

**Free Standing Building
With Fenced Yard**



Location: 5671 Division Dr., Fort Myers, FL 33905

Strap#: 10-44-25-05-00000.1160

Taxes: 2010 - \$6,110 2011 - (estimated) \$5,053

Zoning: IL - Light Industrial

Utilities: Water and Sewer

Building Size: 5,680 SF (1,680 sf office + 4,000 sf warehouse)

Land Size: .69 Acres +/-

Ceiling Height: 20 ft.

Parking: 10 spaces

Sale Price: \$330,000

Comments: Extra clean office/warehouse building with fenced yard in the Billy Creek Industrial Park at exit 139 on I-75. Two minutes to interstate access. CBS/metal construction. Warehouse has 3 production offices, extra mezzanine throughout. 2nd floor apartment/office/conference room. \$375 annul association dues.

Sale Price: \$330,000

Information contained herein was obtained from sources believed reliable, however, Boback Commercial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

**Jim Boback, CCIM
Broker**

Boback Commercial Group
10491 Ben C Pratt/Six Mile Cypress Pkwy,
Suite 203

Fort Myers, FL 33966

Office: (239) 466-7770

Cell: (239) 565-2616

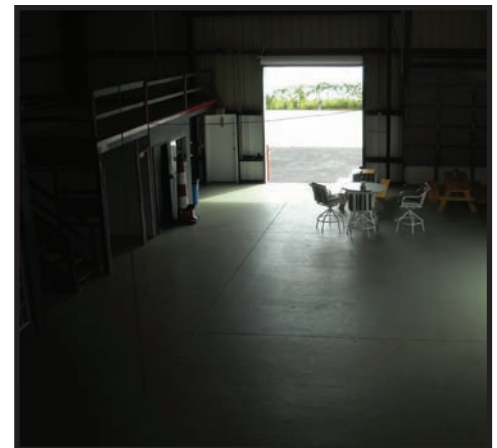
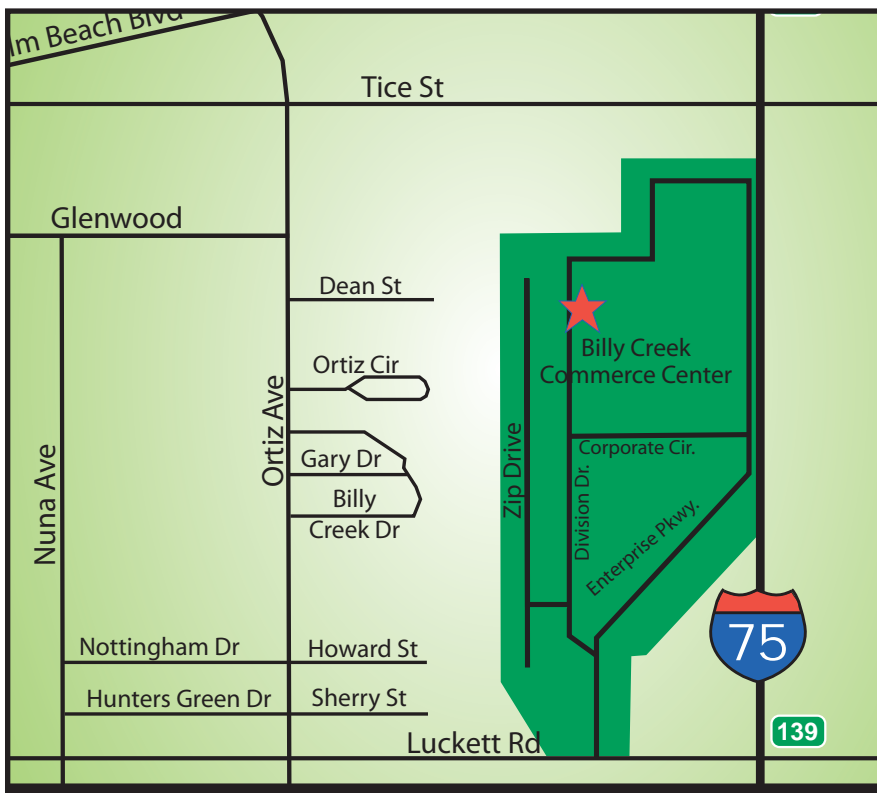
Fax: (239) 437-4469

JB@BobackCommercialGroup.com

BobackCommercialGroup.com

Free Standing Industrial For Sale

Sales • Leasing • Property Management



Jim Boback, CCIM
Broker

Boback Commercial Group
 10491 Ben C. Pratt/Six Mile Cypress Pkwy,
 Suite 203

Fort Myers, FL 33966
 Office: (239) 466-7770
 Cell: (239) 565-2616
 Fax: (239) 437-4469

JB@BobackCommercialGroup.com
 BobackCommercialGroup.com