

4222 & 4244 EDISON AVE
HEAVY INDUSTRIAL

36,240 SF
NEWLY
RENOVATED



Location: SE corner of Edison Ave & RockFill Road, 2.16 miles to I-75
STRAP:# 20-44-25-P3-00200.0100
Utilities: Public water & sewer
Zoned: IH (Heavy Industrial)

Renovated in 2009 – New roofs, insulation, OH doors, flooring, new HVA/C system
The two buildings (36,240 SF total) are separated by approx 20' of connected concrete
for forklift traffic between buildings.

WEST BLDG:

120' x 152', 18,240 SF
1,440 SF office with glass entry, 2 baths
20' Eave height
100' x 160' fenced yard
Truckwell + 2 additional grade level OH doors
Fully fire sprinkled

EAST BLDG:

120' x 150' 18,000 SF
28' Eave height
Fully fire sprinkled

PRICE: \$3.50 / SF + \$1.07 / SF CAM (est.)

The Miller Alliance, RE/MAX Realty Group
7910 Summerlin Lakes Dr. Fort Myers, Florida 33907

(239)689.4900

Complete details available at
WWW.MILLERALLIANCE.COM

FOR LEASE



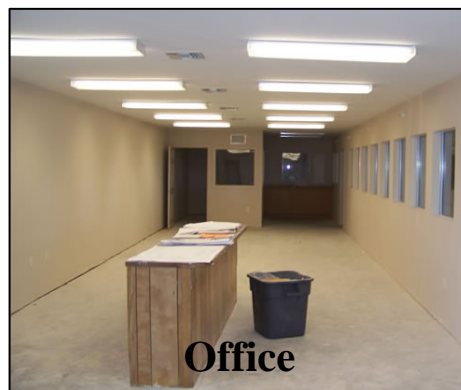
West Warehouse



East Warehouse



West Bldg - OH Doors



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