

PRIME HEAVY INDUSTRIAL SITE

8.51 ± ACRES

LAND LEASE OR SALE

OLD METRO PARKWAY & HUNTER STREET, FORT MYERS, FL 33916



PRICE: \$3,500,000 (\$9.44 PSF)

LEASE RATE: \$13,500/Month (\$0.44 PSF)

SIZE: 8.51 ± Acres (370,870 ± SF) 265' Frontage on Old Metro Parkway

LOCATION: SE corner of Old Metro Parkway and Hunter Street, between Metro Parkway and Hanson Street

ZONING: IH - Heavy Industrial (City of Fort Myers) [Click here for zoning uses](#)

RE TAXES: \$6,883 (2022)

UTILITIES: Water & Sewer

PARCEL ID: 30-44-25-P4-00107.0100

HEAVY INDUSTRIAL DEVELOPMENT OPPORTUNITY

This site is ideal for uses like RV Storage, Self-Storage, Open Storage, Heavy Equipment, Marine Uses, Warehousing, Distribution, Truck Parking, or Concrete Batch Plant. With 265' of frontage on Old Metro Parkway, the property has excellent visibility and expedited access to I-75 just 5 ± miles away via exits 136 & 138. Adjacent vacant parcels may allow for expansion. The site is mostly cleared with significant fill in place. A long-term land lease is preferred, but a purchase is also possible.

CONTACT

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Founding Partner

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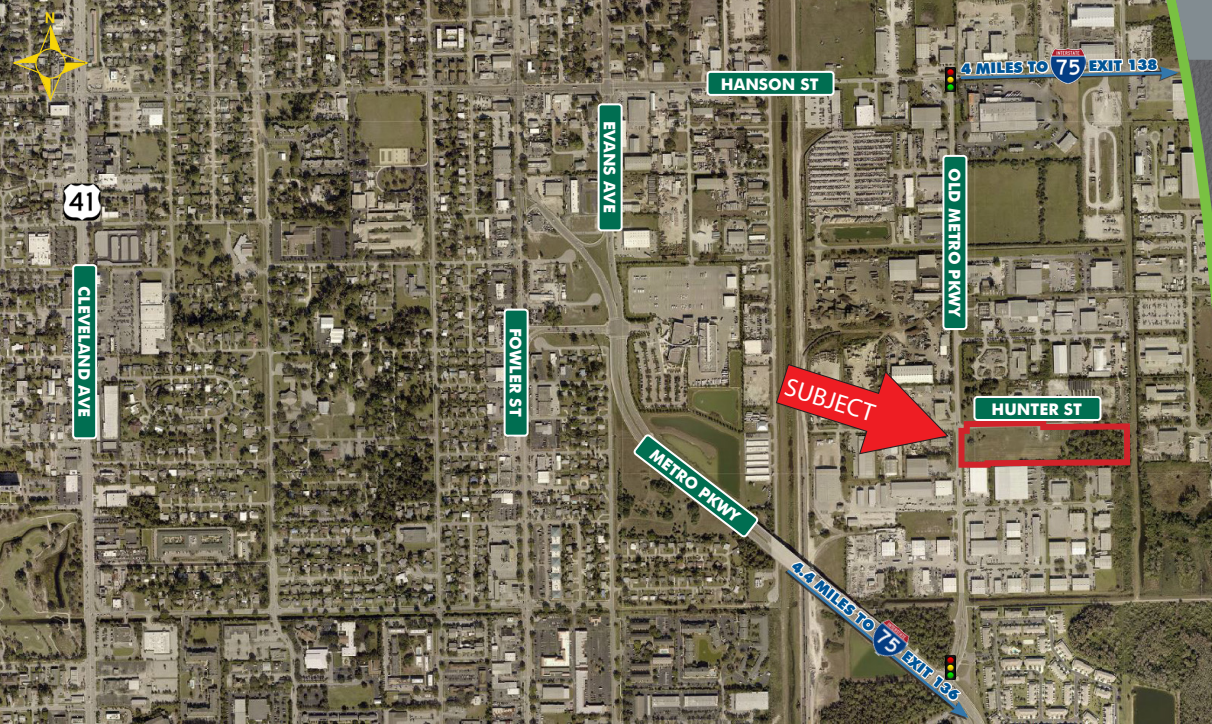
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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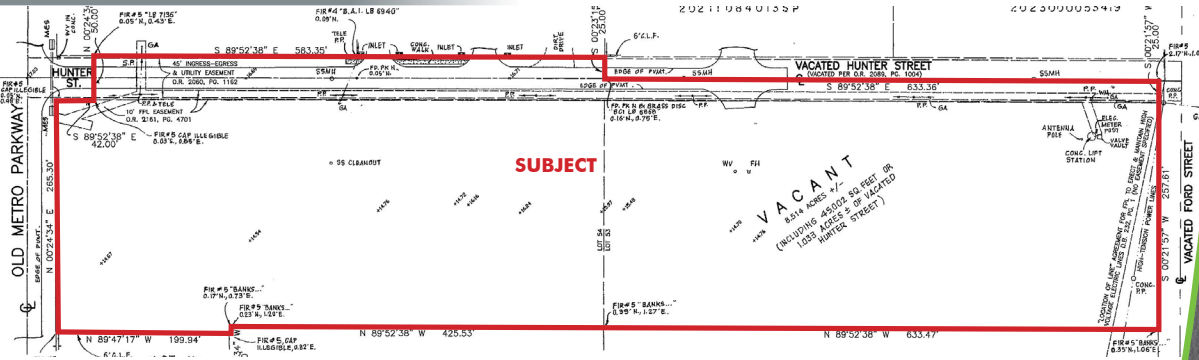
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HIGHLIGHTS

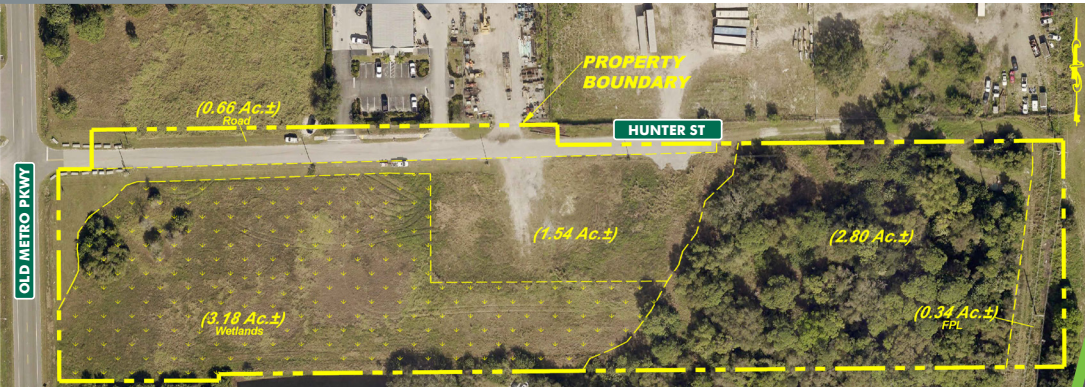
- Quick & easy access to I-75, Exits 136 & 138
- Rare heavy industrial zoning
- Hunter Street is a private road
- 8.51 ± acres includes 1.03 acres of vacated Hunter Street and a projected 3.18 ± acres of potentially jurisdictional Hydric Disturbed Land expected to be mitigated
- Municipal sewer lift station near NE corner
- Seller will consider unsubordinated financing with \$1.5M down to qualified buyers

SURVEY



- These current Due Diligence documents are available:
 - Development Survey
 - Clean Phase 1 Environmental
 - Wetlands and Species Feasibility Study
 - Title Policy

FLUCS MAP



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