

**NEW SALE PRICE**

**For Sale**

**Industrial  
Office / Warehouse  
With Outdoor Storage**

**5811 Corporation Circle, Fort Myers, FL  
Billy Creek Commerce Center**

**Dannielle Robinson**

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*Colliers Top 25 West & Central FL Brokers (2024)*

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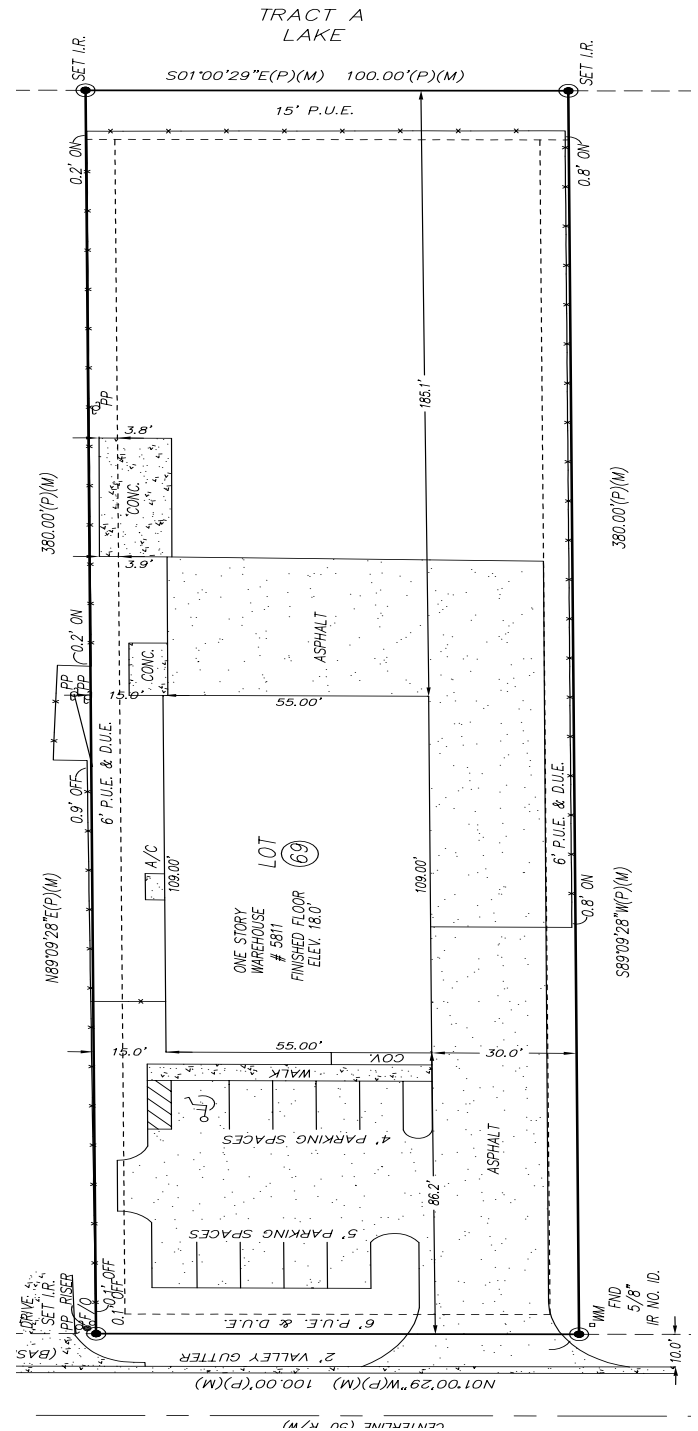
Accelerating success.

# Property Profile

Prime location in Billy Creek Commerce Center

This well-maintained, freestanding building offers a strategic blend of office and warehouse space, perfect for logistics, light manufacturing or service operations.

<b>Lot Area</b>	0.87 Acres (AC)
<b>Building Area</b>	6,112 Square Feet (SF)
<b>Office Area</b>	3,080 SF (fully build-out with 10-12 private offices, conference room and reception)
<b>Warehouse</b>	3,032 SF with high ceilings
<b>Built</b>	2000
<b>Roll-up Doors</b>	2
<b>Parking</b>	10 spaces
<b>Zoning</b>	4800 Warehousing
<b>Additional Information</b>	<ul style="list-style-type: none"> <li>• Private fenced yard</li> <li>• Paved driveway</li> <li>• Excess land at the rear for outside storage or potential expansion</li> <li>• Exterior and landscape lighting</li> <li>• <b>Available immediately</b></li> </ul>



Freestanding facility with quality office presence



Large yard with outside storage



Immediate access to I 75 and major corridors

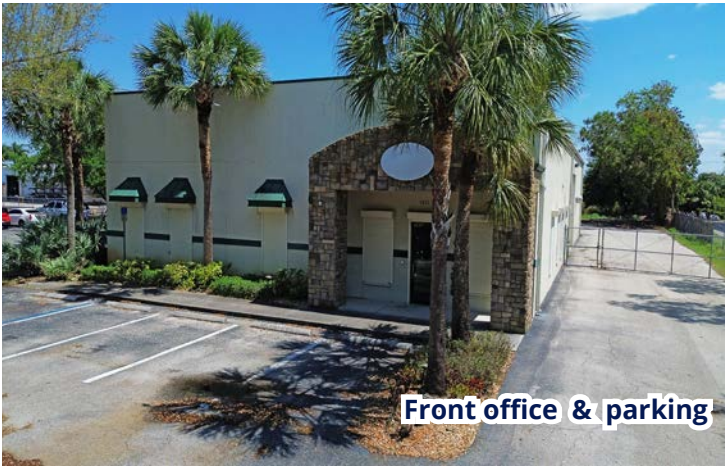


Southwest Florida location

For Sale:

**\$1,750,000**

# Property Photos



**Front office & parking**



**Paved driveway & roll-up door #1**



**Fenced yard for exterior storage or expansion**



**Back warehouse & roll-up door #2**

# Strategic location

The property is surrounded by a mix of industrial, commercial and professional businesses. Its proximity to SWFL International airport, downtown Ft. Myers and key freight corridors is a plus for companies with regional or statewide reach.



75

75

Enterprise Pkwy

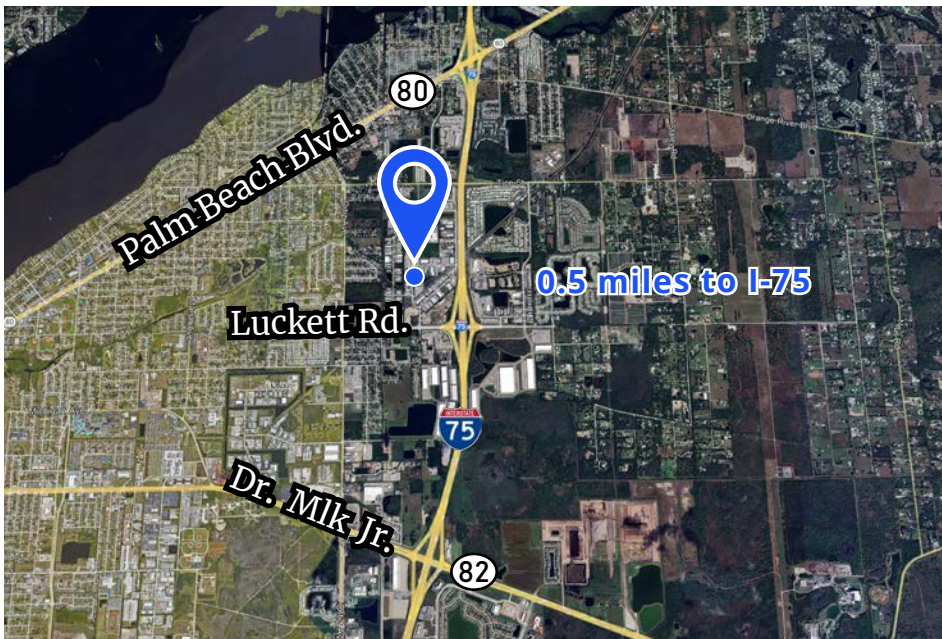
Exit 139

0.5 Miles to I-75

Lockett Road

Corporation Circle

Corporation Circle



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