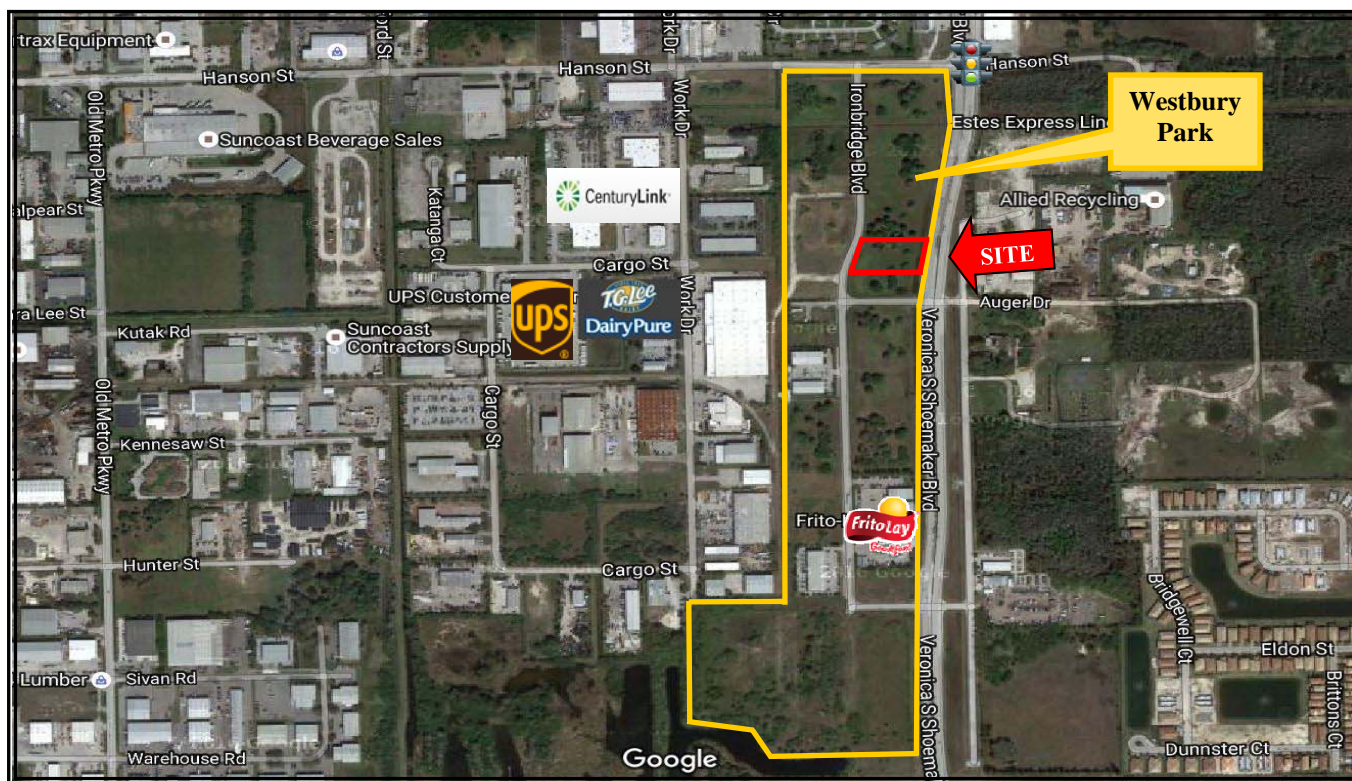




.98± ACRE LIGHT INDUSTRIAL SITE WESTBURY PARK



PROPERTY DESCRIPTION

- Location: 3695 Ironbridge Blvd., Fort Myers, FL 33916
- S.T.R.A.P. #: 30-44-25-P3-00600.0130
- Land Size: .98± Acres (42,641± SF)
- Zoning: IL (Light Industrial) within the City of Fort Myers
- Utilities: All Available to the Site
- Association Fees: Approximately \$300 Annually
- Comments: This light industrial site is located within Westbury Park, a fast growing industrial development within the City of Fort Myers. The site is rectangular in shape, mostly cleared and at grade level, with approximately 150 feet of frontage along Veronica S. Shoemaker Blvd. This location offers convenient access to the tri county areas of Lee, Charlotte and Collier Counties and I-75 via Dr. Martin Luther King Jr. Blvd. (SR82) or Colonial Blvd.

SALE PRICE: \$191,885 (\$4.50 PSF)

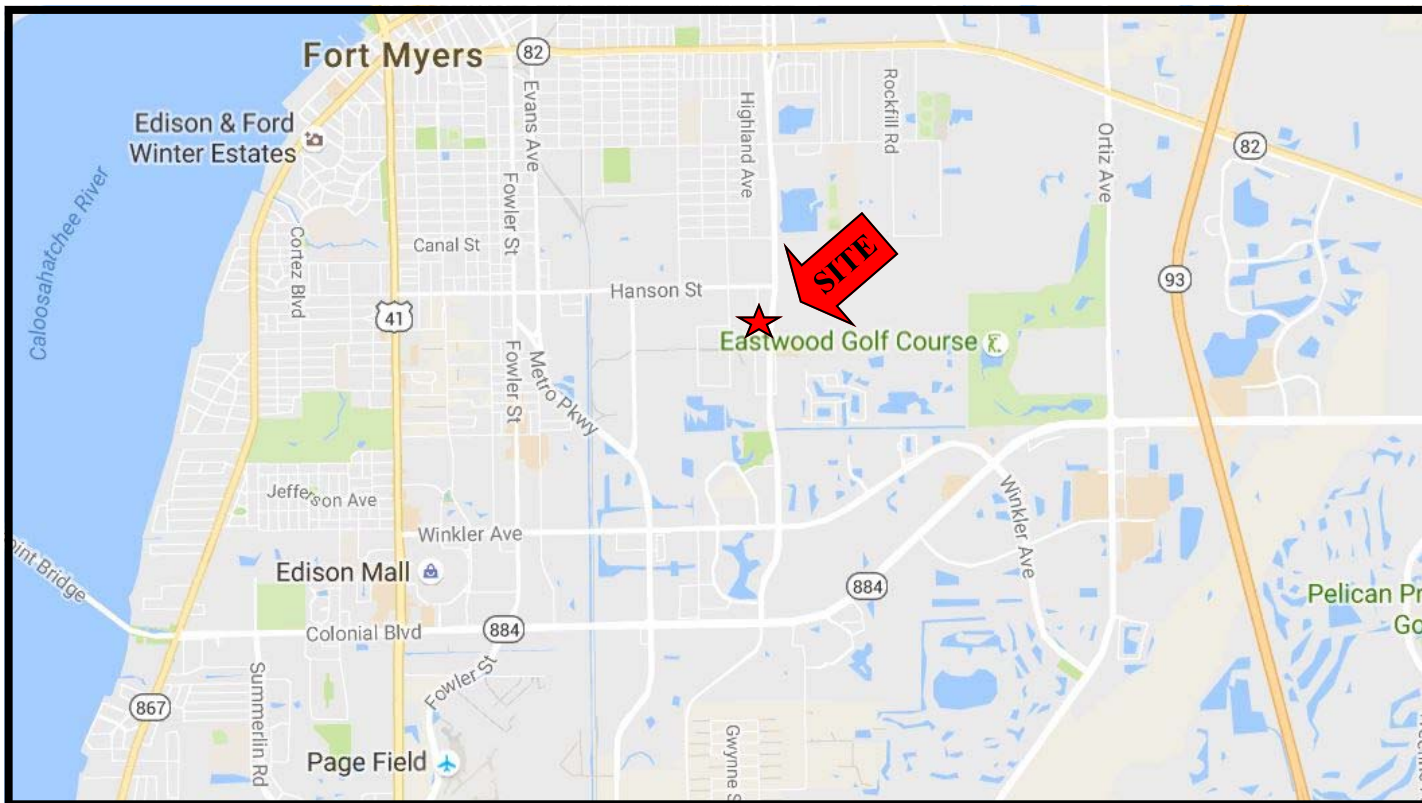
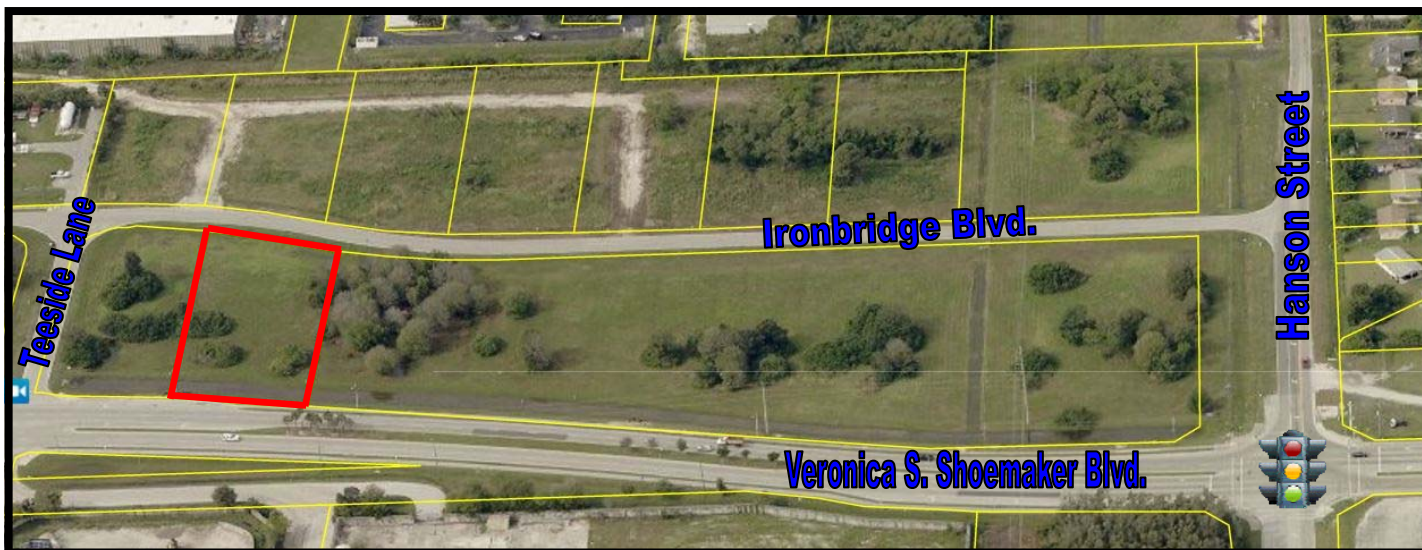


COMMERCIAL

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