

## 3.65± Acre Heavy Industrial Site City of Fort Myers, FL



**LOCATION:** 2566 Rockfill Road, Fort Myers, FL 33916

**STRAP #:** 20-44-25-P3-00200-006D

**ZONING:** IH - Industrial Heavy

**TRAFFIC COUNT:** 3,800 AADT (2008)

**SIZE:** 3.65± AC or 159,180.99± SF

**LAND DIMENSIONS:** 326'± Frontage  
488'± Depth

**PRICE:** \$990,000 or \$6.22 PSF

**UTILITIES:** City Water & Sewer

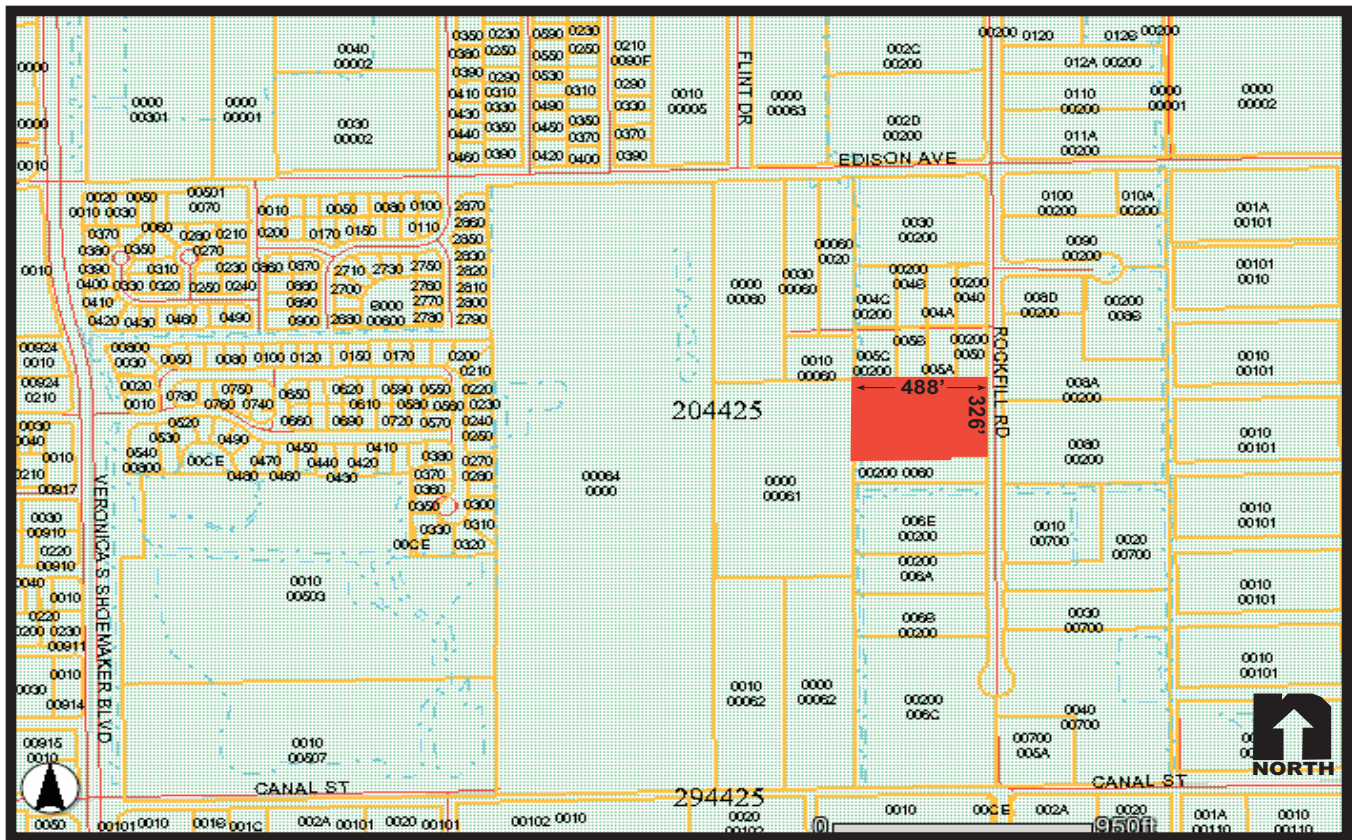
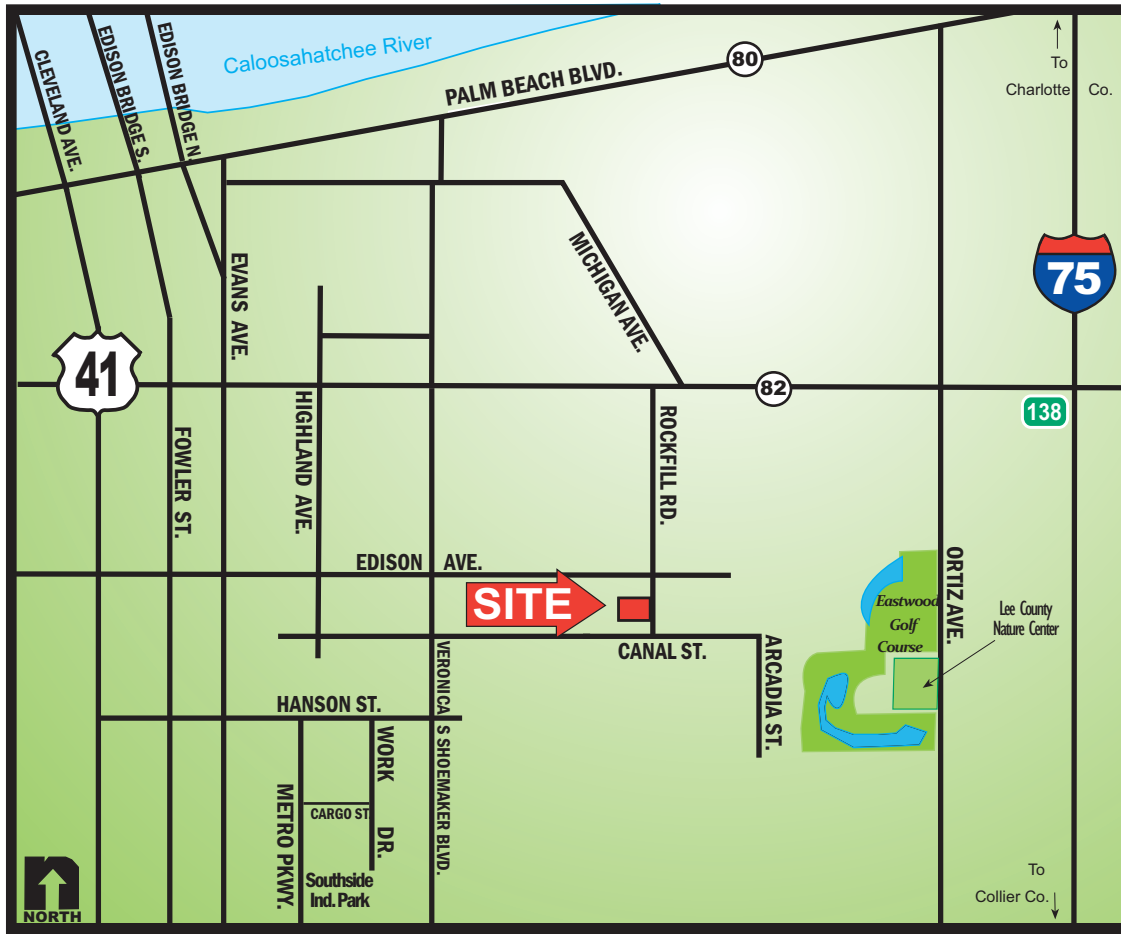
**COMMENTS:** **HEAVY INDUSTRIAL ZONED** - 3.65± acres located in the City of Fort Myers on Rockfill Road. Property is situated south of Edison Avenue and north of Canal Street. Property is part of the Eastern Industrial Park, which provides easy access to downtown Fort Myers and is near the soon to be completed Plantation/Veronica Shoemaker Rd north/south corridor. This north/south corridor allows ease of accessibility to I-75 at Exit 138 and other major corridors.  
Call today **Seller Financing Available.**

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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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