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FOR SALE

2666 PRINCE STREET | FORT MYERS, FL 33916

FULLY RENOVATED HEAVY INDUSTRIAL
DISTRIBUTION FACILITY WITH RAIL ACCESS



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EXECUTIVE SUMMARY

Fully Renovated Heavy Industrial Distribution Facility with Rail Access

Opportunity to acquire a fully renovated ±39,750 SF heavy industrial distribution facility strategically positioned on ±2.69 acres in Fort Myers. Purpose-built for modern manufacturing, warehousing, fabrication, and logistics operations, the property combines extensive recent capital improvements with highly functional industrial features that are increasingly difficult to replicate in today's market.

The interconnected facility incorporates the original 1970 warehouse and a 1990 expansion, creating a versatile layout with varying clear heights to accommodate a broad range of industrial users. The building features 13 dock-high overhead doors, with 4 of them being located along the property's on-site rail spur, providing efficient multimodal distribution capabilities by both truck and to the Seminole Gulf Railway. Recent improvements, including a new roof (2026), newly replaced dock-high doors, repaired exterior steel, fresh exterior paint, new fencing, new interior lighting, enhanced landscaping, and newly paved parking and truck court, allow a new owner to acquire a modernized industrial asset with minimal deferred maintenance.

Zoned IH (Industrial Heavy), the property is ideally suited for manufacturing, distribution, storage, fabrication, and other heavy industrial operations requiring robust infrastructure and efficient logistics. Combining rail service, dock-high loading, flexible warehouse configuration, and significant recent capital investment, 2666 Prince Street represents an exceptional opportunity to acquire one of Southwest Florida's premier heavy industrial facilities.

OFFERING DETAILS

PRICE	\$5,800,000
PRICE PER SF	\$145.91



PROPERTY DETAILS

ADDRESS	2666 Prince Street, Fort Myers, FL 33916
BUILDING SIZE	±39,750 SF
YEAR BUILT	Original Building: 1970 Expanded Building: 1990
PARCEL SIZE	±2.69 Acres (±117,176.40 SF)
PARCEL NUMBER	19-44-25-P4-00063.0060
ZONING	IH (CFM)
PEAK HEIGHT	Original Building 20' Expanded Building: 24'
EAVE HEIGHT	Original Building 14' Expanded Building: 18'
FRONT DOCK HIGH DOORS	9 – 14' x 12' (7 replaced in 2026; 2 replaced in 2022)
REAR DOCK HIGH DOORS	4 – 14' x 12'

OPPORTUNITY HIGHLIGHTS



FULLY RENOVATED TURNKEY LOGISTICS & DISTRIBUTION FACILITY

Extensive recent capital improvements include a new roof (2026), repaired exterior steel, fresh exterior paint, newly replaced dock-high doors, new interior lighting, new fencing, professional landscaping, and newly paved parking and truck court.



ON-SITE RAIL SPUR ACCESS

Rare multimodal distribution capability featuring four dock-high doors served by a rail spur with direct access to the Seminole Gulf Railway, enabling efficient truck and rail operations.



EXCEPTIONAL LOADING INFRASTRUCTURE

Features 9 dock-high loading doors supporting high-volume distribution and manufacturing operations.



IH (INDUSTRIAL HEAVY) ZONING

Heavy Industrial zoning accommodates a wide range of industrial uses, including manufacturing, warehousing, fabrication, logistics, and distribution.



VERSATILE WAREHOUSE CONFIGURATION

Approximately 39,750± SF consisting of interconnected 1970 and 1990 buildings with 14'–18' eave heights and 20'–24' peak heights, providing flexibility for diverse operational requirements.



PROPERTY HIGHLIGHTS



FULLY RENOVATED HEAVY INDUSTRIAL DISTRIBUTION FACILITY WITH EXTENSIVE RECENT CAPITAL IMPROVEMENTS



IH (INDUSTRIAL HEAVY) ZONING



NEW ROOF (2026) EXTERIOR STEEL REPAIRED AND REPLACED



FRESHLY PAINTED EXTERIOR WITH A BRIGHT WHITE FINISH



13 DOCK-HIGH OVERHEAD DOORS EACH MEASURING 14' x 12'



NINE DOCK-HIGH LOADING DOORS REPLACED WITH NEW CODE-COMPLIANT DOORS (2 IN 2022 AND 7 IN 2026)



ON-SITE RAIL SPUR ACCESS WITH FOUR GRADE-LEVEL DOORS POSITIONED ALONG THE RAIL SIDE



NEWLY PAVED PARKING AND TRUCK COURT



NEW FENCING, RAILINGS, AND PROFESSIONAL LANDSCAPING



INTEGRATED WAREHOUSE CONSISTING OF THE ORIGINAL 1970 FACILITY AND A CONNECTED 1990 EXPANSION



ORIGINAL WAREHOUSE SECTION WITH 20' PEAK HEIGHTS AND 14' EAVE HEIGHTS



EXPANDED WAREHOUSE SECTION WITH 24' PEAK HEIGHTS AND 18' EAVE HEIGHTS



CONTROLLED GATED ACCESS



PROPERTY AERIAL



PROPERTY PHOTOS - EXTERIOR

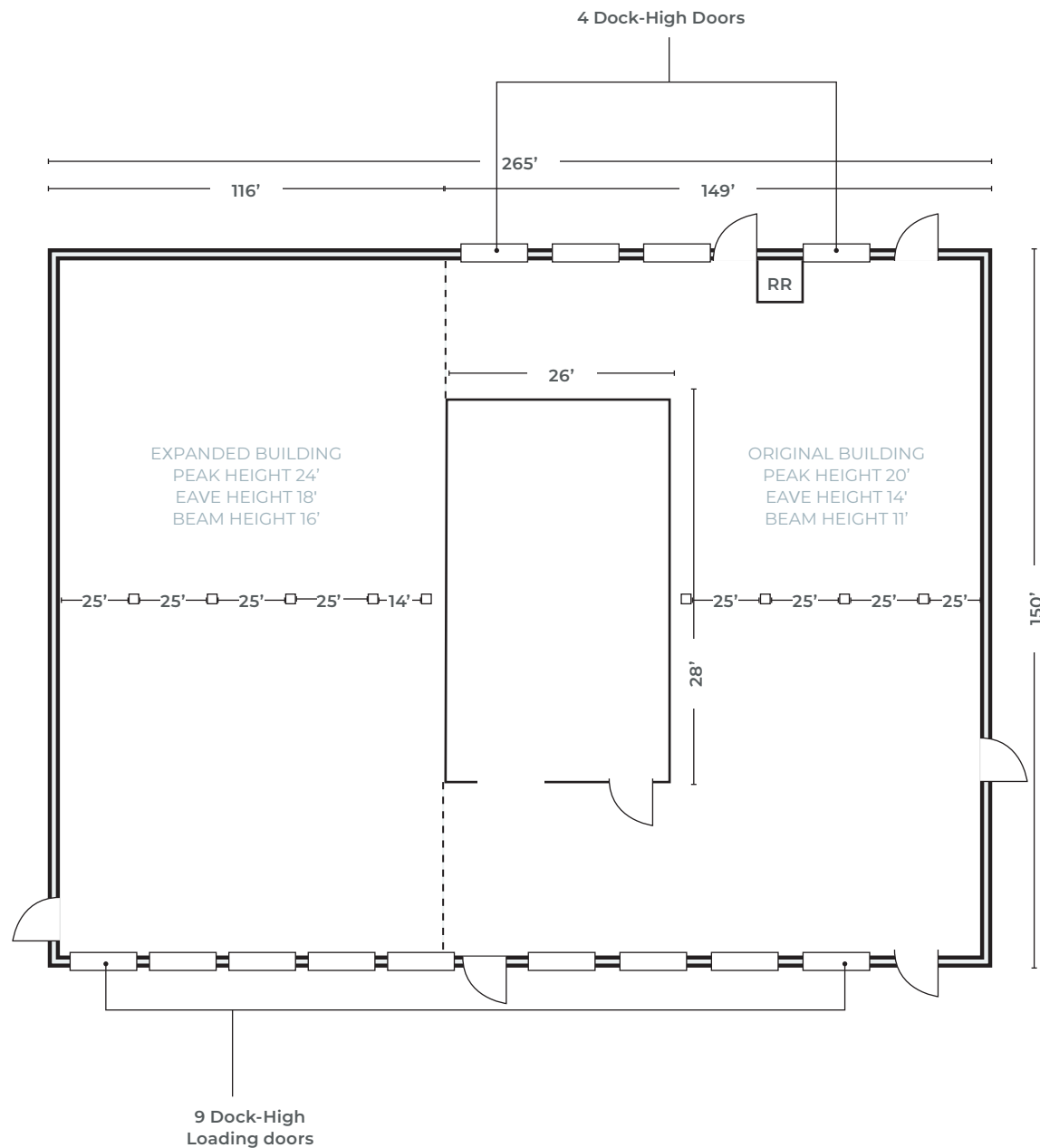


PROPERTY PHOTOS - INTERIOR



BUILDING PLAN

This floorplan is for illustrative purposes only and is not drawn to scale.



LOCATION OVERVIEW

Strategic Heavy Industrial Location with Multimodal Connectivity

Located at 2666 Prince Street in the heart of Fort Myers' established industrial district, this property offers exceptional access to the region's major transportation corridors, making it an ideal location for manufacturing, warehousing, and distribution operations. Positioned within a mature industrial hub, the facility benefits from proximity to a strong network of industrial users, suppliers, and service providers while offering convenient connectivity throughout Southwest Florida.

The property's strategic location provides efficient access to Interstate 75, Colonial Boulevard, and U.S. Highway 41, allowing businesses to quickly serve Lee, Collier, Charlotte, and Sarasota counties. Just three miles from Downtown Fort Myers, the facility also offers access to a large workforce while maintaining the infrastructure necessary for heavy industrial operations. Combined with on-site rail spur access to the Seminole Gulf Railway, the location supports both regional truck distribution and rail freight, creating a rare multimodal logistics opportunity in one of Southwest Florida's most supply-constrained industrial markets.



ESTABLISHED INDUSTRIAL CORRIDOR

Located within one of Fort Myers' premier heavy industrial districts, surrounded by manufacturing, logistics, and distribution businesses.



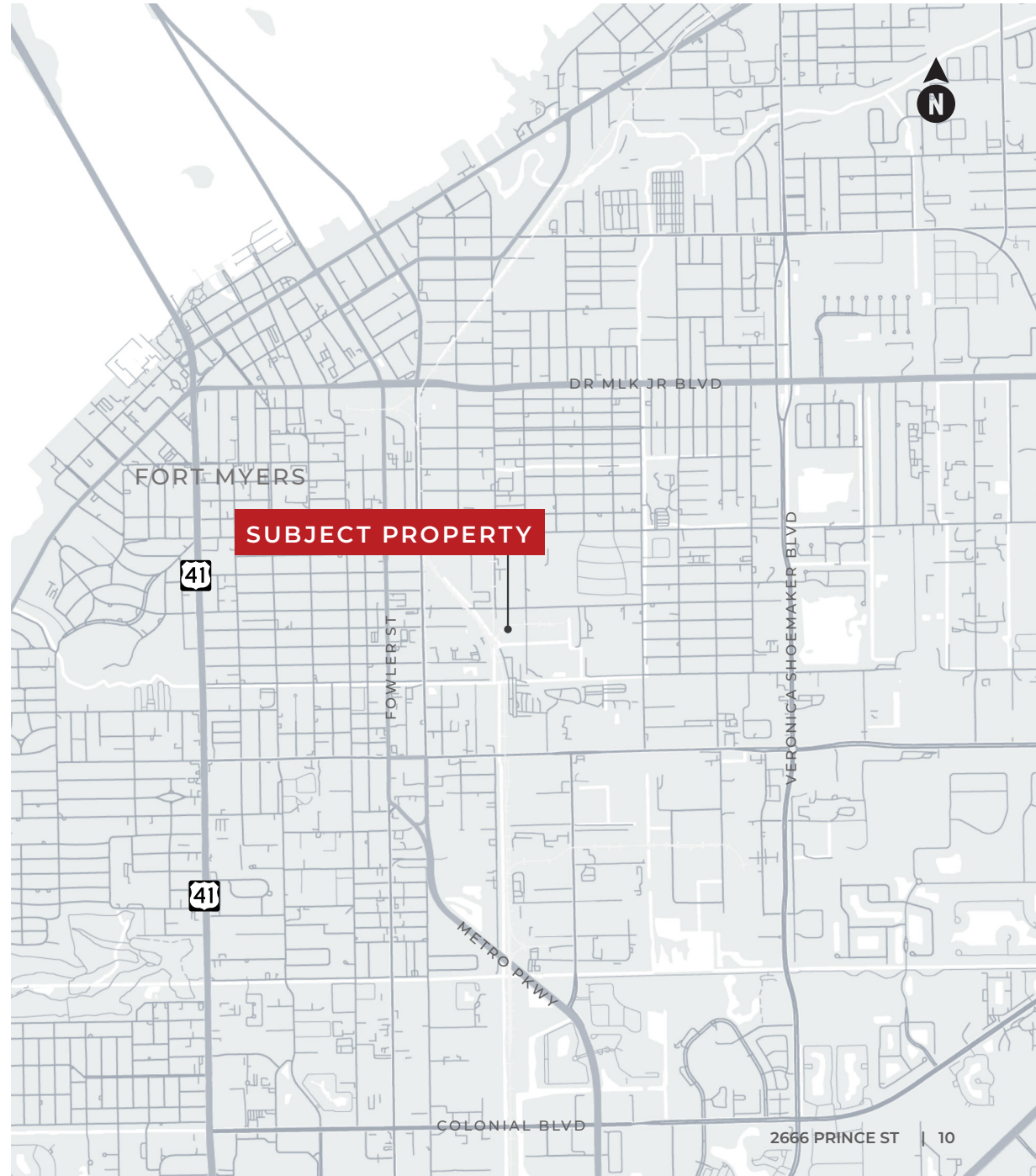
ON-SITE RAIL ACCESS

Rare rail-served industrial property offering multimodal shipping capabilities for truck and rail operations.



EXCELLENT REGIONAL CONNECTIVITY

Convenient access to I-75, Colonial Boulevard, and U.S. Highway 41 provides efficient transportation throughout Southwest Florida.



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