

FOR SALE

OFFICE SPACE & COVERED STORAGE ON 4.62 ACRES

3560 VERONICA S SHOEMAKER BLVD, FORT MYERS, FL 33916

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

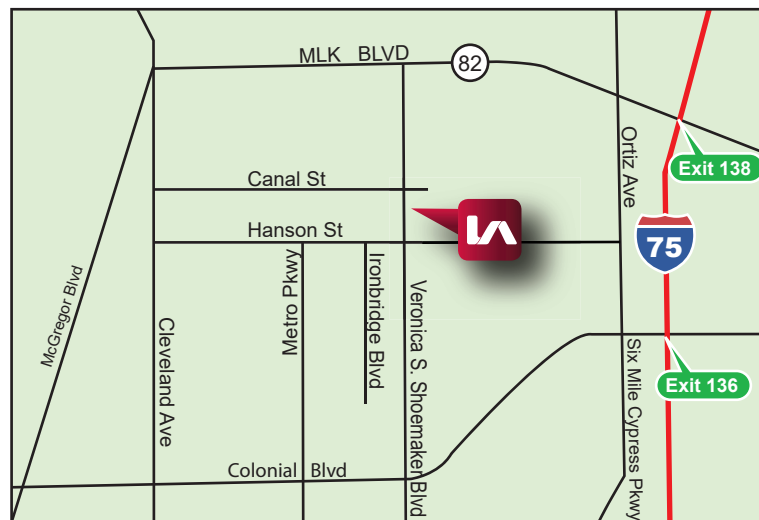


- **LAND SIZE:** 4.62± AC
- **BUILDING SIZE:** 17,190 SF
- **SALE PRICE:** \$4,500,000

~ Long-Term NNN Lease Possible ~

PROPERTY FEATURES

- Fully Fenced 4.62 Acre Site in the Center of Fort Myers with Two (2) Entrances
- A** 1,350 SF Office Trailer
- B** 5,760 SF Covered Open-Air Structure
- C** 10,080 SF Covered Open-Air Structure
- D** 2 Acres of Outside Storage Fenced
- Excellent Location with Access to All Major Routes
- Zoned Light Industrial
([click here](#) for permitted uses)
- **Prime Candidate for Up-Zoning to Heavy Industrial!**



~ All City Utilities
In-Place

~ Separate Well
Water System

Please Contact:

Frank Martone
Vice President

239.210.7605

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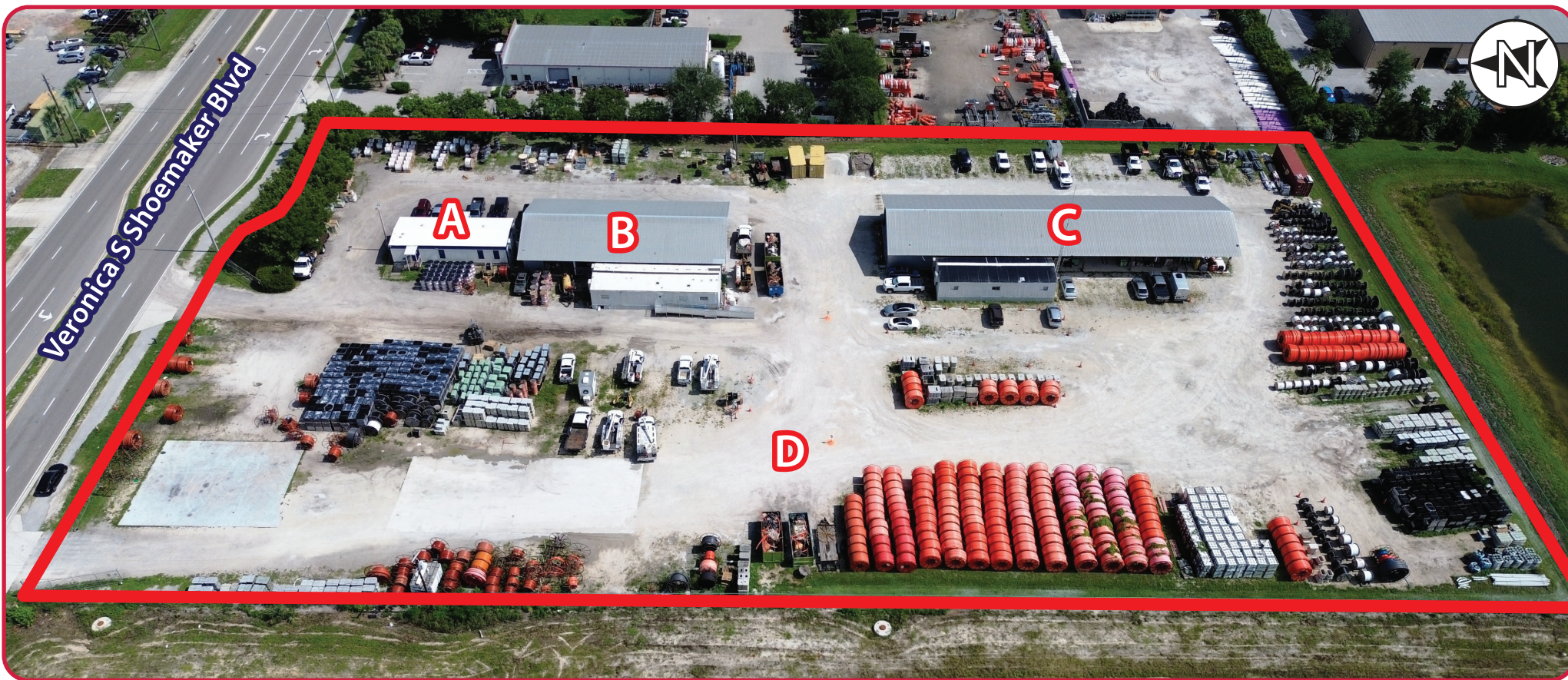
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YOUR LOCAL MARKET **EXPERT**
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

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A: 1,350 SF Office Trailer
Furnished with 4 Offices,
Reception Area, Kitchen,
& Storage Area

B: 5,760 SF Covered
Open-Air Storage with
Overhangs

C: 10,080 SF Covered
Open-Air Storage with
Overhangs

D: 2 AC Outside Storage
Fenced Ideal for
Machinery or Automobiles

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