

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: 4,197± Sq. Ft.
 Total Land: 41,580± Sq. Ft.

PRICE:

SIZE	BASE RENT	EST OPEX	SALES TAX	MONTHLY TOTAL
5,846± SF	\$4,500	\$1,167	\$340.02	\$6,007.02
3% annual escalator / 3 year minimum term				

COMMENTS: Huge usable yard, easy access to major arterials. Warehouse includes four grade level overhead doors with large metal 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.

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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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