

±1.1 ACRE PARCEL FOR **WAREHOUSE OPPORTUNITY**

MOVING / DISTRIBUTION WAREHOUSE

READY FOR CONSTRUCTION PERMITS AT \$850K

PRIME LOCATION IN FORT MYERS



**2560 COLLINS ST.
FORT MYERS, FL 33901**

CENTRAL FORT MYERS

Between Metro Parkway & Fowler
5 Minutes to I-41 | 5 Minutes to I-75



UNBEATABLE ACCESS



5 MIN
to I-41



5 MIN
to I-75



20 MIN
to RSW International Airport

PROPERTY HIGHLIGHTS



READY FOR PERMITTING

Designed for Full A/C – Full Sprinkler



CENTRAL FORT MYERS LOCATION

Between Metro Parkway & Fowler
5 Minutes to I-41 | 5 Minutes to I-75



EXCELLENT ACCESS & DEMOGRAPHICS

5 Min. Drive: Population 12,421 | Households 6,563
Median Income \$58,240



FULLY EQUIPPED FACILITY

Full A/C – Fire Sprinklers – TV Surveillance
Ample Parking – Street & Municipal



FUNCTIONAL DESIGN

12' x 14' Drive Through
Built for a Thriving Moving Company



IDEAL FOR

Moving / Distribution, Repeat Industrial,
Property Management & More



BUY & BUILD YOUR FUTURE

SBA 504 & 7A Financing Eligible



EXCEPTIONAL VALUE

Entitled Land \$850,000
The Business \$1.8MM



FLEXIBLE OCCUPANCY

Seller Will Stay On As Tenant – 1 Year

JOINT VENTURE WITH SELLER



STRATEGIC LOCATION

Central Fort Myers
between Metro &
Fowler



DESIGNED FOR EFFICIENCY

12' x 14' Drive
Through



FULLY EQUIPPED

Full A/C, Fire Sprinklers,
TV Surveillance,
Ample Parking



BUILT FOR GROWTH

Support Your Business
Today and Tomorrow



FINANCING AVAILABLE

SBA 504 & 7A
Financing Eligible



LAND & BUSINESS OPPORTUNITY

Land \$850K
Business \$1.8MM



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Broker & Owner

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