

# 22,000± SF Industrial Building For Sale / North Fort Myers



**LOCATION:** 1490 Brown Rd., North Fort Myers, FL 33903

**SIZE:** 22,000± Sq. Ft. building on 2.559± acres

**STRAP #s:** 03-44-24-02-00000.0450

**UTILITIES:** Electric, Phone, Cable, Water/Sewer

**PRICE:** \$2,500,000

**COMMENTS:** This 22,000± sq. ft. building was formerly the site of the Palace Roller Rink. The building includes ten 5-ton air conditioning units, 4 grade level doors and a minimum ceiling height of 16'. There are 132 parking spaces and the traffic count for the site is 32,000 cars per day.

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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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