

# FOR SALE

4222 & 4224 Edison Avenue  
Fort Myers, FL



## Opportunity

To acquire a fully leased, well maintained industrial complex with a high quality tenant. Desirable size facility at a corner location with easy access to the interstate.

**Quality, long term tenant has exercised five year renewal; new term starts this fall with 3% annual increases. New base rent: \$77,220.83 NET**

## Location

4222 & 4224 Edison Ave at SE corner of Rockfill Road in the City of Fort Myers with easy access to I-75 & all of Southwest Florida.

## Features

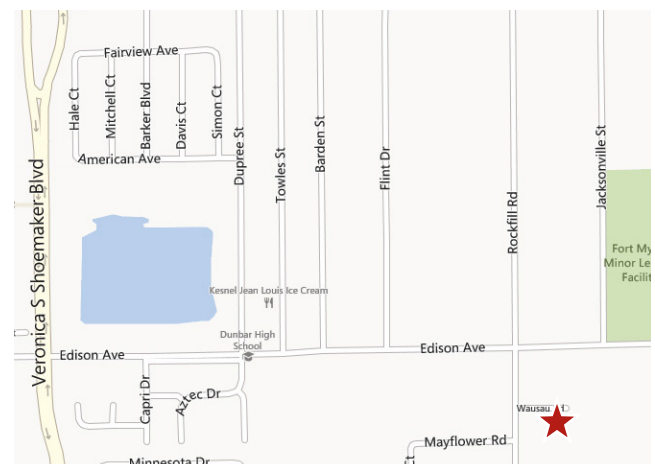
- › 2 building complex; 36,240 SF industrial facility
- › Site: 1.85± acres | 80,465± SF
- › Currently occupied by Cabinet Top & Supply
- › Totally renovated in 2009 w/ new metal exterior, roof, offices & bath
- › Well maintained facility
- › Built: 1979
- › Zoned: IH - Heavy Industrial
- › Property Taxes: \$15,979 Nov 2016

## Price

**\$1,449,600 or \$40/SF, well below market**



## Location Map





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Colliers  
INTERNATIONAL



## Contact Us

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