

# Benchmark Industrial Park Office/Warehouse For Sale



**LOCATION:** 1603 Benchmark Ave., Fort Myers, FL 33905

**SIZE:** 12,000 SF building on 78,788 SF lot

**OH DOOR:** Three (3) 14 foot doors / 20' eave height

**ZONING:** IL - Light Industrial

**STRAP #s:** 16-44-25-P1-01000.0300

**UTILITIES:** City Water & Sewer

**PRICE:** \$660,000

**COMMENTS:** Located in Benchmark Corporate Park, just minutes to I-75. Built in 2008 and in like new condition. 3,000± sq. ft. office area and 9,000± warehouse with fire suppression system and truckwell. Building can be expanded an additional 7,200 sq. ft. Driveway and fire suppression stubbed out to the expansion area.

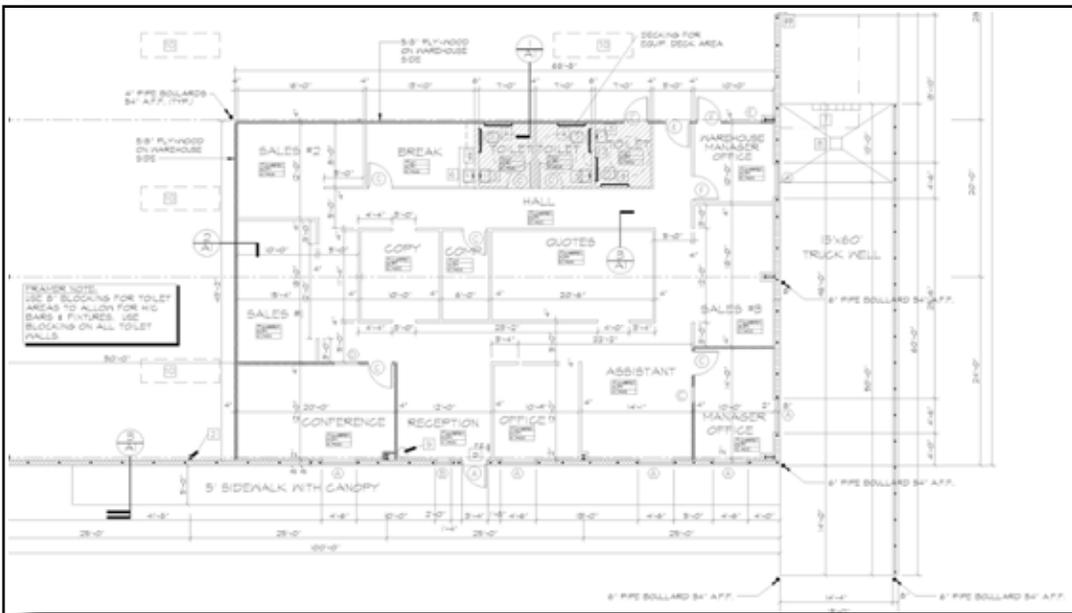
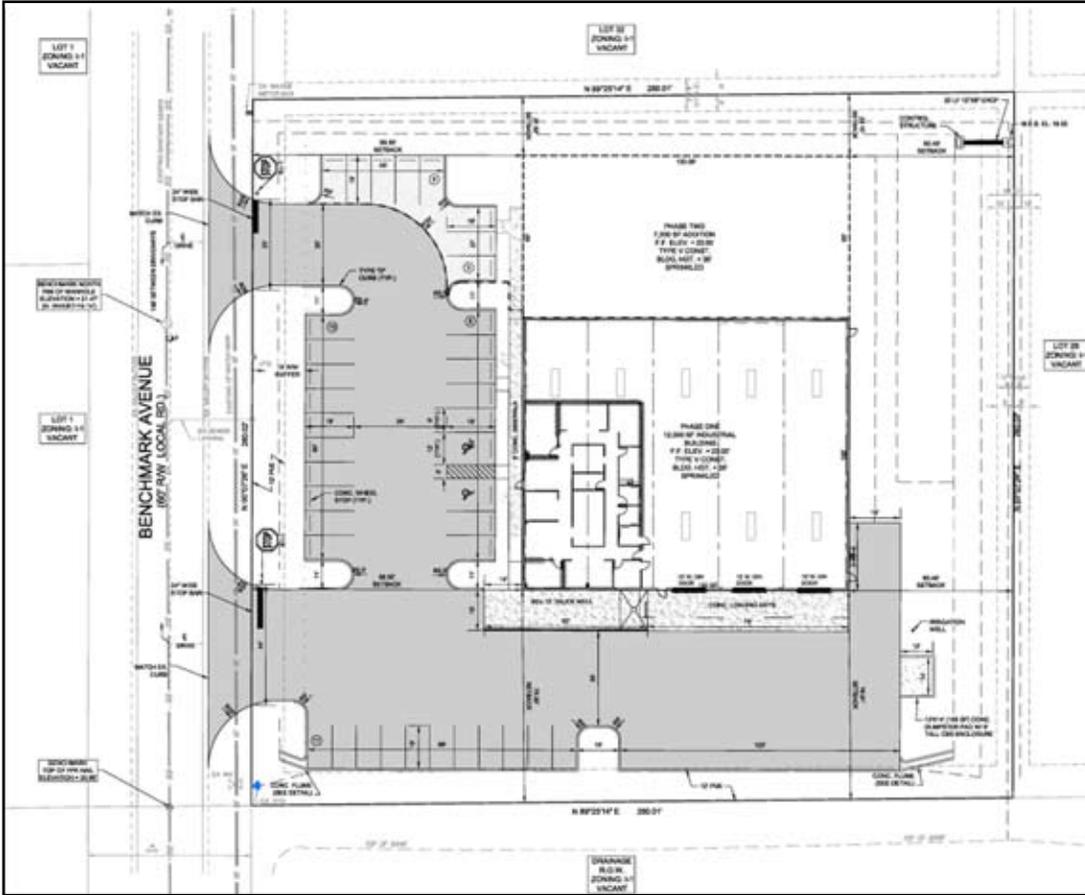


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Pinebrook Park, 12995 S. Cleveland Ave., Suite 219, Fort Myers, FL 33907 • P.O. Box 60151, Fort Myers, FL 33906

# Benchmark Industrial Park, Fort Myers Warehouse Available



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