



MULTI-TENANT HEAVY INDUSTRIAL INVESTMENT PROPERTY IMH COMMERCIAL CENTER | HANSON STREET | FORT MYERS



PROPERTY DESCRIPTION

- Location: 2947-2957 Hanson Street, Fort Myers, FL 33916
- S.T.R.A.P.#: 30-44-25-P1-00100.010B
- Zoning: IH (Heavy Industrial) within the City of Fort Myers
- Buildings: 45,740± SF Total (In 4 Buildings)
- Land Size: 4.73± Acres Total
- Property Taxes: \$20,943.66 (2018)
- Utilities: Water/Septic and (3) Phase Power
- Signage: Monument Signage
- IMH Commercial Center offers a unique investment opportunity. The entire 45,740± SF of heavy industrial space is currently 78% leased with long term leases in place and is anchored by Industrial & Marine Hardware, one of the longest operating business licenses in Lee County. There is currently 10,000± SF of warehouse space available for lease and the potential for expansion onto the north end of the property's unused vacant land. The property is located at the busy signalized intersection of Hanson Street & Metro Parkway, which offers easy access to all major corridors including Colonial Blvd., US41 and I-75. Fully leased, the property has a Pro Forma NOI of \$162,000 with an approximate CAP Rate of 6.47%.

SALE PRICE \$2,500,000 (\$54.65 PSF)

Showings by Appointment Only & Confidentiality Agreement Required



COMMERCIAL

For More Information Contact:

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Potential Expansion Area

6,240± SF Office/ Retail
22,500± SF Warehouse
(10,000± SF Warehouse Available for Lease)

6,000± SF Fully Leased

11,000± SF Fully Leased

Hanson Street

Metro Parkway

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

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