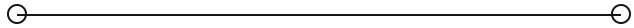


LEASE

Industrial Warehouse For Lease

2570 FRANKLIN STREET

Fort Myers, FL 33901



PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$9.75 SF/yr (NNN)

BUILDING SIZE: 14,783 SF

LOT SIZE: 1.1 Acres

YEAR BUILT: 1979

RENOVATED: 2016

ZONING: IL

MARKET: Fort Myers

TRAFFIC COUNT: 9,800

APN: 5520900-
5520900 & 244-
44-24-P3-
0230C.0330

PROPERTY OVERVIEW

14,783 +/- SF of warehouse office space available. Property has fenced-in lot and 1,200 +/- SF of built-out office space with 4 mini split A/c units. This warehouse has multiple 3 phase power outlets and six (6) grade level roll-up doors.

LOCATION OVERVIEW

Located in the City of Fort Myers. 4.5 Miles to I-75

PROPERTY HIGHLIGHTS

- Great Location in City of Fort Myers
- 4 Mini Split A/Cs in Office
- Six Drive-Up Roll Up Doors
- Fenced In Lot
- Multiple 3 Phase Power Outlets

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PROPERTY DETAILS

LEASE RATE	\$9.75 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Industrial Warehouse For Lease
STREET ADDRESS	2570 Franklin Street
CITY, STATE, ZIP	Fort Myers, FL 33901
COUNTY	Lee
MARKET	Fort Myers
CROSS-STREETS	Franklin & Evans
TOWNSHIP	44
RANGE	25
SECTION	24
SIDE OF THE STREET	South
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	I75 - 4.5 Miles
NEAREST AIRPORT	Page Field 3.4 Miles

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
ZONING	IL
PROPERTY SUBTYPE	Warehouse/Distribution
LOT SIZE	1.1 Acres
APN #	5520900-5520900 & 244-44-24-P3-0230C.0330

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BUILDING INFORMATION

BUILDING SIZE	14,783 SF
TENANCY	Single
CEILING HEIGHT	16 ft
MINIMUM CEILING HEIGHT	18 ft
OFFICE SPACE	1,200 SF
NUMBER OF FLOORS	1
YEAR BUILT	1979
YEAR LAST RENOVATED	2016
GROSS LEASABLE AREA	14,783 SF
WAREHOUSE %	95.0%
FRAMING	Building #1: Block - Building #2: Metal
CONDITION	Good
ROOF	Truss-Joint, Build Up
FREE STANDING	Yes
NUMBER OF BUILDINGS	2
EXTERIOR WALLS	Building #1: Block - Building #2: Metal
OFFICE BUILDOUT	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

SECURITY GUARD	No
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AERIAL MAP



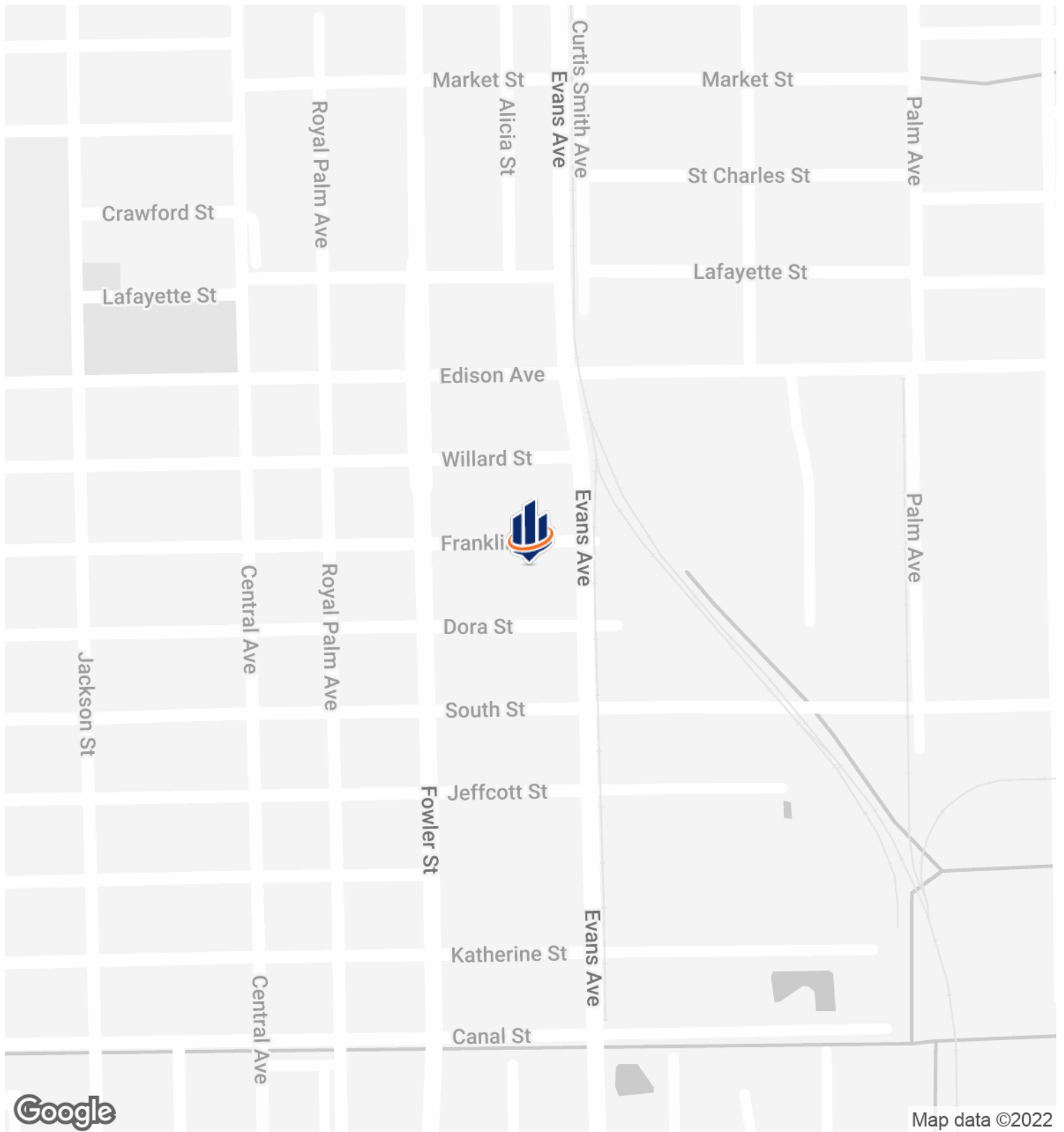
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AERIAL MAP



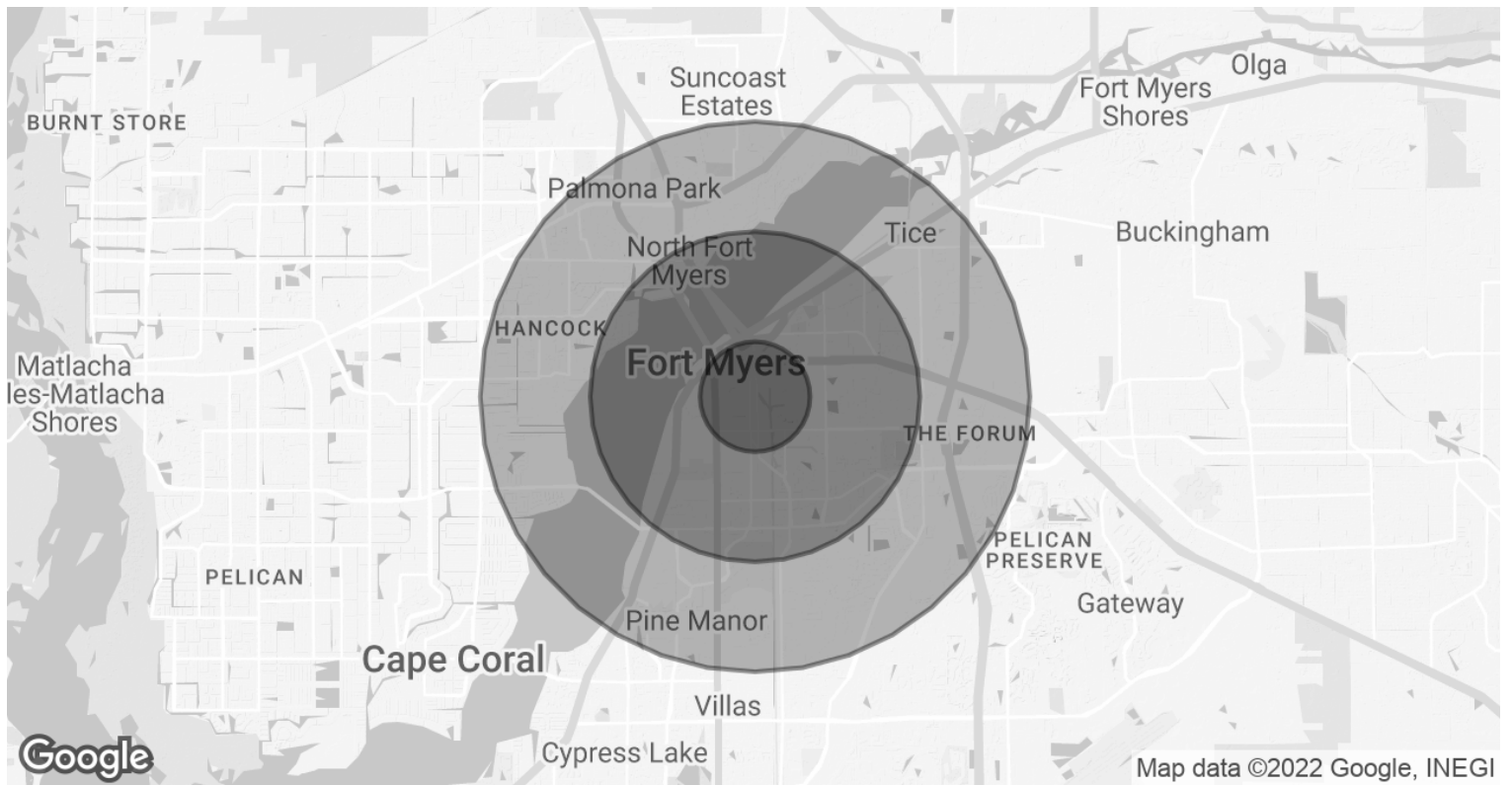
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,372	52,110	127,091
AVERAGE AGE	33.9	36.9	39.6
AVERAGE AGE (MALE)	34.2	35.8	38.5
AVERAGE AGE (FEMALE)	33.1	37.9	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,813	20,555	51,070
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$32,891	\$49,318	\$56,105
AVERAGE HOUSE VALUE	\$188,127	\$191,369	\$208,161

* Demographic data derived from 2010 US Census

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ADVISOR BIO



GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: 941.223.1525 | **Cell:** 941.223.1525

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing, coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

RECENT TRANSACTIONS

- LEASED | Sarasota, FL | Warehouse | 6,500 SQ FT | 5 Years
- LEASED | Venice, FL | Flex Warehouse | 6,000 SQ FT | 7 Years
- LEASED | Sarasota, FL | Warehouse | 1,500 SQ FT | 5 Years

SVN | Commercial Advisory Group

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