

LAND SALE OR BUILD-TO-SUIT 100,000± SF DISTRIBUTION / MANUFACTURING FACILITY SOUTHWEST INTERNATIONAL COMMERCE PARK

DESIGN CONCEPT



LEASE RATES STARTING AT \$7.50 PSF/NNN
SALE PRICE \$1,895,000 (\$6.30 SF LAND ONLY)

BUILDING DETAILS:

- ◆ CLASSIFICATION: Class "A"
- ◆ Building Area: 100,000 – 200,000 Sq. Ft.
- ◆ Divisibility: 2 @ 50,000 Sq. Ft.
- ◆ Construction: Concrete Wall Panels 7¼" to 8½" Thick
- ◆ Clear Height: 32 Ft.
- ◆ Column Spacing: 50' x 50'
- ◆ Mechanically Fastened TPO / R-15 Insulation
- ◆ Sprinkler: ESFR System
- ◆ Utilities: 120 to 480 Volts/Three Phase Electric
- ◆ Overhead Doors: Both Sides of Building
- ◆ Dock High Doors: 14± (1 per 7,000 Sq. Ft.)
- ◆ Drive - In's: 2± Each End of Building
- ◆ Office Area: Per TI - Two Story Design Potential

PROPERTY DETAILS:

- ◆ Property Address: 14600 Jetport Loop
Fort Myers, FL 33913
- ◆ S.T.R.A.P. #: 27-45-25-20-00000.B010
- ◆ Zoning: IPD
(Industrial Planned Development)
- ◆ Land Size: 6.90± Acres (300,672± SF)
- ◆ Utilities: All available to the site
- ◆ Southwest International Commerce Park
Owners Associations



- ◆ Located in *Southwest International Commerce Park*, the site shares its ideal manufacturing/warehouse location with **FedEx and USPS**. Regional Southwest Florida International Airport (RSW) and Florida Gulf Coast University (FGCU) are just minutes from the site offering executives quick access to the airport and the only statewide provider of entrepreneurial and business development services at The Florida SBDC (Small Business Development Center) at FGCU. The location also offers convenient access to all points North, South and the East Coast via I-75.



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