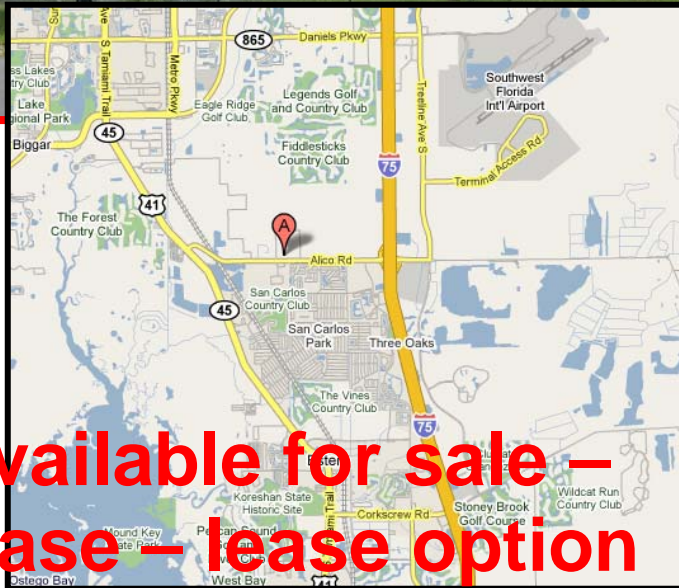


16911 Gator Road
Fort Myers, Florida



81,000 SF Industrial Facilities

Former beverage distribution facility, renovated in 2005 for manufacturing

This 10.9 acre campus is ideal for a broad range of uses with ample land for expansion

The facilities include:

- 48,000 SF of warehouse (200' x 240' x 24')
- 11,000 SF of grade level production space
- 10,000 SF of offices
- 2,500 SF of mezzanine storage
- 2,500 SF freestanding shop (vehicle repair)
- Existing Rail – Spur
- 25' x 30' column spacing, fully fire sprinkled

Strap: 05-46-25-00-01000.502A

Zoned: Heavy Industrial (IPD)

Utilities: Water and Sewer

Comments: Fenced, multiple entrances, 1.5 miles to US41, 1.9 miles to I-75

Available for sale – lease – lease option
Call for Pricing

FOR SALE OR LEASE

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

Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party. All dimensions and amounts are approximate. Subject to prior sale, lease, withdrawal and price change without notice.