

BANK OWNED

10061 Bavaria Road – in the Airport Woods Commerce Center
Fort Myers, FL 33913

12,700 SF masonry and metal

Two tenant industrial building
Constructed in 2005

3,850 SF – with 800 SF of office

2 baths 1 - 12' x 14' overhead door
tenant occupied till 6/30/12
Paying \$3.91 / SF plus CAM
CAM is \$1.71 / SF annually



8,850 SF with 972 SF of office area

2 baths 4 – 12' x 14' overhead doors
Vacant and ready for owner occupant



16' Eave height

Truckwell
Water and sewer

1.12 acre site
Zoned IPD (light industrial)

Nov 2010 taxes \$5,712

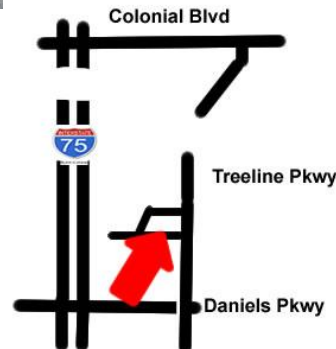
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Occupy 8,850 SF with income from the remainder

Priced to sell

\$620,000 \$48.81 / SF



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Complete details available at
WWW.MILLERALLIANCE.COM

FOR SALE