

6,500 SF OFFICE/WAREHOUSE

600 Danley Drive, Fort Myers, FL 33907



FOR SALE: \$1,150,000

ABOUT THE PROPERTY

100% leased, two-tenant property with fenced yard that includes an owner lease-back space. Brand new leases of 3 and 4 years respectively. Ideally located in the Metro Parkway corridor near Page Field airport. Easy access to US 41, Metro Parkway and I-75.

PROPERTY FEATURES

- ▣ Building Size: 6,500± SF (1,500 ± SF Office & 5,000± SF Warehouse)
- ▣ Lot Size: 0.82± Acres
- ▣ Zoning: CG - Commercial General (Lee County)
- ▣ Utilities: Water and Septic
- ▣ Year Built: 2007
- ▣ Ceiling Height: 16 feet
- ▣ Overhead Doors: Four 12' x 14'
- ▣ RE Taxes: \$8,028.58 (2021)
- ▣ NOI: \$74,203
- ▣ Gross Income: \$91,000
- ▣ CAP RATE: 6.45%
- ▣ Parcel ID: 12-45-24-01-00000.0010



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Broker/Owner

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AERIAL



2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,202	68,280	146,067
# HOUSEHOLDS	2,154	30,675	66,405
MEDIAN HH INCOME	\$40,514	\$53,581	\$57,293
MEDIAN AGE	46.5	41.2	47.4

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