



LOCATION: 9348-9350 Laredo Avenue, Fort Myers, FL 3390

ZONING: I-2 Heavy Industrial

UTILITIES: City Water and Septic
277/480 V 3 Phase 4 W 1200
Amp Electrical Service

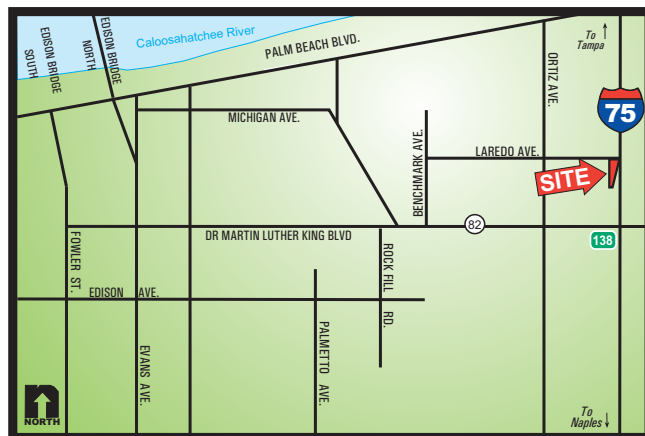
SIZE: Warehouse 80,000± Sq. Ft.
Main Offices 4,432± Sq. Ft.
Maintenance Garage 5,250± Sq. Ft.
Loading Platform 9,750± Sq. Ft.

2005 TAXES: \$64,446.00

SALE PRICE: \$9,500,000.00

LEASE RATE: \$7.15 PSF plus \$1.25 PSF Estimated CAM

COMMENTS: Office / warehouse with 22' eave height. Includes lunchroom, restrooms and locker rooms. Additional mezzanine offices in warehouse. 30' high covered loading platform includes four 14' x 16' and two 12' x 16' overhead doors. Additional nine 14' x 16' and one 12' x 16' grade level overhead doors. Fully sprinkled. 50' x 200' clear span area down center of the building; 25' column spacing down each side. Tilt wall construction. 400 watts high bay metal halide lamps on 25' centers. 1,083' frontage on I-75.

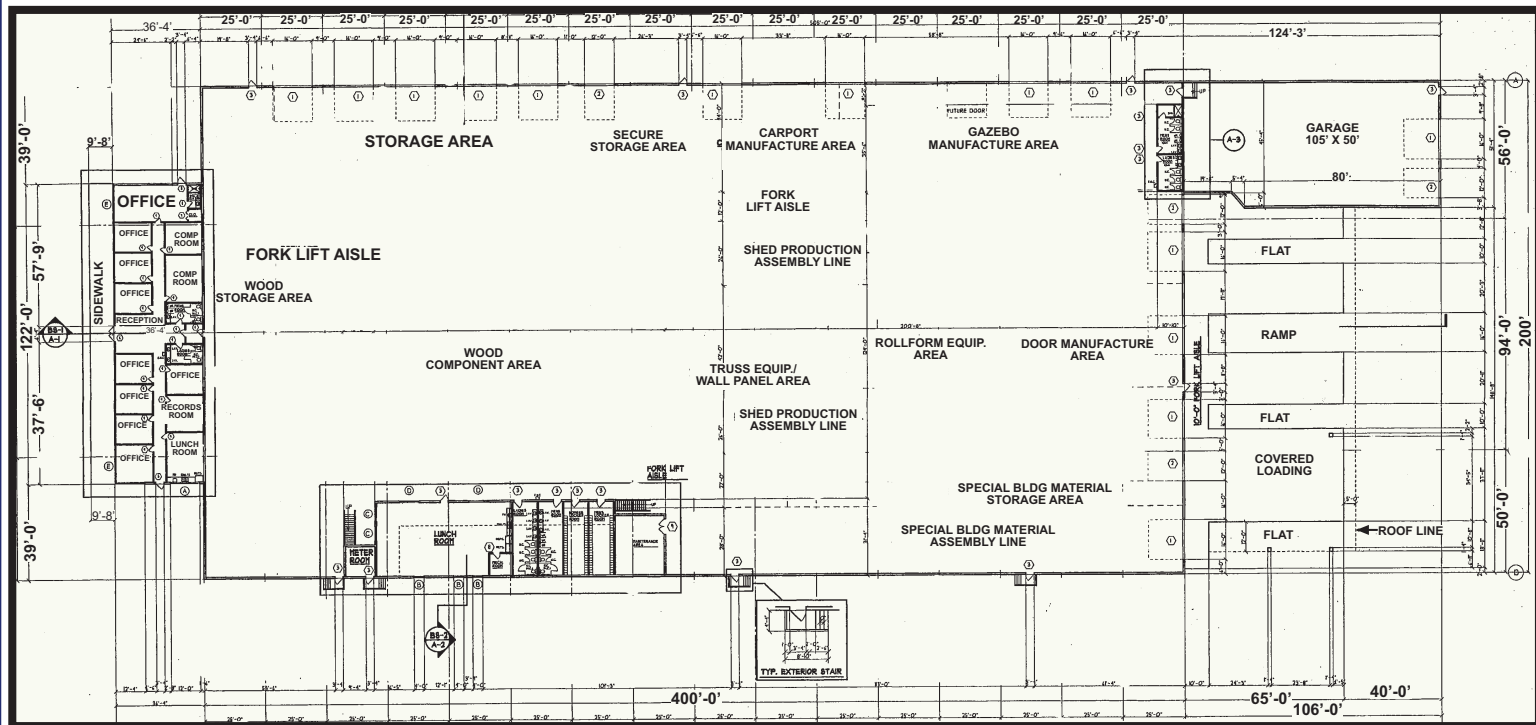


CONTACT: JOHN KREMSKI, CCIM
PHONE: (239) 425-6017
E-MAIL: john@johnkremski.com
WEBSITE: www.johnkremski.com

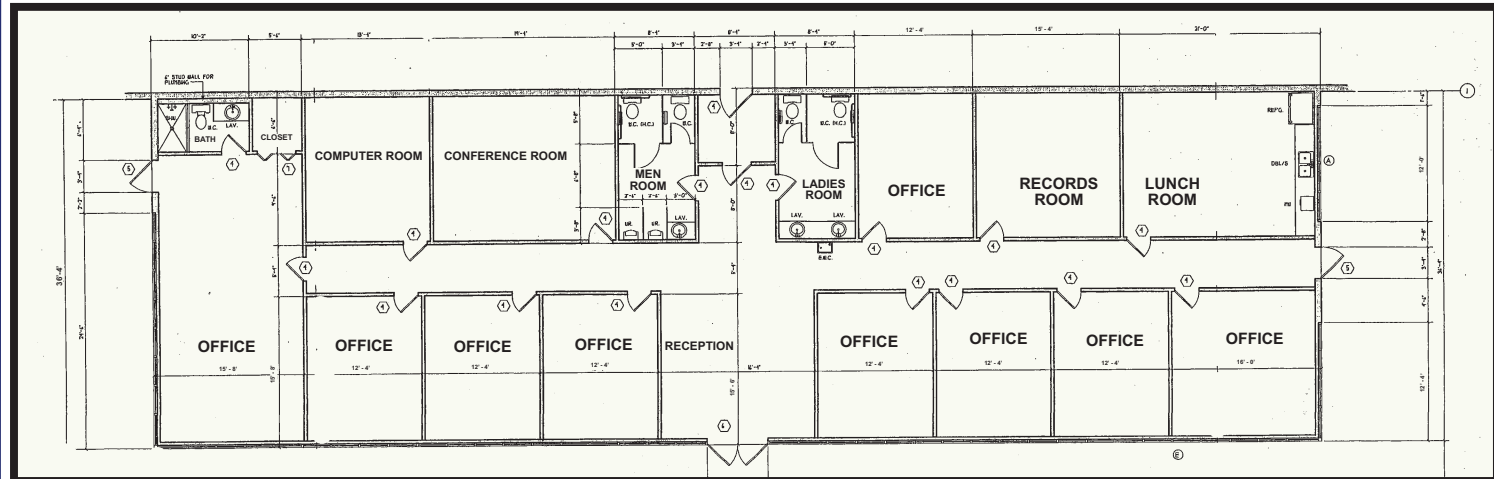
7800 University Pointe Drive
Suite 100, Second Floor
Fort Myers, FL 33907
Phone: (239) 425-6000
Fax: (239) 425-6001
www.DW-CR.com

9348-9350 Laredo Avenue, Fort Myers, FL 33905

Overall Floorplan



Office Floorplan



Site Plan

