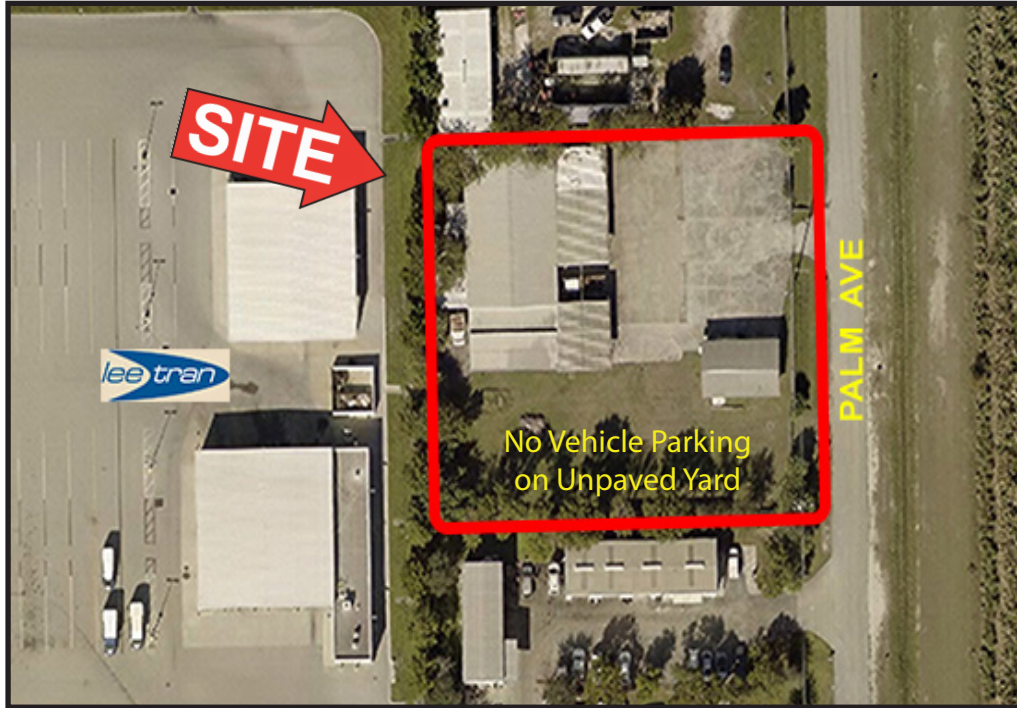
| SIZE | BASE RENT | SALES TAX | MONTHLY TOTAL |
|--|-----------|-----------|---------------|
| 5,846± SF | \$6,100 | \$366.00 | \$6,466.00 |
| 4% annual escalator / 3 year minimum term / Industrial Gross Lease | | | |

COMMENTS: Yard, easy access to major arterials. Warehouse includes four grade level overhead doors with roof canopy. Entire property is fenced. Separate office building. Septic with City water. Located between Fowler Street and Metro Parkway, just South of Hanson Street. Industrial Gross lease, tenant pays any increase to Real Estate taxes and insurance after first year. Property does have some hurricane damage, Landlord is in the process of repairing building.

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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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