

2585 FOURTH ST
Fort Myers, FL 33901



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR SALE:

\$1,470,000

Property Highlights

- 26' max clear height in warehouse
- Updated HVAC system
- Security system in place and fully fenced site
- 3-Phase power and updated electrical
- Four (4) new overhead doors – 2 in front w/remote opening
- Operational cost savings through solar panels on new TPO – 2” insulated roof
- Ample storage including mezzanine
- Perfect for owner-users, light manufacturing operators, contractors, and service-based industrial users

**BUILDING
AREA**

± 8,000 SF

PRICE/SF

\$183.75

**LAND
AREA**

±0.51 AC / 22,216 SF

**PROPERTY
TYPE**

Flex Warehouse

YEAR BUILT

1980 – Renovated 2024/5

ZONING

Urban Center

SUBMARKET

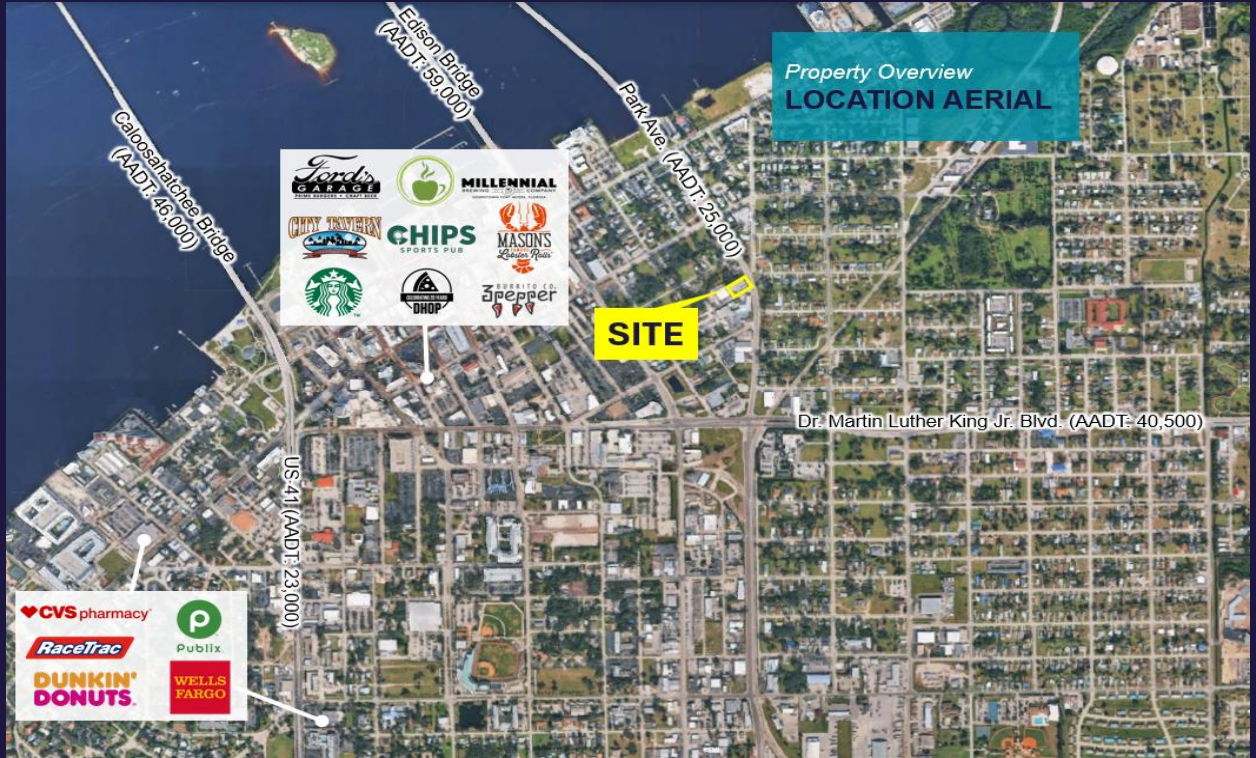
City of Fort Myers

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Better never settles

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CENTRAL LOCATION:

IDEALLY POSITIONED IN THE HEART OF FORT MYERS, 2585 FOURTH STREET OFFERS A HIGHLY CENTRAL LOCATION JUST MINUTES FROM DOWNTOWN, MAJOR BUSINESS CORRIDORS, AND KEY AMENITIES. THE PROPERTY BENEFITS FROM CONVENIENT ACCESS TO US-41 AND NEARBY ARTERIAL ROADS, MAKING IT EASILY REACHABLE FOR CLIENTS, CUSTOMERS, AND EMPLOYEES ALIKE.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	8,016	60,436	139,800
Total Households	3,723	24,975	63,192
Annual Population Growth 2024-2029	3.8%	3.6%	3.7%
Average Household Income	\$55,224	\$62,284	\$68,990
Median Age	43.3	40.1	42.3

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