

East Lincoln Avenue
LaBelle, FL 33935

RE/MAX
COMMERCIAL
RE/MAX TREND



16.48 ACRES OF PRIME INDUSTRIAL LAND

TWO ADJOINING PARCELS SOLD TOGETHER — A RARE OPPORTUNITY!

Large contiguous acreage in City of LaBelle with 840+/- FT frontage on paved E. Lincoln Ave. Near SR 29, four-laned SR 80, downtown & LaBelle Airport. Front portion zoned **LIGHT INDUSTRIAL**, and rear two-thirds zoned **HEAVY INDUSTRIAL**. Uplands and wetlands approximately half and half, with wetlands located primarily in the southeast rear of property. Wetland study available. **City water and sewer** is available in area and subject to line proximity. Surrounded by other large industrial tracts. Build one major facility, split into multiple sites, or develop several buildings on the combined acreage.

LAURA LAMPING, Realtor® • 239.299.6979 • lauralampingrealtor@gmail.com

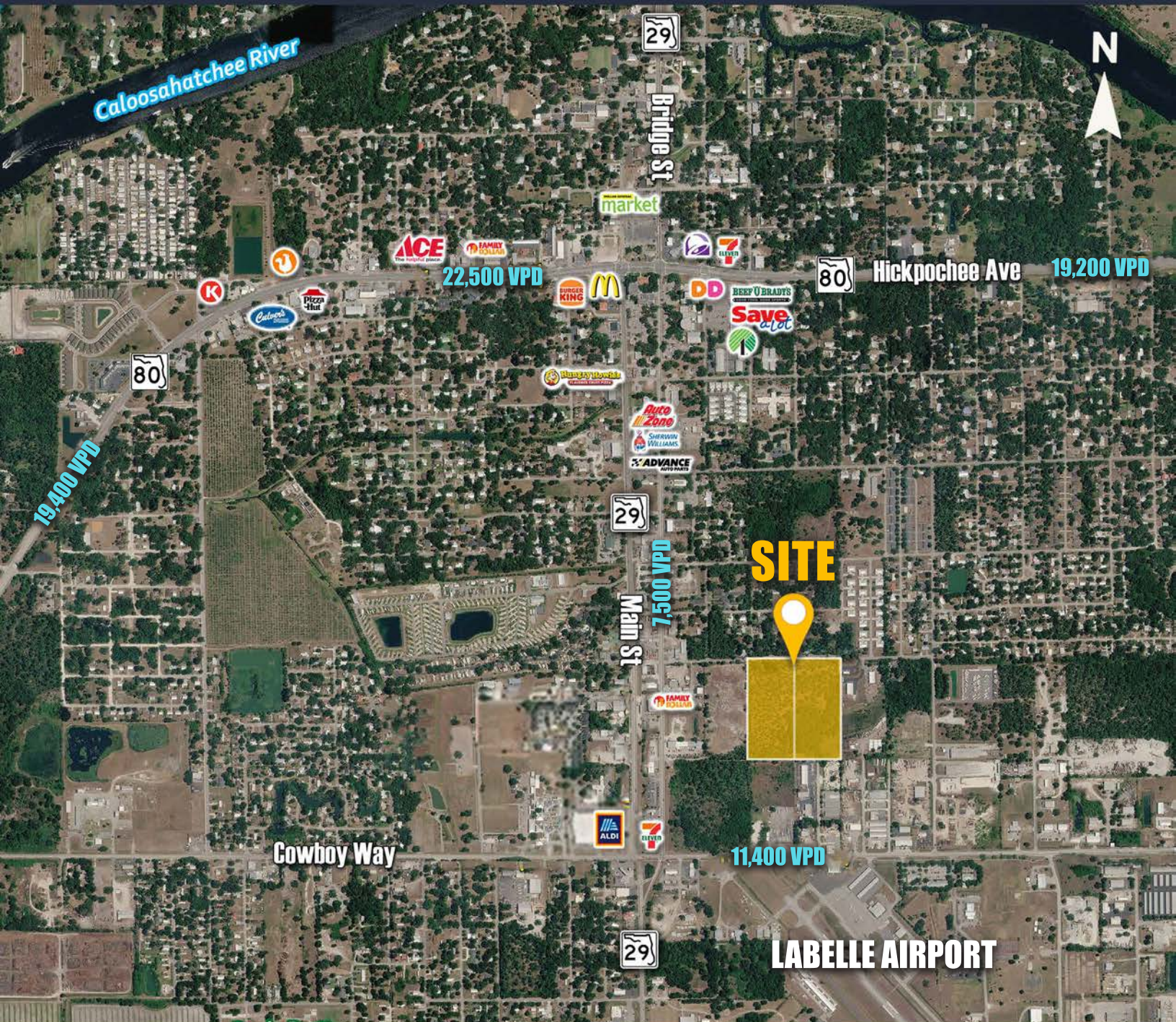
RE/MAX Trend * 1715 Cape Coral Pkwy W Ste 14, Cape Coral, Florida 33991

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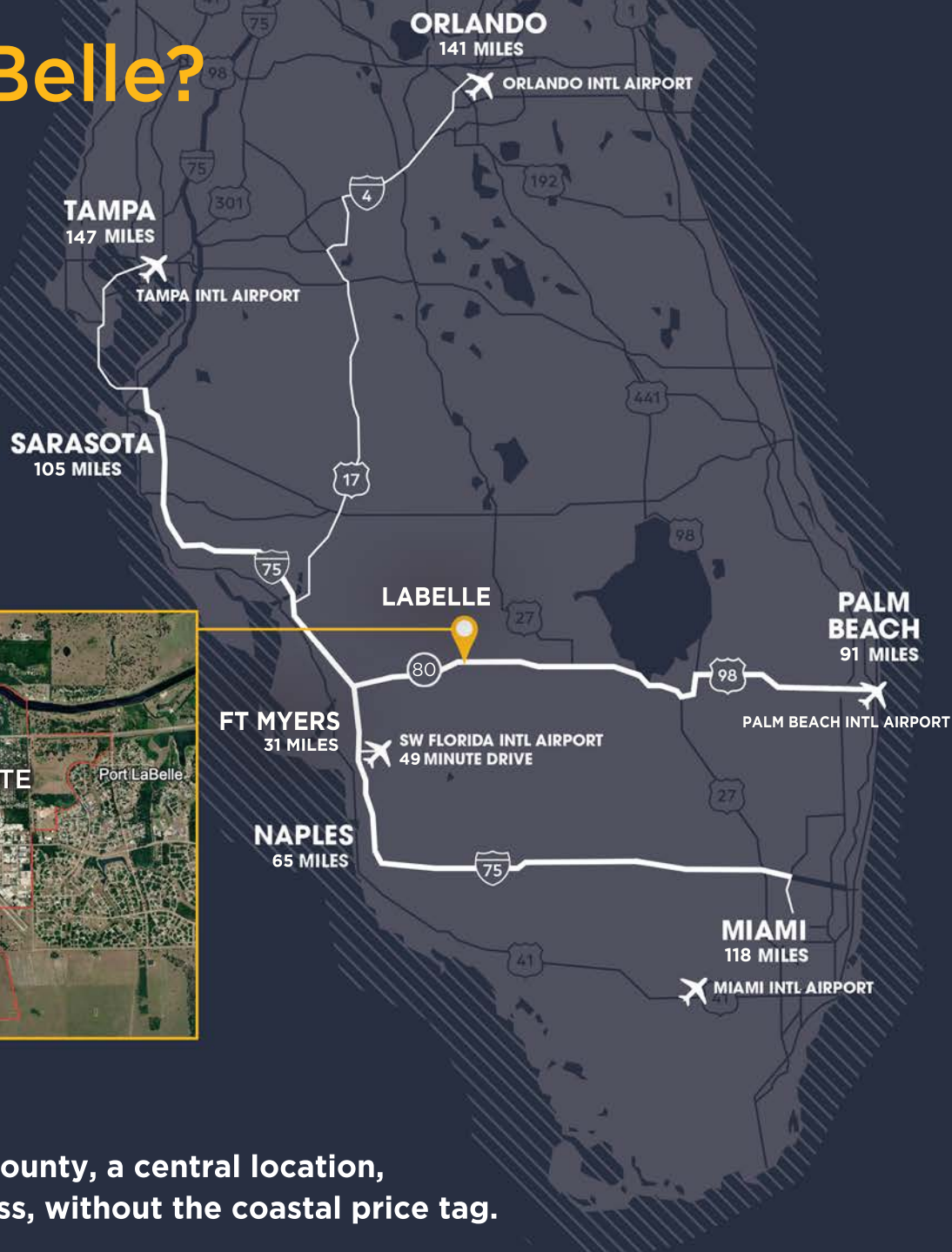
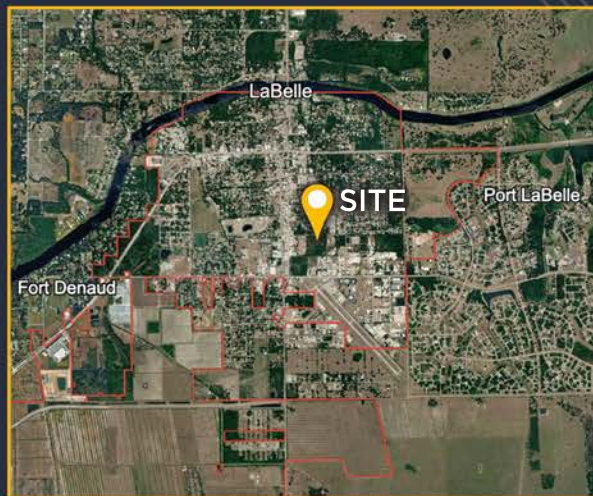
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Why LaBelle?



Located in Hendry County, a central location, coastal-market access, without the coastal price tag.

Highway capacity built for freight — US-27 and SR-80 run four- and six-lane divided through the county, with direct connectivity to the I-4 corridor and both Southeast and Southwest Florida.

Away from coastal congestion — positioned inland, clear of the traffic and development pressure of Florida's coastal metros.

Active short-line rail access — Hendry County is served by the South Central Florida Express (SCFE), a well-run short-line railroad based in Clewiston with direct interchange to CSX and Florida East Coast Railway (FEC) — giving county industries a connection to the national rail network.

A ready workforce — a willing, trainable labor pool prepared to support new and expanding industries.

Purpose-built workforce training — the state-of-the-art Gateway Logistics and Manufacturing Training Center provides education facilities and the capacity to build training programs tailored to your industry.

Housing to support growth — available housing and residential land stock to support a growing workforce.

Power capacity — reliable electric and natural gas capacity to support industrial operations.

Water for cooling and heating — available water resources to support industrial processes.