

7.65 ACRES FOR SALE BUILD-TO-SUIT OPPORTUNITY

Heavy Industrial Zoned
Land with Retail Frontage
Fort Myers, FL

Raw Land Sale or Build-to-Suit Opportunity

- Raw Land Sale
 - Build-to-Suit Opportunity
 - IOS Development Opportunity
-
- Size: +/-7.65 Acres
 - Heavy Industrial (IH) Zoning
(City of Fort Myers)
 - Retail Frontage on Hanson Street
 - Flat Topography / Efficient Site Layout
 - Rail Available

Cell Towers to Be Removed



PROPERTY HIGHLIGHTS:

- + 7.65+/- acres
- + Heavy Industrial (IH) Zoning – City of Fort Myers
- + Flat, Efficient Configuration
- + Retail / Hanson Street Frontage
- + Rail Available
- + Outside Storage Permitted

DUE DILIGENCE & PRE-DEVELOPMENT:

- + Environmental Completed
- + Survey Completed
- + Title Work Completed
- + Geotechnical Investigation Completed
- + Wetlands Determination Completed
- + SWFWMD Permit Received



Concept A-15,000 SF Building with +/- 5 Acres of Outside Storage



Concept B-Two Building-Multi-User Configuration



SUBJECT SITE
2835 Hanson Street | Fort Myers

Beltram
FLORIDA A/C DISTRIBUTORS
RV DOCTOR

GORMAN

Creative
Decor & Millwork

SUNLAND CORPORATION

WSP FIBERS

DIAMOND GLASS & ALUMINUM

CROWN LINEN

CenturyLink ARTYPE

HUTTIG

SRS VAULT STRUCTURES

MONT KREST
electric

WORLD
electric

REXEL

iR
RITERUG
FLOORING

CORE & MAIN

84 LUMBER

TILE OUTLETS OF AMERICA

Bob Dean Supply

GraybaR

GARDEN STREET IRON & METAL

Trademark Metals Recycling

GULF PAVING

FF SYSTEMS

Beecon Hardwoods

WHITE CAP

CIMENT INDUSTRIES

HUGHES SUPPLY

REAL DEAL TIRES

SHELVING & MORE

BILL SMITH

B&I CONTRACTORS

THE SALVATION ARMY

SUNCOAST

DR. MARTIN LUTHER KING JR. BOULEVARD

HANSON STREET

CLEVELAND AVENUE

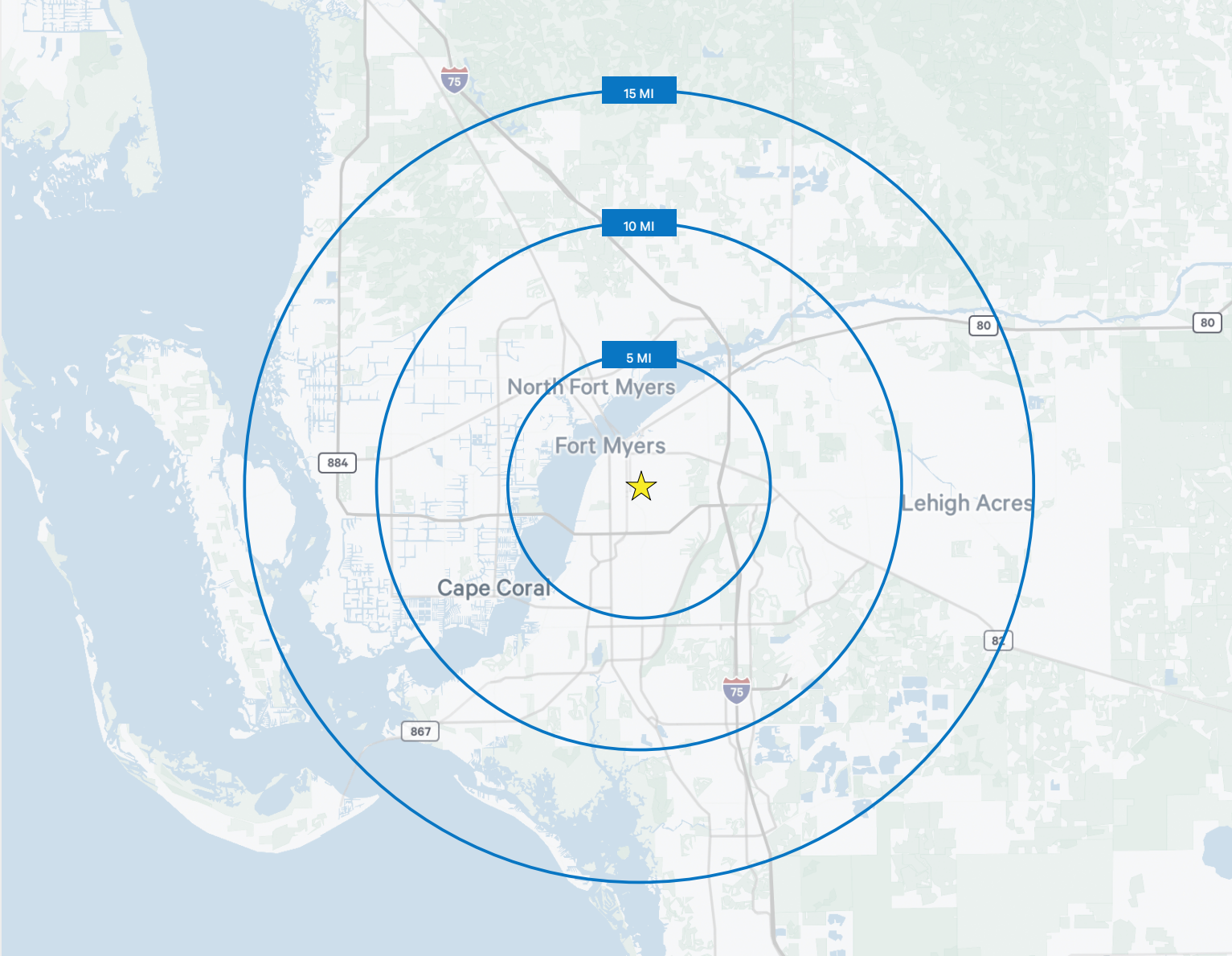
COLONIAL BOULEVARD

MC GREGOR BOULEVARD

DRITZ AVENUE

75

Radius Map-Key distances from site



KEY DISTANCES

US-41 (Tamiami Trail)

2.9 Miles | 6-9 Minutes

Interstate-75 (Exit 136)

3.2 Miles | 6-8 Minutes

Page Field Airport

3.2 Miles | 8-10 Minutes

Downtown Fort Myers

3.9 Miles | 8-10 Minutes

Southwest Florida International Airport

13.9 Miles | 18-20 Minutes

Miami

153 Miles | 150-180 Minutes



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