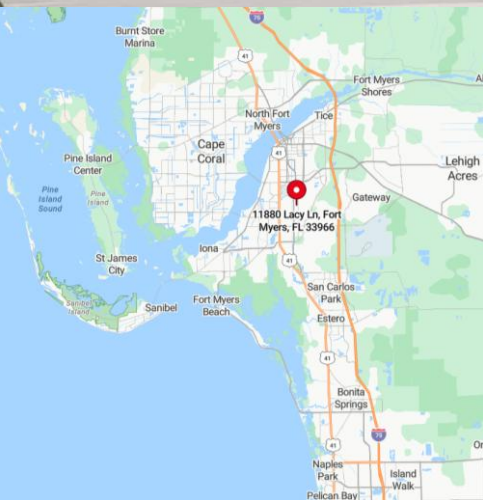




FOR SALE – INDUSTRIAL WAREHOUSE 11880 Lacy Ln., Fort Myers, FL 33966

Sale Price: \$2,350,000 (Cap Rate: 7%) **Zoning:** IL-Light Industrial
Strap #: 07-45-25-09-00000.0020 **Parcel Size:** 0.95± acres
Year Built: 2001 **Building Size:** 9,420± SF
Location: Mid-Metro Industrial Park located between Metro Pkwy. & Plantation Rd.
Traffic Count: 35,500 (Metro Pkwy.) | 15,200 (Plantation Rd.)
Current Tenant: Accel Aviation Accessories
Lease Term: 3 years



PROPERTY DESCRIPTION

- Construction: Metal
- Dock(s): 1 ext
- Clear Height: 18'
- Drive Ins: 2 Total / 10' W x 12' H
- Parking: 15 Surface Spaces | 1.43/1,000 SF
- Development Activity in the Area: Addison Square by Pulte Homes (52 SF homes), Metro 26 Storage (5-acre industrial park), Penzance Square CPD, Pratt's Preserve (82 SF homes)



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
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REMAX
COMMERCIAL
RE/MAX REALTY GROUP

7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
O: (239) 489-0444
ftmyerscommercial.com



DEMOGRAPHICS

DEMOGRAPHICS			
11880 Lacy Ln., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	24,821	150,348	495,410
Median Age	42	48	47
Total Households	10,629	67,568	211,144

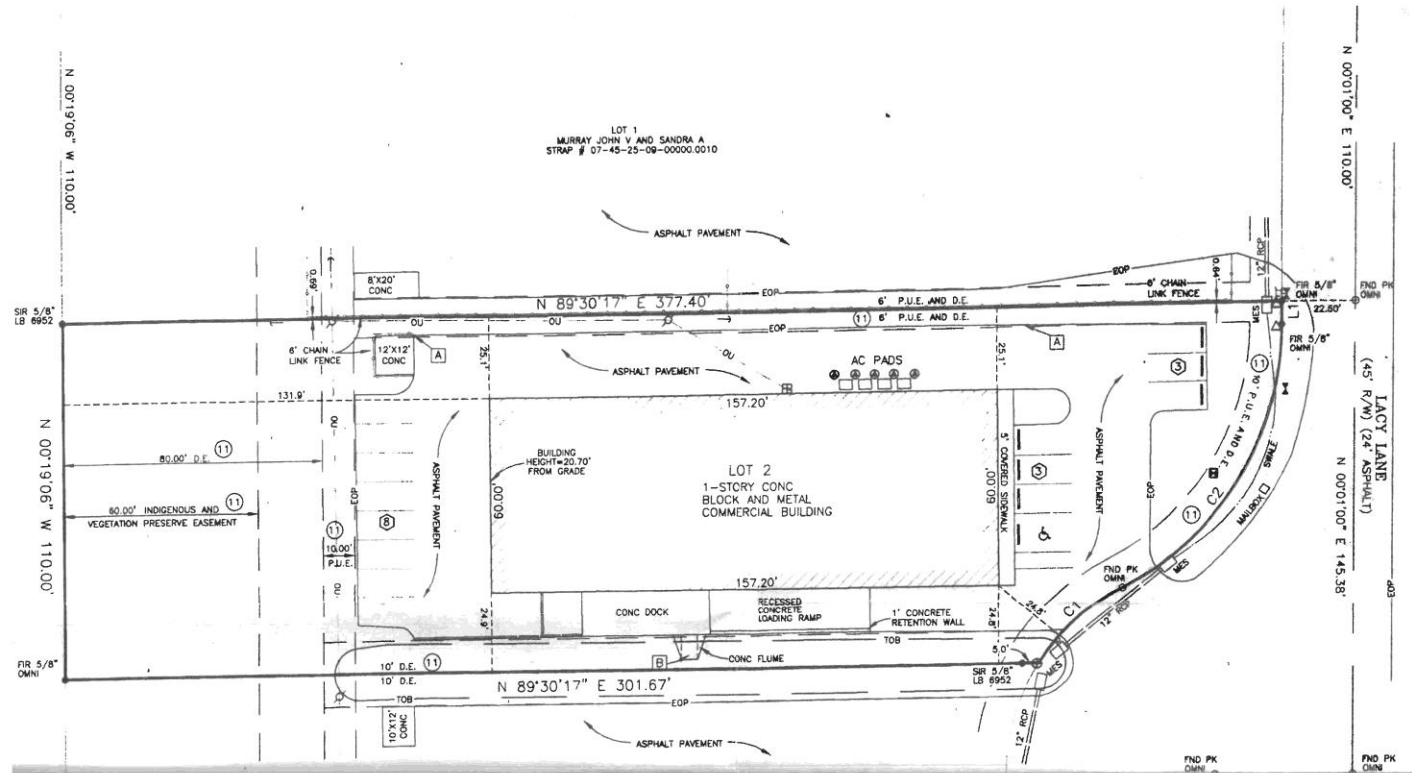


For Sale | Industrial W/H
11880 Lacy Ln.

Michael J. Frye, CCIM
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SURVEY



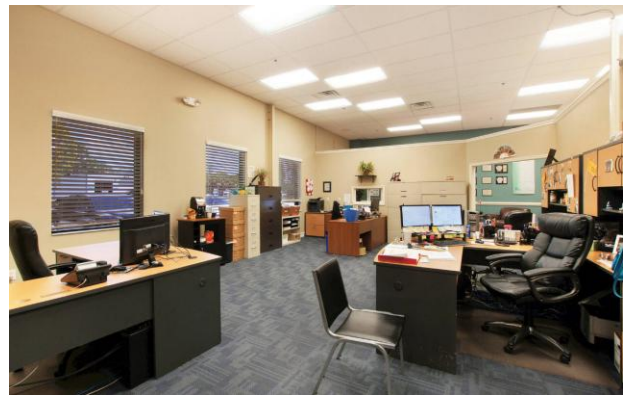
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PICTURES





PICTURES





PICTURES

