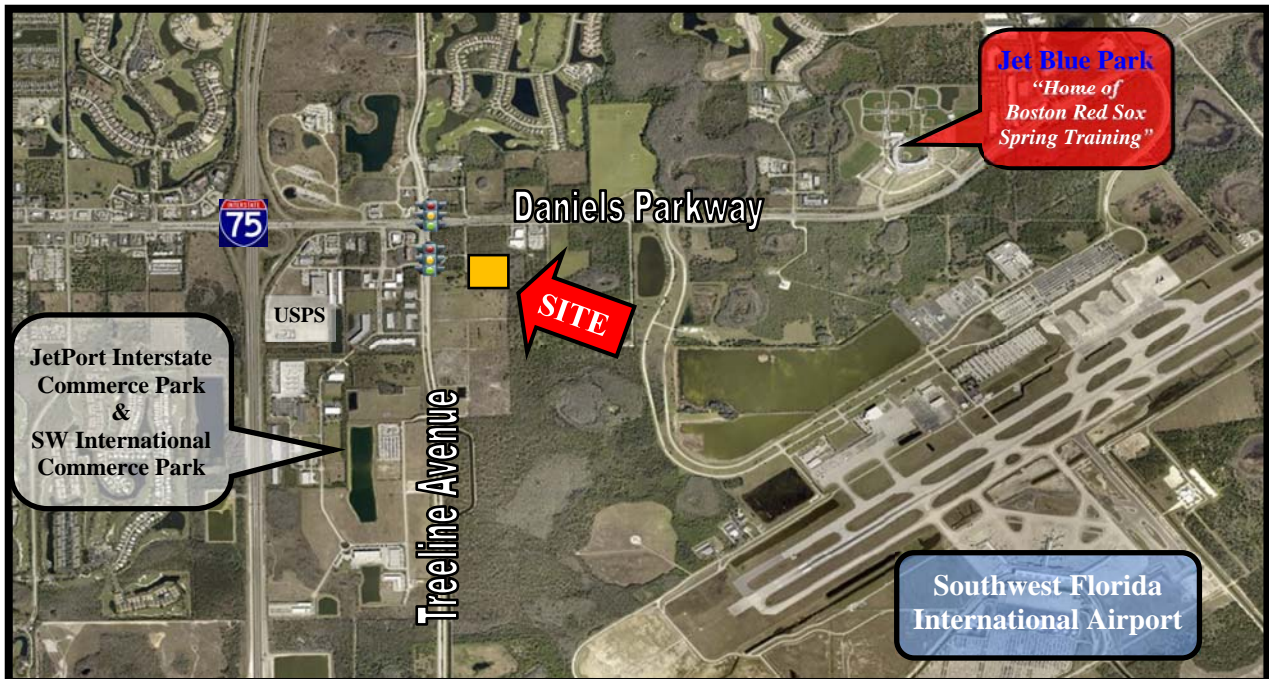




A DIAMOND IN THE ROUGH SLEEPER LOCATION THAT HAS IT ALL!



\$1,100,000.00 (\$2.50 PSF)

PROPERTY DESCRIPTION

- Location: 13601 & 13651 Saddle Road, Fort Myers, FL 33913
- S.T.R.A.P. #'s: 23-45-25-01-00034.0000 & 23-45-25-01-00039.0000
- Land Size: 10.08± Acres (439,084.8± SF)
- Zoning: AG-2 (Agricultural)
- Future Land Use: Industrial - Airport/Tradeport
- Utilities: Sewer and Water Available

Comments: Located at the only lighted intersection entrance on Treeline Avenue from Daniels Parkway to the Airport Entrance. Convenient access to all major corridors including I-75, Treeline Avenue, Daniels Parkway, (RSW) Regional Southwest Florida International Airport, FedEx, UPS and USPS and surrounding industrial sites.



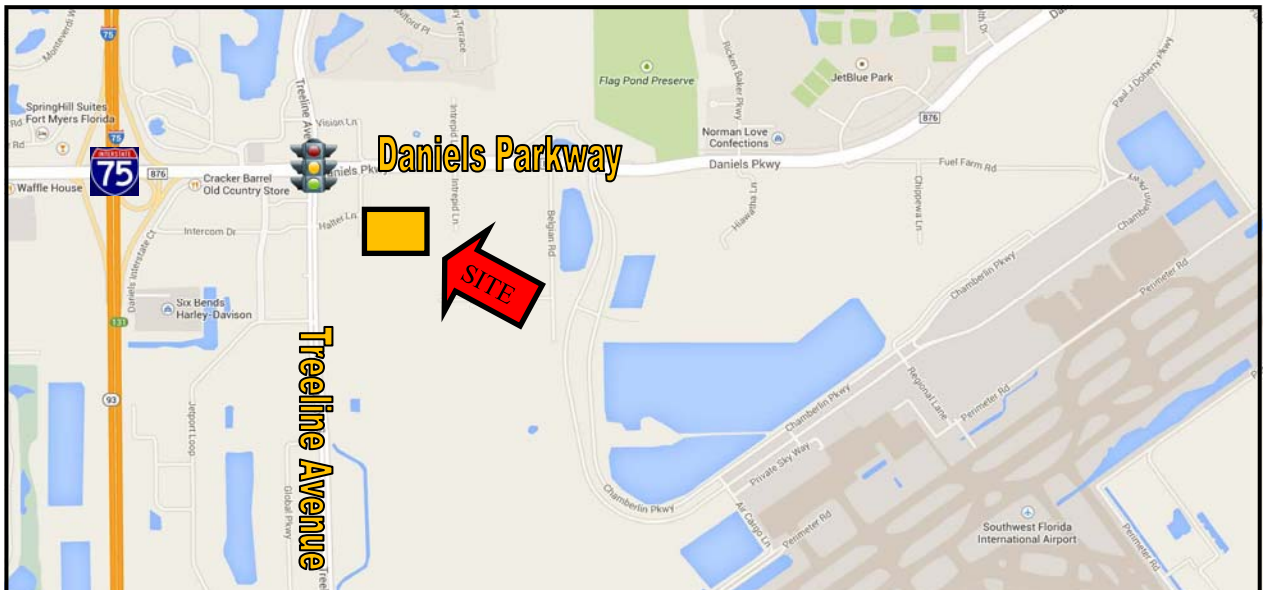
\$1,100,000.00 (\$2.50 PSF)



IDEAL LOCATION FOR DEVELOPMENT

POTENTIAL SITE LAYOUT FOR

100,000 SQ. FT. BUILDING



INDUSTRIAL USE: FLEX/DISTRIBUTION CENTER/WAREHOUSE

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
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