



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

(239) 470-5582

LSands@viprealty.com

www.vipcommercial.com



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. The building is currently divided into two units, but can easily be returned into a single user building. The current layout consists of one 4,500± SF office/warehouse with (2) overhead doors and one 6,732± SF office/warehouse with (1) overhead door. 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. 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.

SALE PRICE REDUCED! \$985,000 (\$88.00 PSF)

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



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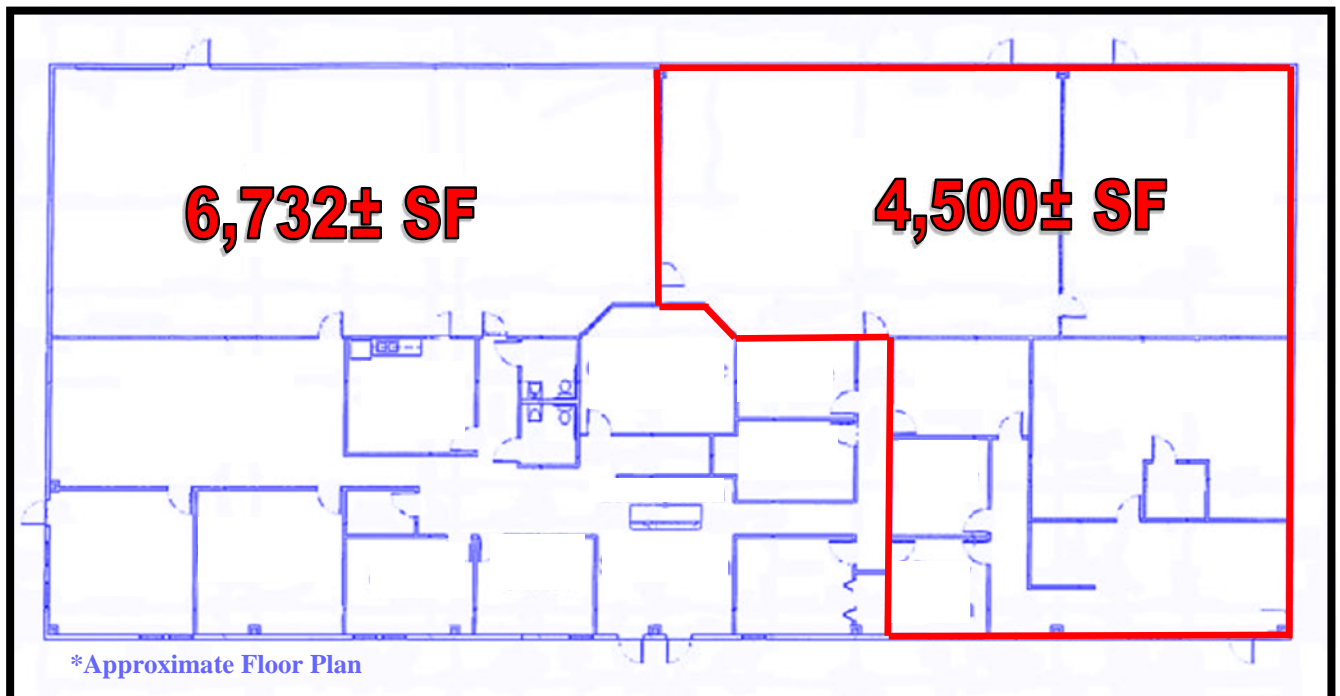
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