



2095 ANDREA LN. | FORT MYERS, FL 33912

FULLY INSULATED OFFICE/WAREHOUSE WITH HVAC

FOR LEASE

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Versatile 20,000+ SF Industrial / Specialty-Use Facility

This 20,000+ SF grade-level facility offers a fully insulated and conditioned layout within South Industrial Park, providing exceptional flexibility for warehouse, industrial, retail, or specialty users. Completely remodeled in 2018 and meticulously maintained, the building features 14' eave heights, an 18' peak height, three 20-ton HVAC units, LED lighting, upgraded electrical, two exhaust fans, and 3-phase power. A major advantage of the property is its **94 parking spaces**, providing substantial capacity for fleet parking, vehicle storage, employees, or customers. The facility also features heavy-load vermiculite concrete flooring with no expansion joints, a full kitchen with grease trap, and the **ability for the owner to add 12' x 14' overhead doors** to accommodate operational needs. The property is served by **County Water with a septic system for sewer**. While the building is not fire sprinklered, it is equipped with an updated fire alarm system, new exit doors, and new hardware. Previously operated as Spinz Skating Rink, the property's open configuration, extensive parking, and C-2 zoning provide significant flexibility for a wide range of industrial, warehouse, retail, recreational, fleet, and specialty uses.

LEASE DETAILS

LEASE RATE \$13.00 NNN

AVAILABLE SF 20,000 SF

PROPERTY DETAILS

PARCEL SIZE 1.88 AC

ZONING C-2

YEAR BUILT 1980

EAVE HEIGHT 14'

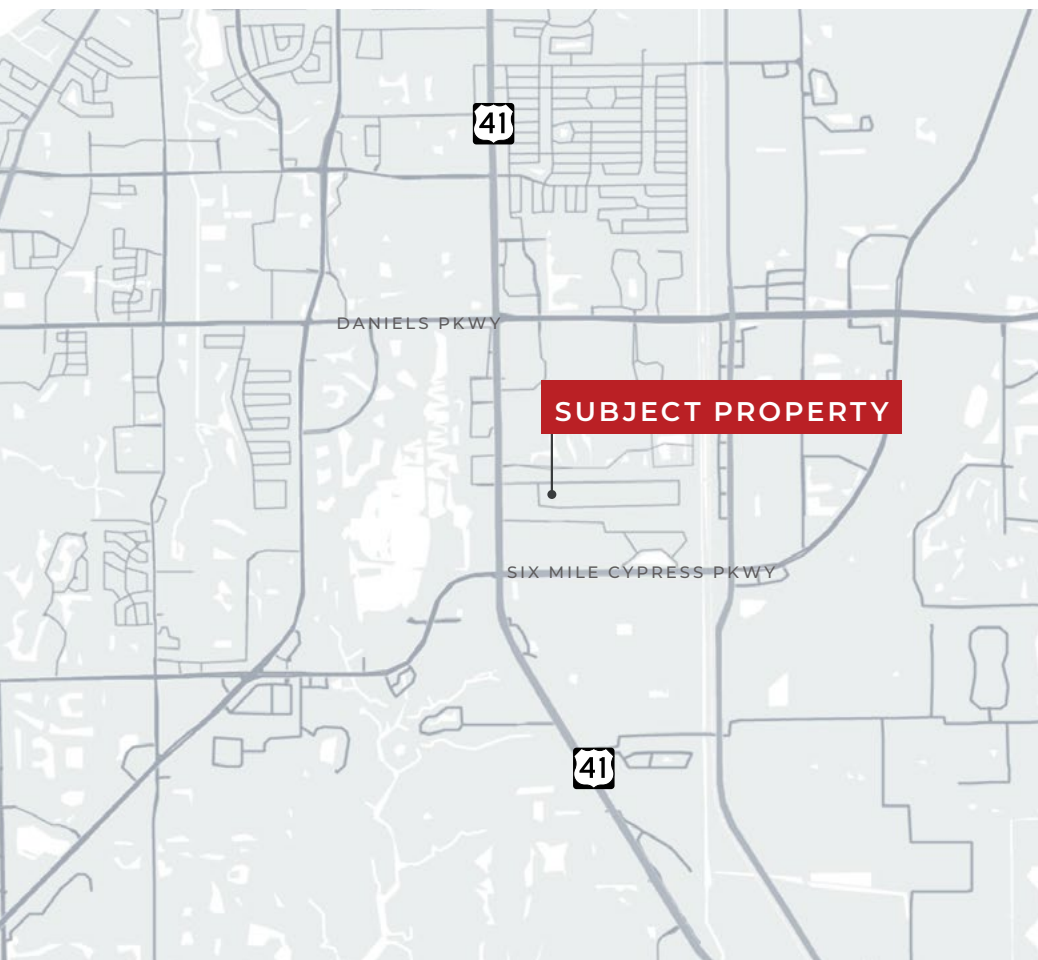
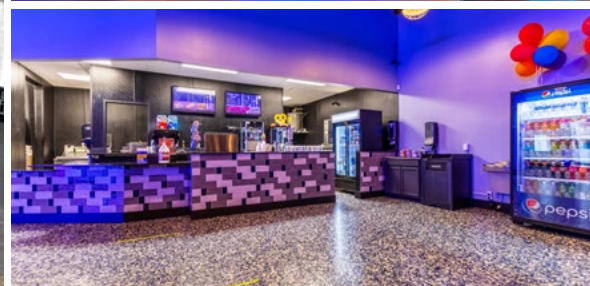
PEAK HEIGHT 18'

HVAC 60 Tons

POWER 3 PHASE

PARKING 94 Spaces

OH DOORS 12' x 14' (can be added)



HIGHLIGHTS

Located in the South Industrial Park

Building and property have been meticulously maintained

Completely remodeled in 2018

14' eave height with an 18' peak height

(3) 20-ton HVAC units for efficient cooling

All new lighting and electrical

2 exhaust fans

Vermiculite concrete flooring — engineered for heavy loads with no expansion joints

Full kitchen with grease trap

12' x 14' overhead door(s) can be added by owner

C-2 Zoning allows for an array of Retail and Industrial Uses

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