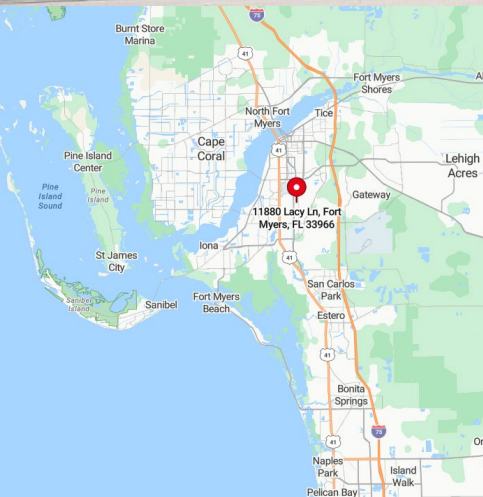




FOR SALE – INDUSTRIAL WAREHOUSE 11880 Lacy Ln., Fort Myers, FL 33966

Sale Price:	\$2,500,000	Zoning: IL-Light Industrial
Strap #:	07-45-25-09-00000.0020	Parcel Size: 0.95± acres
Year Built:	2001	Building Size: 9,420± SF
Location:	Mid-Metro Industrial Park located between Metro Pkwy. & Plantation Rd.	
Traffic Count:	35,500 (Metro Pkwy.) 15,200 (Plantation Rd.)	
Current Tenant:	Accel Aviation Accessories	
Lease Term:	Ending May 31, 2026	



PROPERTY DESCRIPTION

- **Construction:** Metal
- **Dock(s):** 1 ext
- **Clear Height:** 18'
- **Drive Ins:** 2 Total / 10' W x 12' H
- **Parking:** 15 Surface Spaces | 1.43/1,000 SF
- **Development Activity in the Area:** Addison Square by Pulte Homes (52 SF homes), Metro 26 Storage (5-acre industrial park), Penzance Square CPD, Pratt's Preserve (82 SF homes)



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CCIM



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For Sale | Industrial W/H
11880 Lacy Ln.

Michael J. Frye, CCIM
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DEMOGRAPHICS

DEMOGRAPHICS			
11880 Lacy Ln., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	24,821	150,348	495,410
Median Age	42	48	47
Total Households	10,629	67,568	211,144



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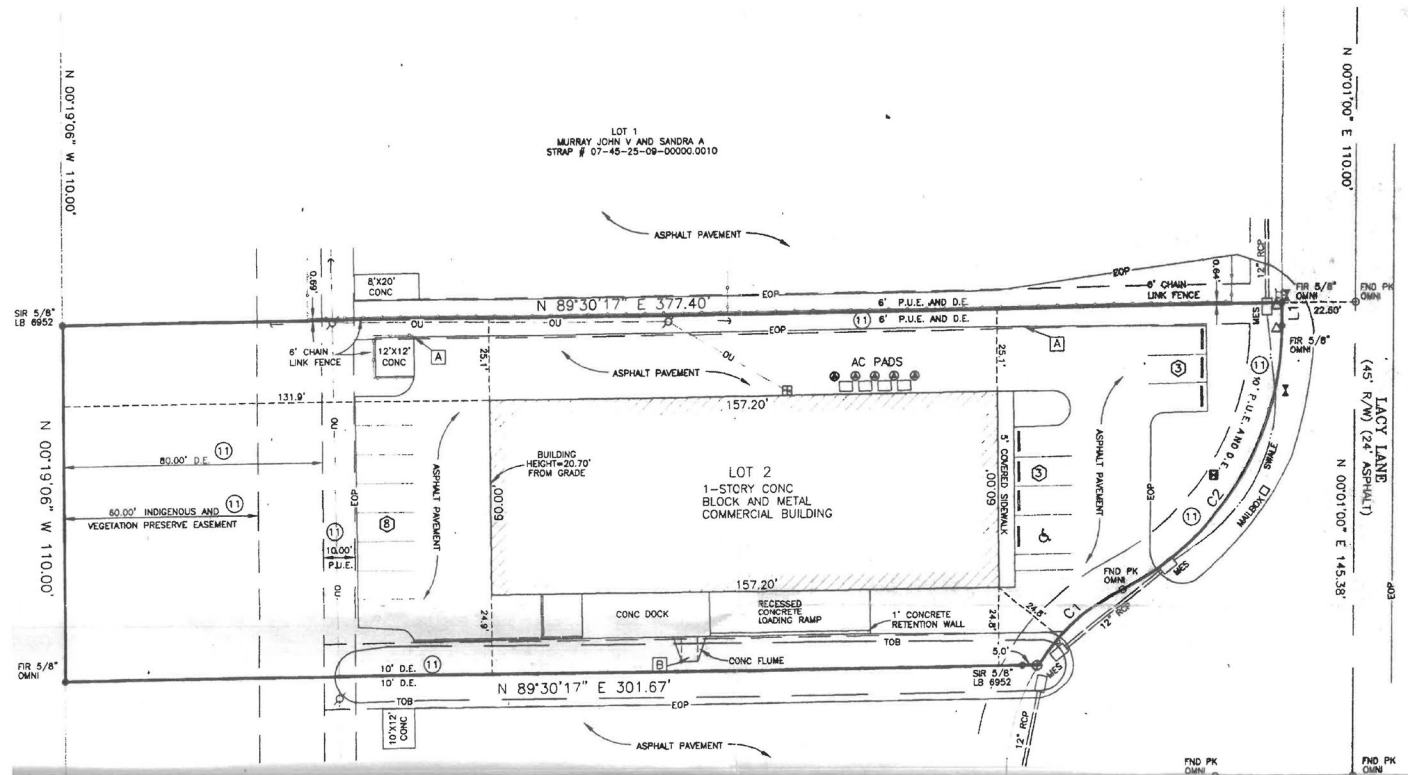


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SURVEY



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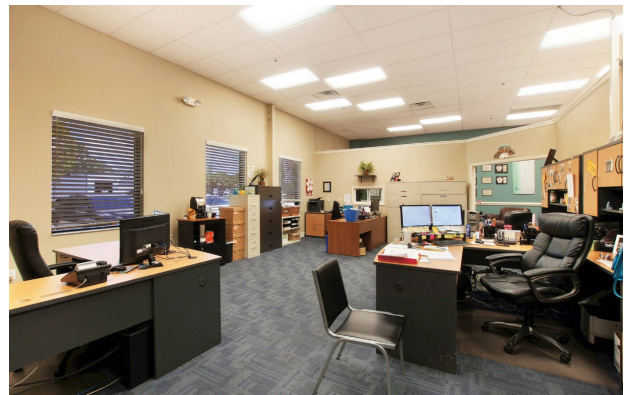


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PICTURES



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