

INVESTMENT INCOME PROPERTY

3206 CARGO STREET, FORT MYERS, FL 33916

Located in SOUTHSIDE INDUSTRIAL PARK



FOR SALE: \$525,000 - CAP RATE: 6.75%

ABOUT THE PROPERTY

Freestanding building situated on 2/3 of an acre with a large fenced yard. Tenant in-place is Argos USA, LLC, an 84-year old, multinational company that produces and markets cement and ready-mix concrete and is the second largest producer in the United States. Their annual 2017 sales were \$7.9 billion.

Located in the Southside Industrial Park at Veronica Shoemaker/Hanson St. with easy access to I-75 via Martin Luther King Jr. Blvd.

PROPERTY FEATURES

- ▣ Building Size: 5,000± SF Total
Office: 350± SF & Warehouse: 4,650± SF
- ▣ Land Size: 30,000± SF
- ▣ Five grade-level overhead doors
(2) 12' x 12', (2) 14' x 14', (1) 12' x 14'
- ▣ Year Built: 1980
- ▣ Zoning: Industrial Heavy (City of Fort Myers)
- ▣ Real Estate Taxes: \$3,040 (2017)
- ▣ Parcel ID: 30-44-25-P3-0040A.009A

JIM BOBACK, CCIM
Broker/Owner

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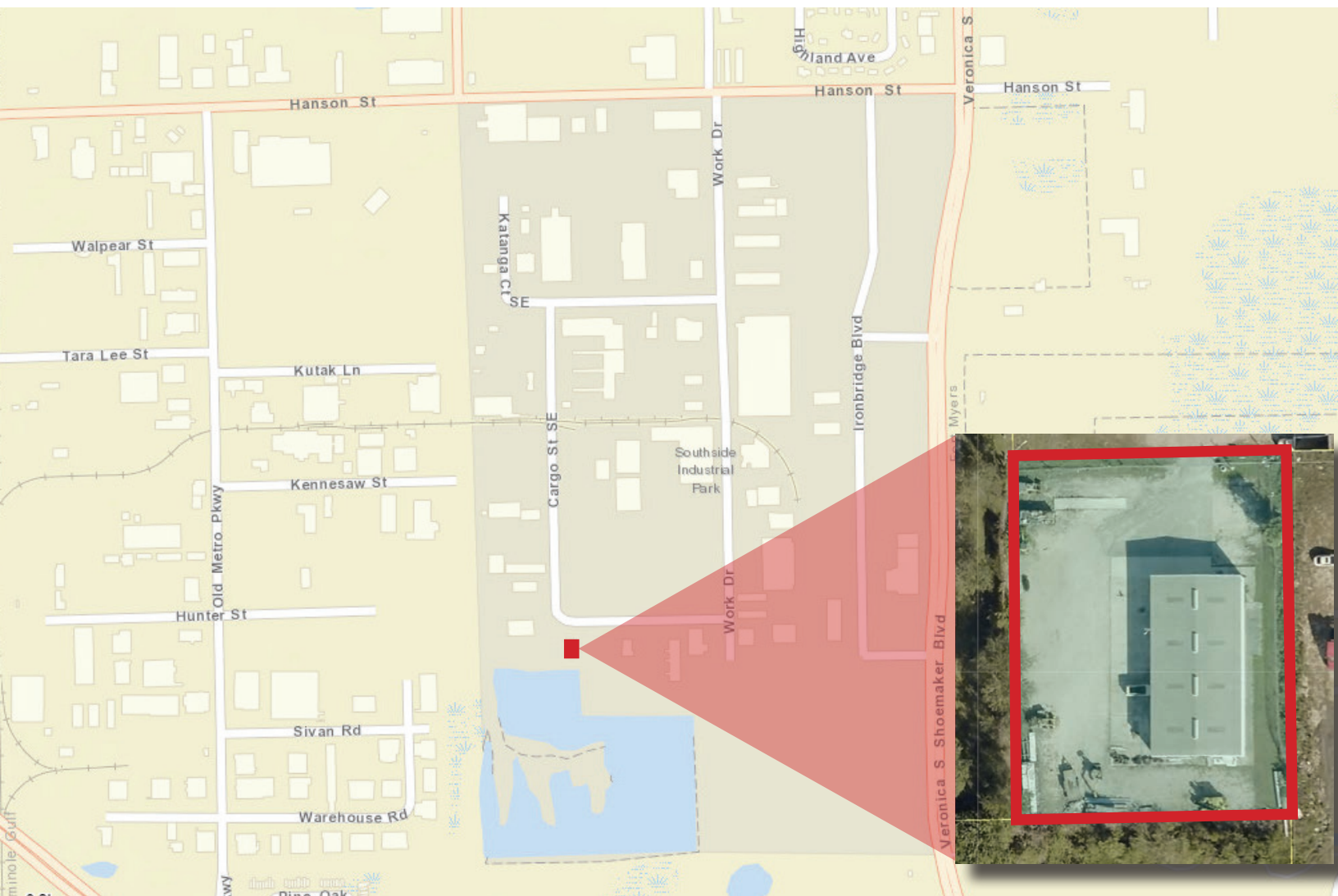
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