

**AVAILABLE**



## **16820 San Carlos Blvd, Fort Myers FL 33908**

Hertz Realty Group is offering the opportunity to occupy this large industrially-zoned boatyard lot in Fort Myers. Zoned CPD, this 2.86 acre partly-paved site is perfect for boat repairs and sales, and accommodates a variety of other industrial and commercial uses. The site has a 6,001 SF combined office & warehouse building + 1,140 SF overhang to provide plenty of boat repair and storage space, while allowing for all your office needs. The building's roof was replaced in 2021 and the air conditioning was replaced in 2023, so the site doesn't need any updating to be ready for move-in. The property has a clean environmental report from 2026 and an up-to-date survey from 2022. Site is currently owner-occupied and will be delivered vacant in September 2026.

### **PROPERTY HIGHLIGHTS**

- Fully gated property
- Delivered vacant & move-in ready
- Highly accessible - off of Summerlin Road
- Separate servicing garage & sales office
- Recent full renovation of office and warehouse - roof, electrical, HVAC all replaced or upgraded within the last 3-5 years
- Site recently regraded and re-paved

### **PROPERTY SPECS**

|                           |                              |
|---------------------------|------------------------------|
| Parcel Number :           | 06-46-24-00-00007.0130       |
| Total Land Size:          | 124,451 - 2.86 Acres         |
| Current Building Size(s): | 6,001 SF + 1,140 SF Overhang |
| County:                   | Lee County                   |
| Zoning:                   | CPD                          |

**Inquire for Pricing**



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