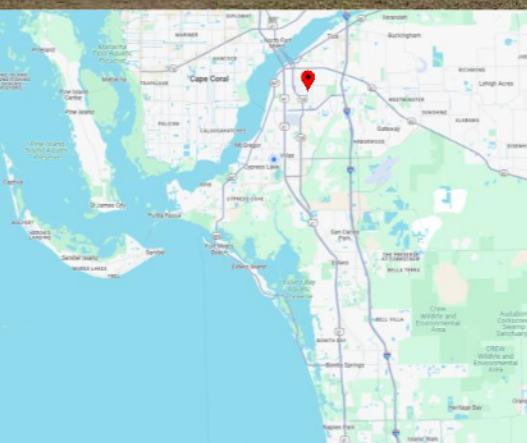




FOR SALE – INDUSTRIAL WAREHOUSE 2820 Cargo Str., Fort Myers, FL 33916

SALE PRICE: \$6,500,000

CURRENT TENANT: CenturyLink Florida, Inc.

LEASE TERM: February 29, 2028 w/ (2) 5-year renewal options

NOI: \$262,500

CAP RATE: 4% (NNN Lease)

STRAP #: 30-44-25-P2.0040A.0030



PROPERTY DESCRIPTION:

- Located between Old Metro Pkwy. and Veronica Shoemaker Pkwy. on the NW corner of Cargo Str. and Work Dr. Fenced Lot.
- Property Type: 60,100± SF of building on 10.55± acres. Multi-building (3), large scale industrial/office with surface storage yard.
- Zoned: IH – Heavy Industrial
- Year Built: 1973 | Renovated: 1980
- Parking: 300 Free Surface Spaces | Ratio: 4.71/1,000 SF
- Docks: 4 Ext
- Drive Ins: 6 Total / 10' W x 16' H • Bathrooms: 3 Total



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



Pam Wittenauer Bratton, CCIM
2025 SWFL District CCIM President
(239) 989-7077
pbratton@remax.net



RE/MAX Realty Group
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
O: (239) 489-0444
ftmyerscommercial.com



For Sale – Industrial Warehouse
2820 Cargo Str., Fort Myers



Michael J. Frye 
(239) 281-0441



Pam Wittenauer Bratton 
(239) 989-7077

DEMOGRAPHICS

DEMOGRAPHICS (2024)

2820 Cargo Str., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	34,582	147,623	491,109
Median Age	35	42	46
Total Households	13,621	61,507	203,895



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RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



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TRAFFIC COUNT



Hanson St – 16,600

Ortiz Ave – 17,700

Colonial Blvd – 77,500

Interstate 75 – 121,000
(Colonial Blvd to Daniels Pkwy)

Metro Pkwy – 23,000

Winkler Ave – 25,000

Veronica Shoemaker Blvd – 15,100

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PICTURES





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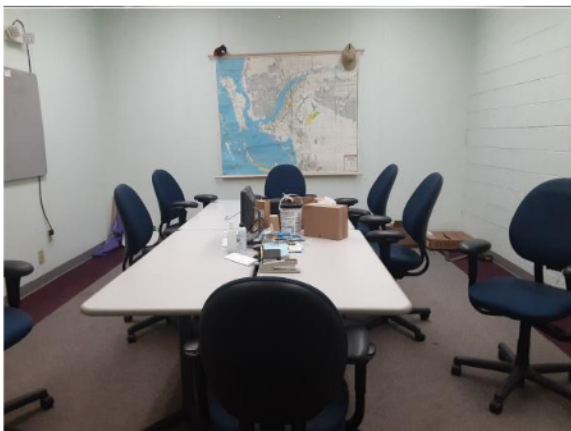


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