



LSI
COMPANIES

OFFERING MEMORANDUM

4841 BUCKINGHAM ROAD

3,350± SQ. FT. COMMERCIAL/FLEX WAREHOUSE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 4841 Buckingham Road
Fort Myers, FL 33905

County: Lee

Property Type: Commercial/Flex Warehouse

Property Size: 0.63± Acres

Building Size: 3,350± Sq. Ft.

Zoning: Commercial (C-1A)

Utilities: Well Water, Septic Field

STRAP Number: 05-44-26-00-00028.2000

LIST PRICE:

\$1,100,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Hunter Ward, CCIM, ALC
Senior Broker Associate



DIRECT ALL OFFERS TO:

Hunter Ward, CCIM, ALC

hward@lsicompanies.com

o: (239) 489-4066 **m:** (863) 227-6200

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

4841 Buckingham Rd is a 3,350± square foot commercial/flex warehouse building with secure outdoor storage in the rapidly growing Buckingham industrial corridor of East Lee County.

Situated on approximately 0.63± acres, the property features a functioning warehouse with two private office suites, fully fenced rear and side yard, and convenient access to SR-82, Palm Beach Boulevard, and I-75, Providing excellent connectivity throughout Southwest Florida.

Improvements include two air-conditioned office suites with private restrooms, two 12'x12' roll-up doors, and a reception area. The warehouse is equipped with a security system and CCTV, steel security doors, smoke detectors, and a reinforced concrete floor.

The fenced outdoor storage area offers flexibility for equipment, fleet vehicles, contractor materials, or lay down yard use. The property is well suited for contractors, HVAC, electrical, plumbing, light manufacturing and other industrial users seeking a combination of office, warehouse, and secure outdoor storage in one of Lee County's established industrial sub-markets.



PROPERTY EXTERIOR



PROPERTY INTERIOR

UNIT A



PROPERTY INTERIOR

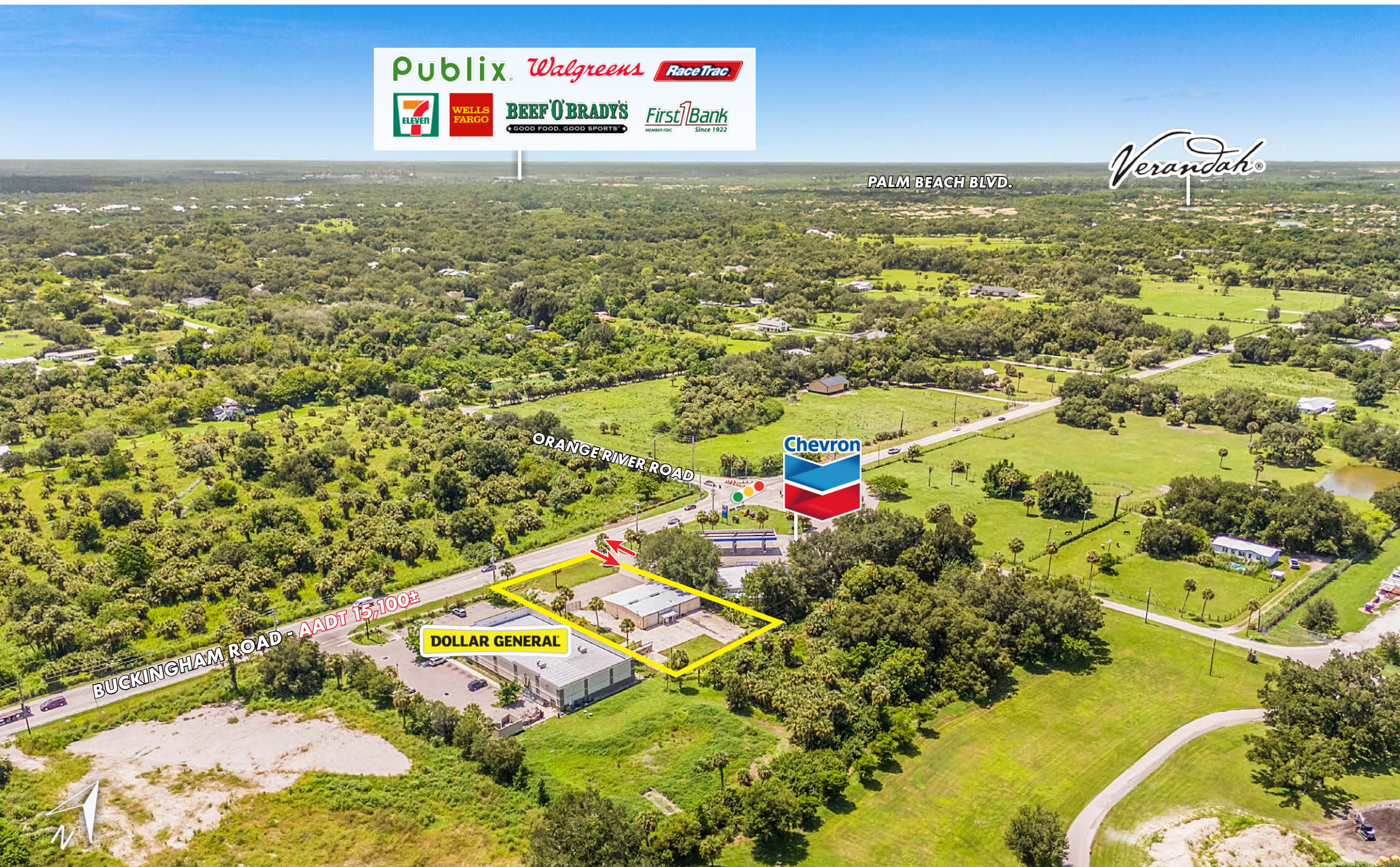
UNIT B



PROPERTY AERIAL



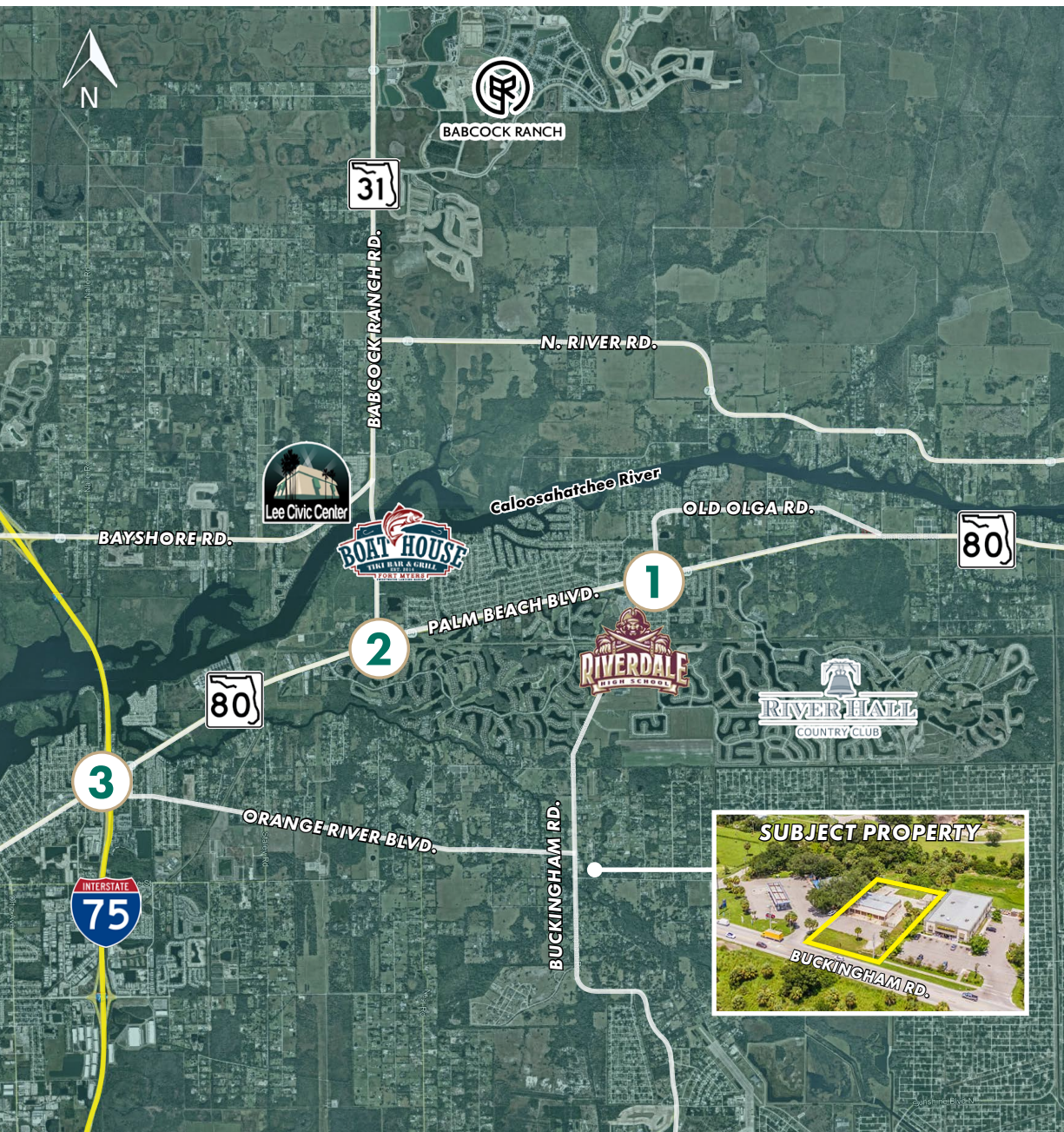
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. RIVERDALE SHOPPING CENTER

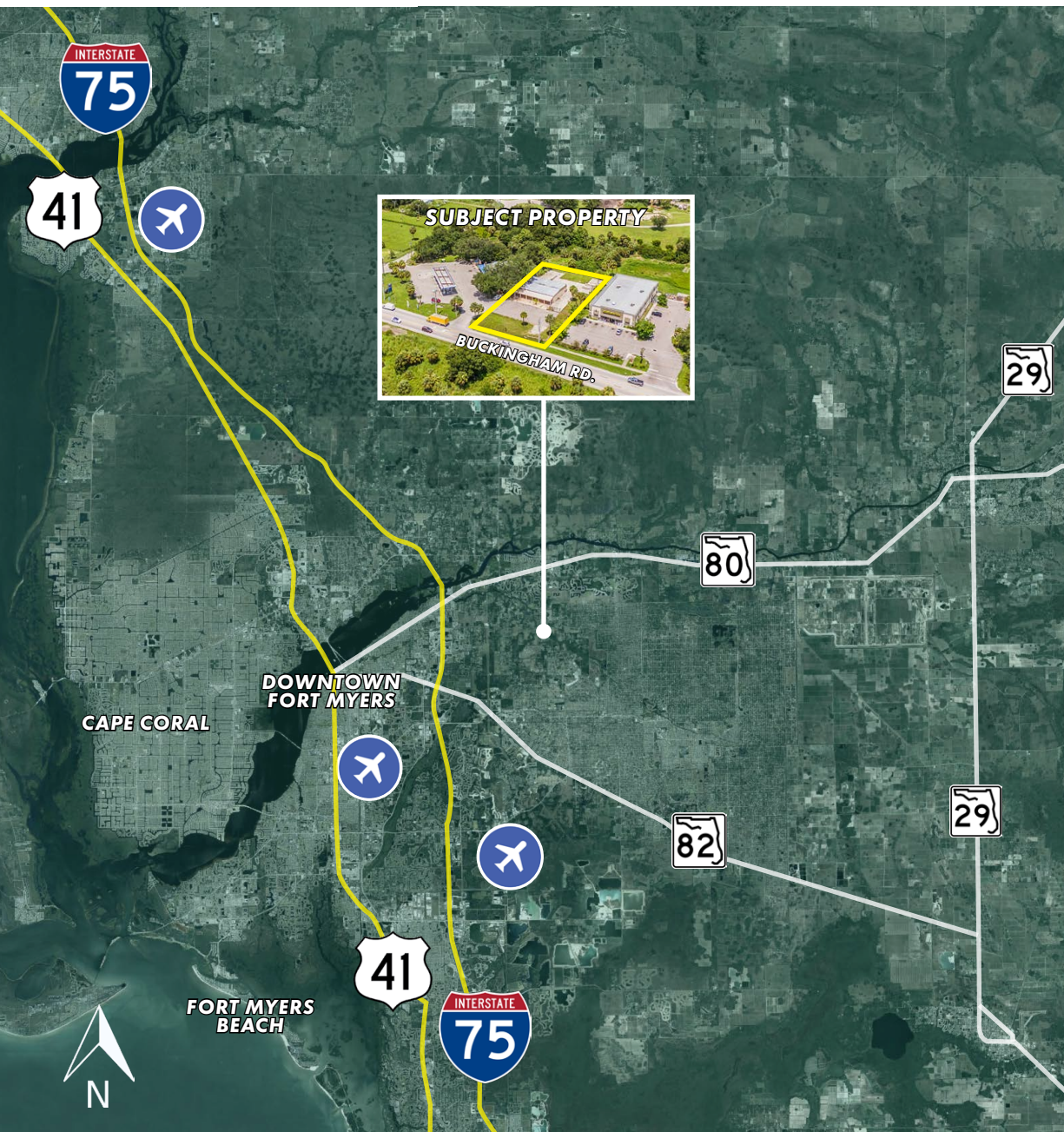


2. THE SHOPS AT VERANDAH



2. PALM BEACH BLVD. (I-75 EXIT 141)





LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



732

HOUSEHOLDS



310

MEDIAN INCOME



\$101,008

3 MILE RADIUS

POPULATION



17,232

HOUSEHOLDS



6,813

MEDIAN INCOME



\$91,740

5 MILE RADIUS

POPULATION



32,632

HOUSEHOLDS



12,575

MEDIAN INCOME



\$85,733

LOCATION HIGHLIGHTS

- 2± miles to SR 82
- 5± miles to I-75
- 8± miles to Downtown Fort Myers
- 10± miles to Lehigh Acres
- 12± miles to SWFL International Airport (RSW)
- 8± miles to Cape Coral



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.