



**FOR SALE | 11,232± SF LIGHT INDUSTRIAL OFFICE/WAREHOUSE
CORPORATE PARK CIRCLE | FORT MYERS**



PROPERTY DESCRIPTION

- Location: 6540 Corporate Park Circle, Fort Myers, FL 33966
- S.T.R.A.P. #: 18-45-25-18-00000.0030
- Year Built: 2007
- Building Size: 11,232± SF
- Land Size: 1± Acre (43,560± SF)
- Zoning: IL (Light Industrial) within Lee County
- Property Taxes: \$6,035.46 (2017)
- Parking: 16 Surface Spaces
- Overhead Doors: (3) 8' x 12'
- Utilities: All Available to the Site

Comments: This 11,232± SF office/warehouse is available for sale and perfect for an owner/user. It is partially leased out, offering additional income to help off set monthly expenses. The current Tenant is leasing 4,500 SF of office/warehouse with (2) of (3) overhead doors for \$2,448 per month and just signed a 3 year lease renewal. The available 6,732 SF offers (6) private offices, a conference room, reception area, large open work area, supply room, large kitchen, (2) restrooms and approx. 2,475 SF of warehouse space with (1) overhead door. The space is also being offered for lease at \$10 PSF Gross. The property is conveniently located off Plantation Road and is just North of Crystal Drive. Both Daniels Parkway and Colonial Blvd are just minutes away. In addition, the building is fully sprinkled, the warehouse ceiling is insulated and the roof was redone with a urethane coating in October 2017, offering a 5 year warranty.

SALE PRICE \$1,094,000 (\$97.40 PSF)



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

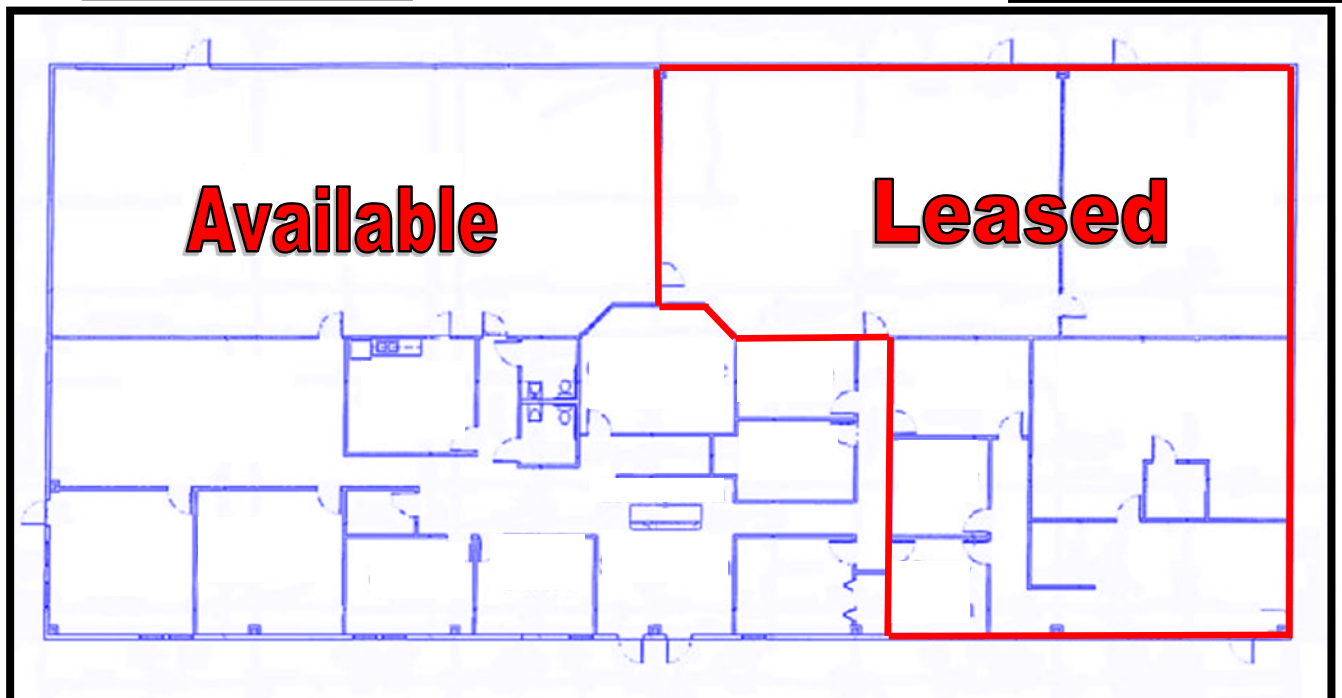
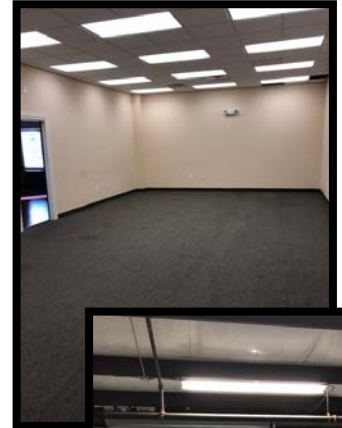
(239) 470-5582

LSands@viprealty.com

www.vipcommercial.com



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VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

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