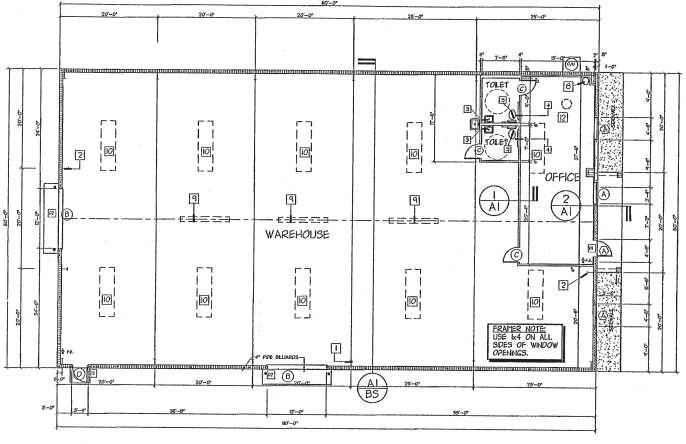
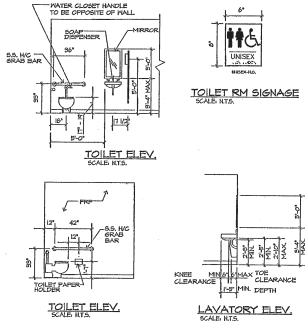


For Sale  
**Office/Warehouse  
Industrial Building**



- LOCATION:** 5851 Country Lakes Drive, Fort Myers, FL 33905
- ZONING:** IL - Light Industrial
- SIZE:** Lot: 30,572 SF  
Building: 6,600 SF  
Office: 540 SF
- O/H DOORS:** High-coiling doors, 12 FT x 14 FT
- UTILITIES:** Electric: Florida Power and Light  
Water: Lee County Utilities  
Sewer: Lee County Utilities
- PRICE:** \$409,200.00 or \$62.00 PSF
- COMMENTS:** New construction. Available early winter. Ideally suited for manufacturing and distribution to service the tri-county area. Located just east of I-75 at Exit 139 (old Exit 24).
- CONTACT:** **TOM WOODYARD**  
**TODD HOLMAN**
- PHONE:** (239) 454-5820
- E-MAIL:** tom@remaxcommercialteam.com  
todd@remaxcommercialteam.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe to be authoritative. Subject to prior sale, lease, withdrawal, and price change without notice.



**KEY NOTES:**

- 1 ROD STEEL FRAME - REFER TO SHOP DRAWINGS.
  - 2 STEEL ENDWALL COLUMN - REFER TO SHOP DRAWINGS.
  - 3 HANDICAP ACCESSIBLE LAVATORY.
  - 4 HANDICAP GRAB BAR.
  - 5 HANDICAP ACCESSIBLE TOILET.
  - 6 SERVICE SINK.
  - 7 NOT USED.
  - 8 BOTTLED WATER DISPENSER BY OWNER.
  - 9 12'-0" STEEL FRONTOVER W/SCREEN.
  - 10 3/4" TRANSLUCENT SKYLIGHT.
  - 11 4" FRAME OUT AT METAL BUILDING STRUCTURE AS REQUIRED.
  - 12 INSTALL 40 GAL. WATER HEATER ON MECHANICAL DECK. DRAIN TO EXTERIOR.
- DOORS:**
- A 3070 GLASS STORE FRONT DOOR, ESP WHITE METAL FRAME, TIPPED, TINED GLASS, W/AUTO CLOSER.
  - B 12"x4" OH STEEL COLCANG DOOR W/HETAL TRACK.
  - C 3068 S.C. WOOD DOOR IN WOOD JAMB.
  - D 3070 STEEL PERSONEL DOOR IN METAL JAMB.
- WINDOWS:**
- A HARCHER OR EQUAL 3L-34 ORBEL SERIES 3000 ALUMINUM WINDOW W/HETAL W/TINED GLASS IN ESP WHITE FRAME.

PRODUCT SCHEDULE		NO FINISHES ONLY - REFER TO SCHEDULE	
SYMBOL	DESCRIPTION	MANUFACTURER	FINISH
1	WOOD SCHEDULE		
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**WALL LEGEND:**

- 1 6" CONCRETE BLK. WALL CONC. POLISHED TO BEAT
- 2 METAL SINK ABOVE 4'-0" HIGH MASONRY SILENT WALL
- 3 4" FRAME WALL W/ R-8 BATT INSULATION & PERIMETER

- NOTES TO PLANS EXAMINER:**
- THIS PROJECT IS A 6,000 SQ. FT., TYPE III, UNPROTECTED, UNSPRINKLED, LOW HAZARD, CORN DISPLAY OCCUPANCY, ONE UNIT, SINGLE STORY, WITH A 563 SF. OFFICE AREA.
  - THERE WILL BE NO HIGH PILED COMBUSTIBLE STOCK.
  - THIS PROJECT IS FULLY ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.

**J. F. K. & Associates, Inc.**  
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Fax: (405) 241-1171  
Cell: (405) 241-1171

**FLOOR PLAN**

Date: JULY 22, 2003

**A3**

**CONTACT: TOM WOODYARD  
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