



# INDUSTRIAL OFFICE WAREHOUSE

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<u>ADDRESS:</u>	<b>3620 Work Drive Fort Myers Florida 33916</b>
<u>PROPERTY SIZE:</u>	47,120 SF      1.08 acre
<u>IMPROVEMENTS:</u>	10,414 SF Dock high building with additional office space
<u>UTILITIES:</u>	Water & Sewer    City of Fort Myers
<u>PRICE:</u>	\$950,000
<u>FLOOD ZONE:</u>	B
<u>ZONING:</u>	I-2 Heavy Industrial
<u>STRAP #:</u>	30-44-25-P3-0040C.0040
<u>COMMENTS:</u>	Hard to find heavy industrial zoning. Priced to sell.

