



**PROPERTY
FOR SALE**

FOR SALE OR LEASE

9910 Bavaria Rd Fort Myers FL 33913

\$9,000,000

41,000 SF +/-

**PRIME COMMERCIAL
REAL ESTATE AVAILABLE**

LEASE RATE: \$14 PSF NNN



9910 Bavaria Rd offers a rare opportunity for industrial users seeking a functional manufacturing facility with exceptional accessibility in the heart of Southwest Florida's fastest-growing industrial corridor. Situated on a 3.286-acre lot fronting I-75, this nearly 41,000 SF building features air-conditioned office and manufacturing floor space all dock high making the production floor and warehouse with 6 dock high loading docks seamless to support your production and distribution. The property provides an abundance of parking and up to 12 dock high loading—a major advantage in today's constrained industrial market. The building is fully sprinklered, equipped with 3-phase power, high ceilings ideal for racking, and up to 12 dock high doors and 4 grade level bay doors depending on a user's need. A portion of the building was built in 1989 with additions in 2016 and areas remodeled in 2025. Cap Ex improvements include a new roof in 2017 and many HVAC systems are less than 2 years old.

With many upgrades from wastewater treatment facility onsite, to 3phase power, fully sprinklered, racking systems and new HVAC, this asset presents strong value for both owner-occupants and tenants looking to secure a high-quality industrial manufacturing facility in a supply-constrained market.

This property can be combined with an adjacent property located at 9971 Bavaria Rd consisting of 17,500sf on 3.14 acres located across the street. Total combined approximately 58,500sf with extra land for growth. Call for Package Price!

- 🏠 Asking sale price: \$9M
- 🏠 Lease rate: \$14 psf NNN
- 🏠 Building size approximately 41,000 +/- SF
- 🏠 3.286 acres with I-75 frontage
- 🏠 Adequate parking and loading areas
- 🏠 Fully sprinklered, 3phase power, wastewater treatment
- 🏠 High ceilings allowing for racking systems
- 🏠 Up to 12 dock high roll up bay doors and 4 grade level
- 🏠 Close proximity to I-75; Fort Myers/Naples and Southwest Reginal Airport (RSW)
- 🏠 Year Built 1989 with additions in 2016 and remodel in 2025.

Point of contact: Todd Sabin

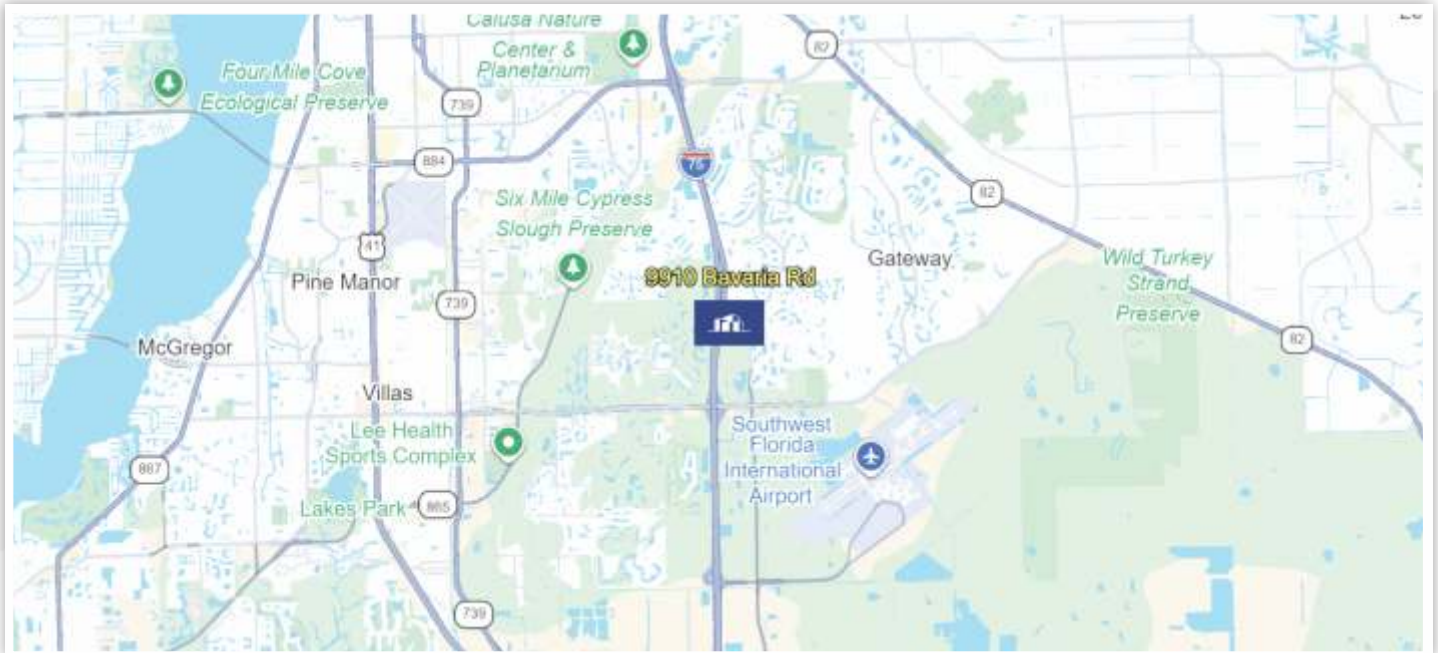
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The information contained herein is deemed reliable but obtained from other sources. Broker makes no guarantee the information is accurate and those who rely on this information shall do their own due diligence. The property owner reserves the right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



Property Address:
9910 Bavaria Rd Fort Myers FL 33913

Point of contact:
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239-207-2658 (Mobile)



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 manufacturing while in proximity to workforce, suppliers, and transportation infrastructure.



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