



**FOR SALE or LEASE**  
**3131 E. Riverside Dr., Fort Myers, FL 33901**



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**PROPERTY INFORMATION**



Kayak on the  
Caloosahatchee River

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## MIXED-USE WAREHOUSE SPACE FOR LEASE

**Lease Price:** \$9.50 - \$12.00 PSF (NNN)  
**Discounts Available For:**  
- 5-year terms with larger space commitments

**Sale Price:** \$3,495,000

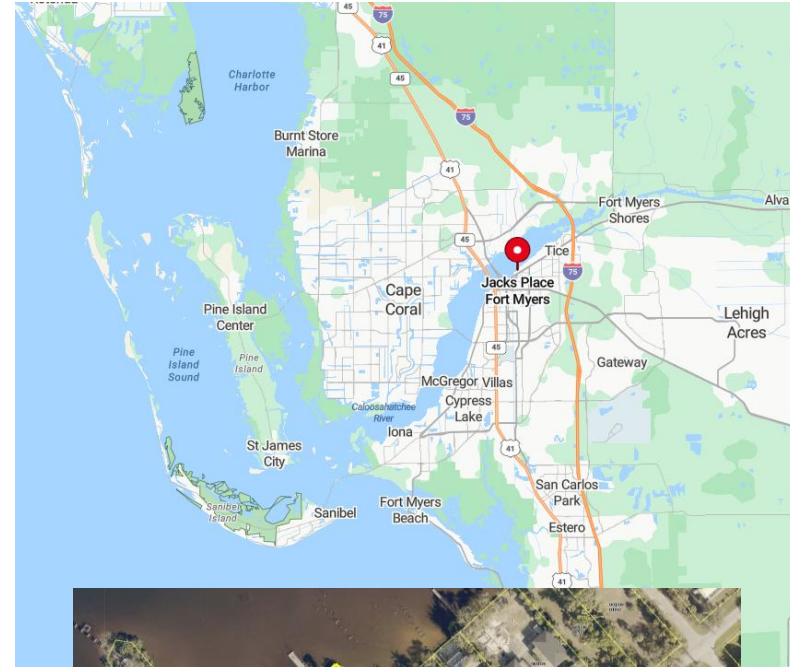
**Total Building Size:** 24,700± Sq. Ft.

**Property Taxes:** \$26,074.57 (2025)

**Zoning:** CG – Commercial General  
Lot Zoned: RM 16

**Strap #:** 07-44-25-P4-00109.0080  
07-44-25-P4-03616.0080

**Year Built:** 1935 (per LeePA)  
(Extensive Renovations in 2023-2024)



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## Property Overview

Waterfront industrial **elevated warehouse** space with loading docks and high-power electrical service, located along the Caloosahatchee River in Fort Myers. The space offers functional distribution capability with unique river access and the potential for additional conditioned office build-out.

## OFFERINGS AVAILABLE FOR LEASE:

### **\$9.50 PSF (NNN)**

**7,875 SF Total**

Includes:

- **7,500 SF warehouse**
- **375 SF office + bathroom/kitchen build-out or lease add**
- **Two loading docks**
- **Ample on-site parking**

### **\$12.00 PSF (NNN)**

**Up to 10,500 SF Total**

Includes:

- **7,500 SF warehouse**
- **2,000 SF workspace under A/C**
- **1,000 SF office suite (5 offices)**
- **Three Loading Docks**
- **Ample on-site parking as noted**

### **\$15.00 PSF (NNN)**

**1,945 SF – 9,200 SF**

Includes:

- **Class “A” Office Space with magnificent views of the Caloosahatchee River**
- **820 SF Common Area includes Covered Entry, Large Professional Reception Area, Men’s Room, Ladies Room, and Electrical/Telecom Closet**

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Prime industrial / mixed-use warehouse space located **less than one mile from Downtown Fort Myers** with direct access to the **Caloosahatchee River**. The property offers flexible configurations combining warehouse, workshop, and office space to accommodate a wide range of commercial uses.

The warehouse features **16-foot ceilings**, multiple loading dock access, ample parking, and **elevated** construction that avoided flooding during recent storms.

- **river access at rear of building**
- **ample free on-site parking** for employees and visitors
- flexible office configurations
- less than **1 mile to Downtown Fort Myers**
- easy access to **US-41 and I-75**

The warehouse floor plan shows the **7,500 SF open warehouse area with loading docks along the side and office cluster adjacent to the warehouse**, enabling multiple operational layouts.

### Ideal Uses

- marine service / boat equipment
- logistics and distribution
- light manufacturing
- technology / workshop operations
- contractor headquarters
- e-commerce storage and fulfillment



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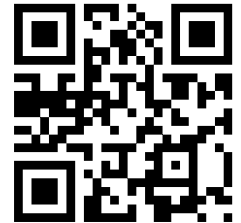
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In addition to strong in-place and pro-forma income, the site has **prior high-rise PUD history** (reapplication required) and is well suited for a **hold-and-carry redevelopment strategy**, allowing rental income to offset carrying costs while pursuing future condominium or mixed-use development.

**Parking / Land Upside Additional Land Value** – A nearly ½-acre portion of the property can be developed with no zoning changes to RM16 or up to 7 units as-is or utilized short- or long-term as a 24–32 space surface parking lot, supporting the new City boat ramp, tenants, or future development, with potential for meaningful supplemental income.

- Property is completely fenced with security coded gate access and lighting
  - New AC Units post Hurricane Ian (2022)
  - All new LED lighting with 92% full spectrum light and at 25% electric costs
  - High Speed Internet with installed Google Nest
  - New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
  - Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.
- **Total Existing Parking Spaces: 36**

Scan the QR  
Code to view  
the Virtual Tour



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## PHOTOS OF THE PROPERTY



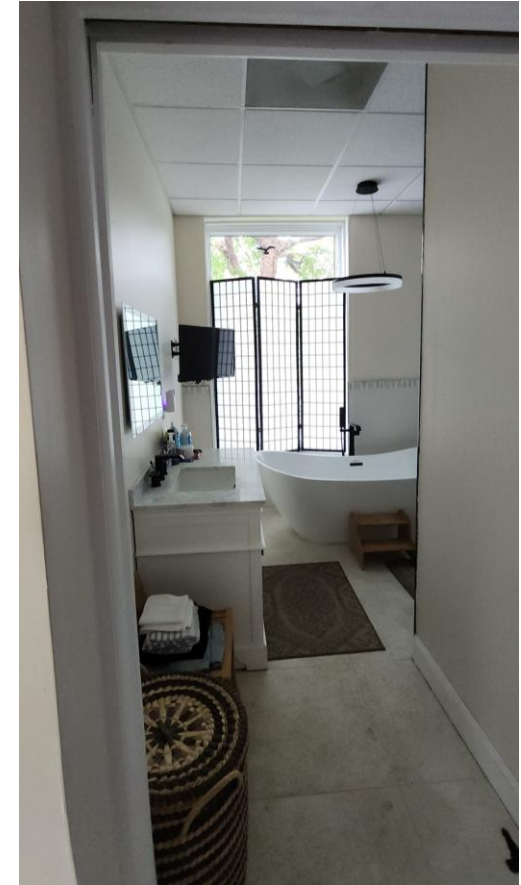
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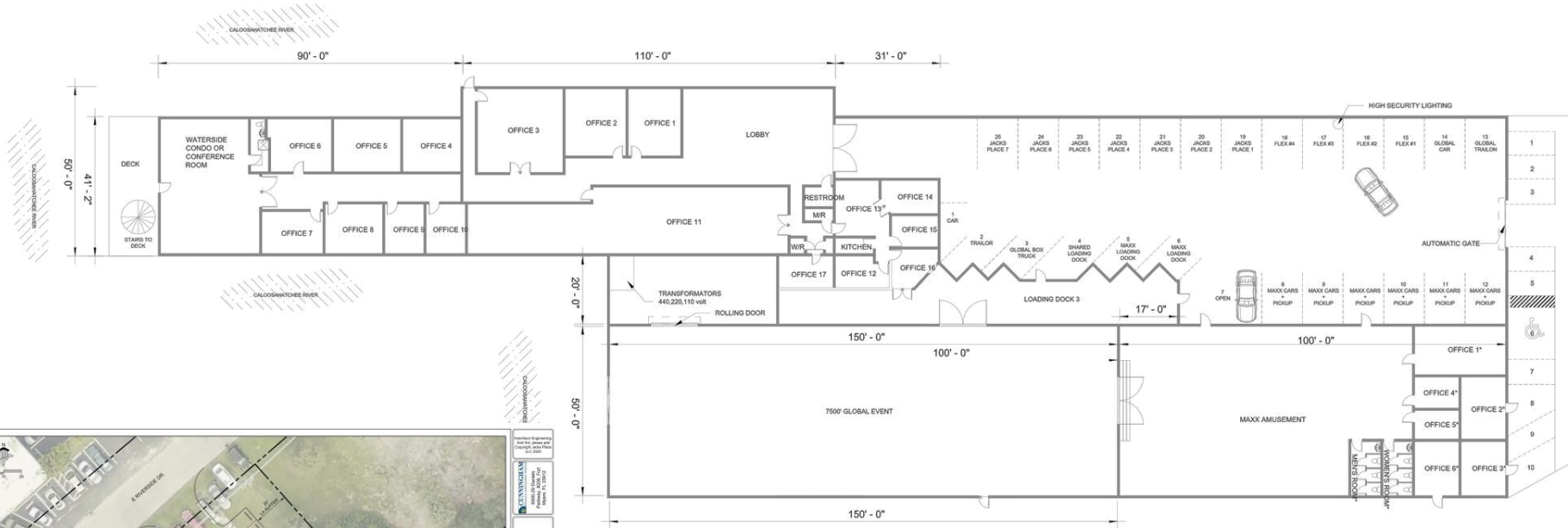
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## PHOTOS OF THE PROPERTY



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### SITE PLAN FOR THE BUILDING



**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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**REVISIONS:**  
 NO. DATE BY DESCRIPTION  
 1 10/15/2018 MJF INITIAL DESIGN  
 2 10/15/2018 MJF REVISIONS TO DESIGN

**PROJECT INFORMATION:**  
 PROJECT NO. 2018-001  
 CLIENT: JAMES BARRANCE ENGINEERING  
 ADDRESS: 1000 W. MAIN ST., SUITE 100, WASHINGTON, DC 20004  
 DATE: 10/15/2018  
 DRAWN BY: MJF  
 CHECKED BY: MJF  
 PROJECT: 1000 W. MAIN ST., SUITE 100, WASHINGTON, DC 20004

**C-01**

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**LOCATION INFORMATION**



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## ABOUT FORT MYERS AREA

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 99,918 (July 2024). It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 86,428 in 2020.

### Luminary Hotel



### Edison Ford Estates



### Caloosahatchee River



### Lakes Park



### SWFL Eagle Cam

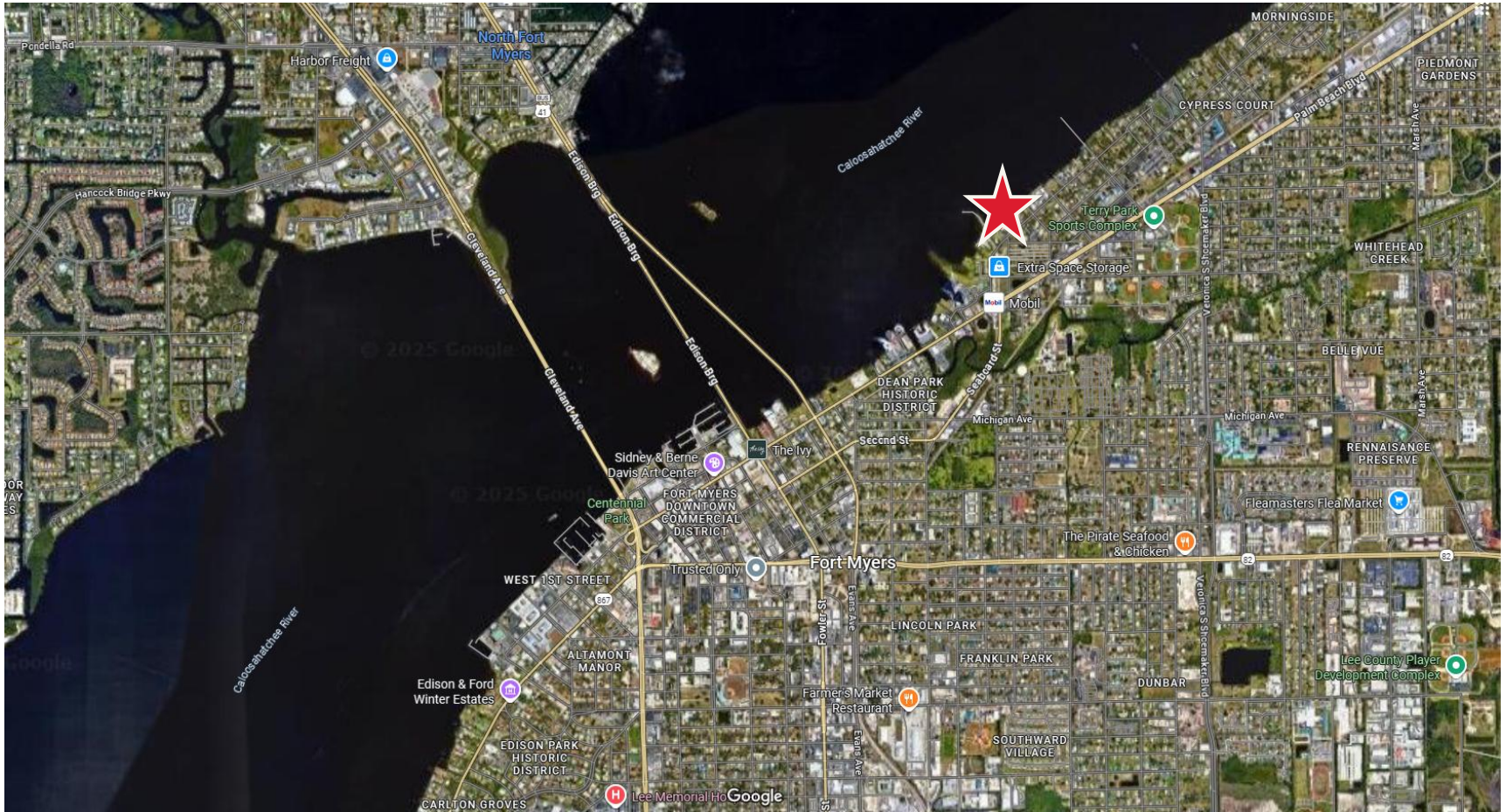


### Golf Courses (180+ in SWFL)

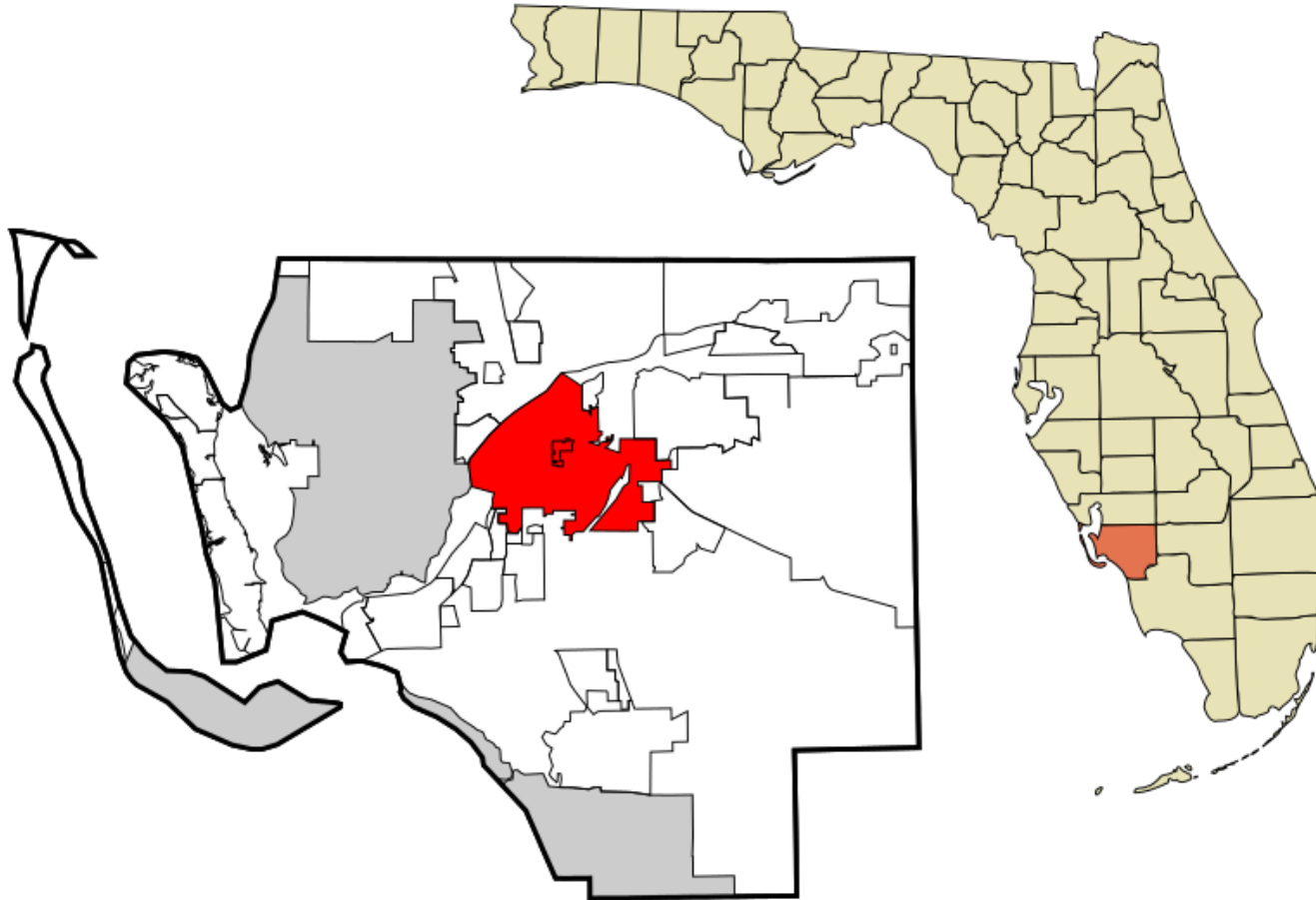


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## AERIAL OF PROPERTY LOCATION



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## ZONING INFORMATION

### ZONING – CG (Commercial General) Commercial General Zoning District Regulations 118.2.1.H

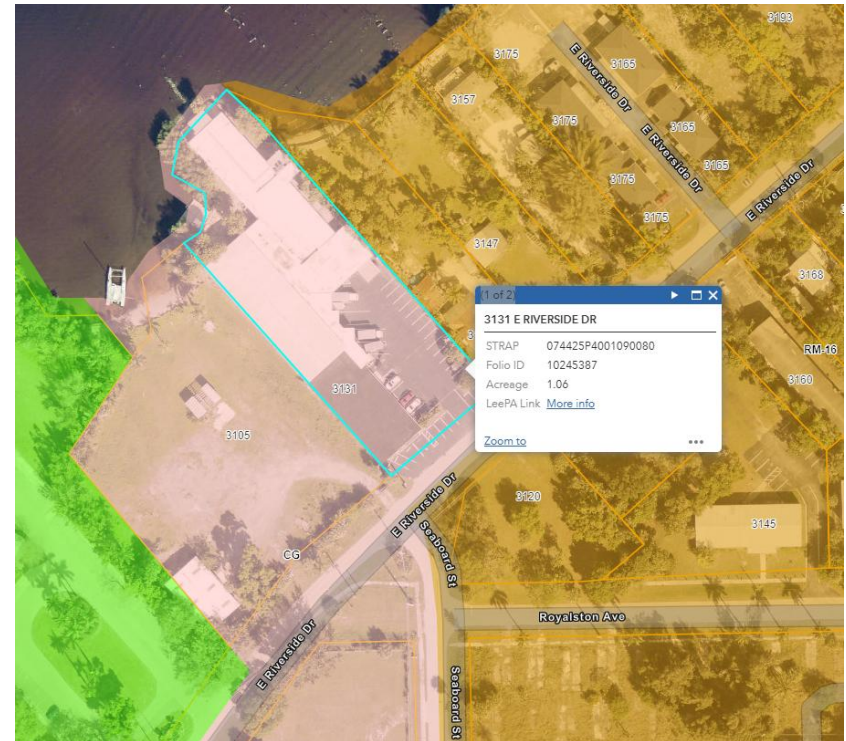
#### C. Commercial General (CG)

It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

**Examples of Permitted Uses:** Assisted Living Facility, Bed & Breakfast, Call Center, Health Club, Live-Work, Medical/Dental, Offices (Professional, Financial, Governmental or Operational), Police/Fire/EMS

#### MUNICODE CODIFICATION

Scan the QR Code for a full list of Permitted Uses



## ZONING INFORMATION

### ZONING – Residential Multifamily (RM-16)

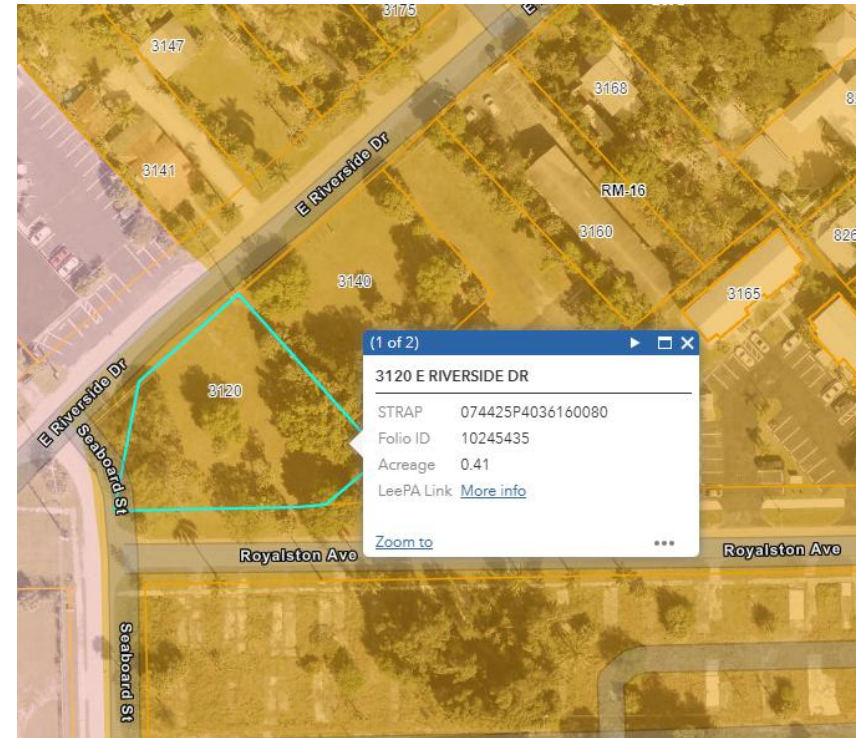
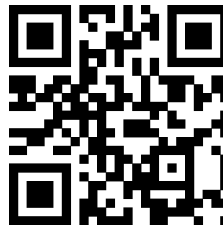
Residential multifamily RM-16 Zoning District Regulations  
118.2.1.A--G

#### (2) b. Residential multifamily (RM-16)

This district is intended to accommodate medium density multifamily residential development. The maximum density permitted is 16 dwelling units per acre. See Tables 118.2.1.A—G for additional dimensional requirements.

#### MUNICODE CODIFICATION

Scan the QR Code for a full list of Permitted Uses



## DEMOGRAPHICS



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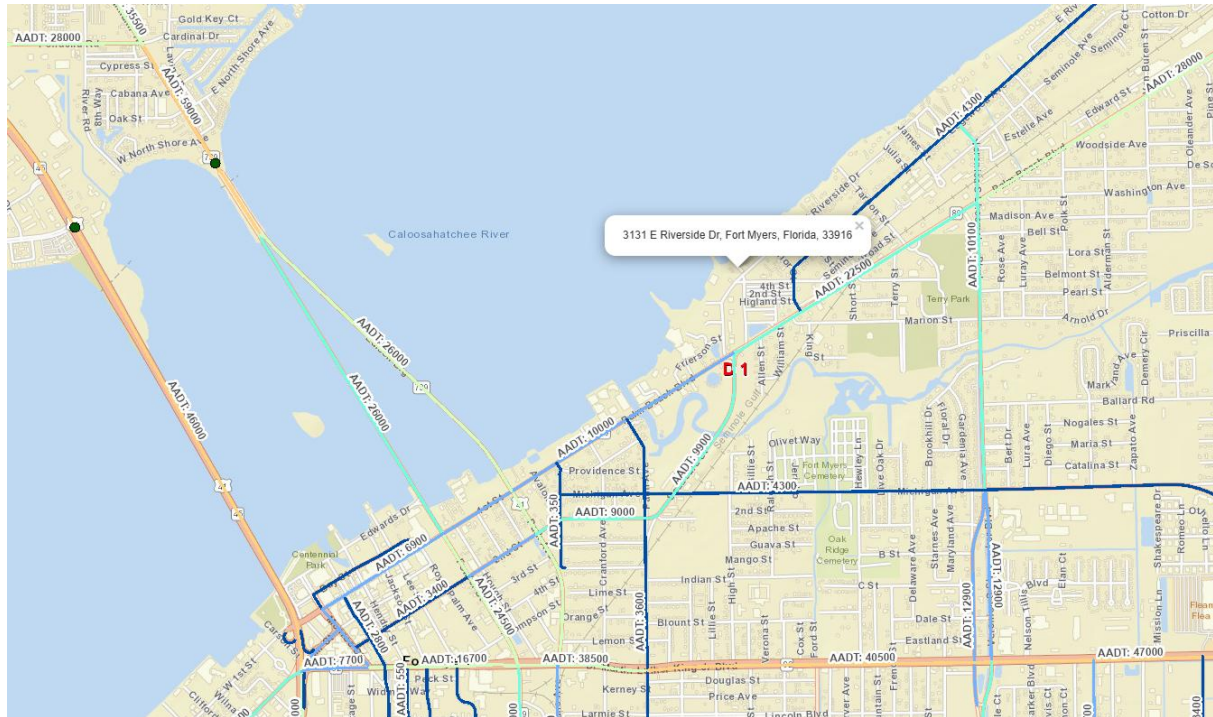
## DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725	Total Households	10,790	57,887	188,397
Average Age	38	42	46	# of Persons per HH	2.3	2.2	2.3
				Average HH Income	\$53,720	\$66,236	\$79,189



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## TRAFFIC COUNT



### Traffic Count 2024

Edison Bridge 52,000 (NB/SB) AADT

Palm Beach Blvd. 28,000 AADT

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# MEET THE TEAM



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