



**PROPERTY  
FOR SALE**

**FOR SALE OR LEASE**

**9971 Bavaria Rd Fort Myers FL 33913**

**\$4,375,000**

**(\$250psf  
with extra land)**

**PRIME COMMERCIAL  
REAL ESTATE AVAILABLE**













**LEASE RATE: \$16PSF NNN**



9971 Bavaria Rd offers a rare opportunity for industrial users seeking a functional, clean facility with exceptional accessibility in the heart of Southwest Florida's fastest-growing industrial corridor. Situated on a 3.14-acre corner lot, this 17,500 SF building features 3,996 SF of well-appointed office space and 13,504 SF of high-clear warehouse, designed to support distribution, manufacturing, service operations, and fleet-based businesses.

The property provides two points of ingress/egress, abundance of parking and outdoor storage; a major advantage in today's constrained industrial market.

The warehouse is fully sprinklered, high ceilings ideal for racking with five, 12ft roll-up bay doors. Built in 2006, the facility has been maintained above institutional standards and offers a clean, efficient layout for a wide range of industrial operations.

-  Asking sale price: \$4,375,000 (\$250psf with extra land)
-  Lease rate: \$16psf NNN
-  Building size 17,500 SF (3,996 sf office; 13,504 sf warehouse)
-  Extra land to build another building and expand parking field.
-  Corner lot on 3.14 acres with two points of ingress/egress
-  Oversized corner lot offering outdoor storage and additional parking
-  Fully sprinklered building with high ceilings allowing for racking systems
-  Five, 12 ft roll up bay doors and LED lights throughout warehouse
-  Close proximity to I-75; Fort Myers/Naples and Southwest FL International Airport (RSW)
-  Year Built 2006 – original metal roof
-  Property taxes = \$20,000/yr
-  May also be acquired with 9910 Bavaria Rd consisting of just over 40,000sf on 3.286 acres located across the street.

**Point of contact: Todd Sabin**

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The information contained herein is deemed reliable but obtained from other sources. Broker makes no guarantee the information is accurate and those who rely on this information shall do their own due diligence. The property owner reserves the right to withdraw or modify terms at any time.



**9971 BAVARIA RD FRONT**



**9971 BAVARIA RD NORTH**



**9971 BAVARIA RD NORTHERN**



**9971 BAVARIA RD NORTHERN ANGLE**

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**9910 AND 9971 BAVARIA RD SE**



**9910 AND 9971 BAVARIA RD**

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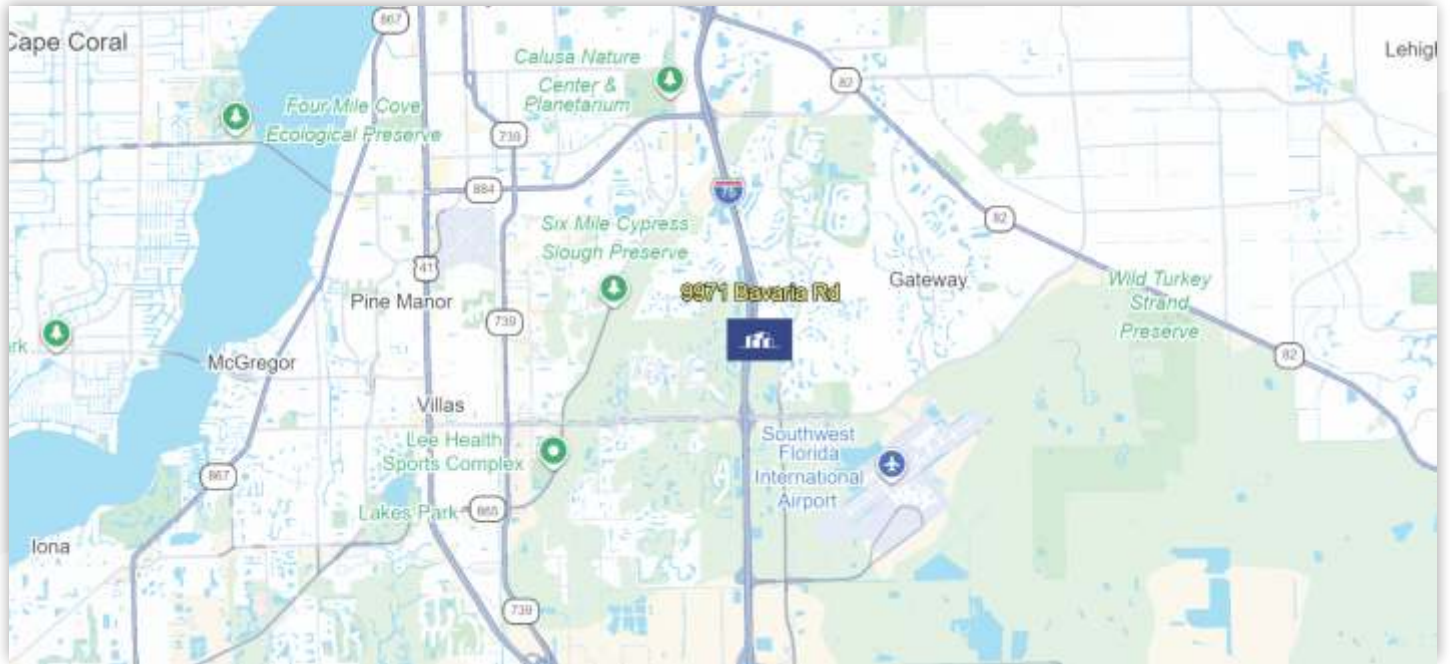
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Strategically positioned just minutes from I-75, Southwest Florida International Airport (RSW), and the Fort Myers/Naples business corridor, the site provides seamless regional and statewide connectivity. The surrounding area is home to logistics, aviation, construction, and service-industry operators, making it an ideal location for companies seeking proximity to workforce, suppliers, and transportation infrastructure.



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