

# Land Lease | Heavy Industrial

## High Cotton Industrial Park

9039 High Cotton Lane, Fort Myers, FL 33905



### OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

8+/- Acres

Zoning:

Future Heavy Industrial

Market:

Fort Myers

### PROPERTY OVERVIEW

8+/- acres of Heavy Industrial land for lease located in the High Cotton industrial park directly off Ortiz Avenue in Fort Myers, FL with convenient access to SR82 and I-75. Property will be delivered secured, completely fenced, and paved. Ideal for outdoor storage or fleet parking. Land may be demised into smaller leasable portions.

### PROPERTY HIGHLIGHTS

- 8+/- acres of land for lease (in the process of being re-zoned to Heavy Industrial)
- Available Q4 2019
- Land Lease
- Located in the High Cotton industrial park directly off Ortiz Avenue
- Secured, fenced and paved property
- Ideal for outdoor storage or fleet parking
- Land may be demised into smaller leasable portions

**Bryan J. Myers**

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



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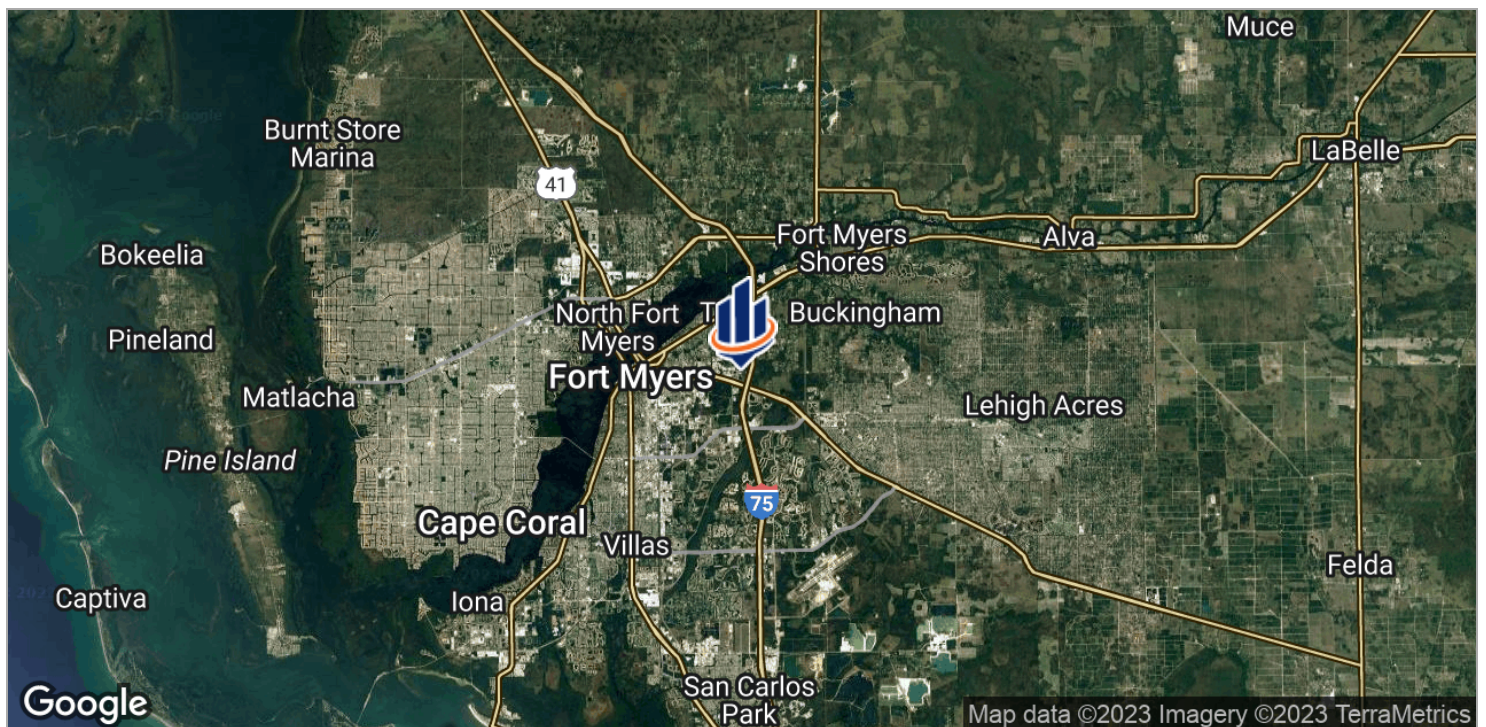
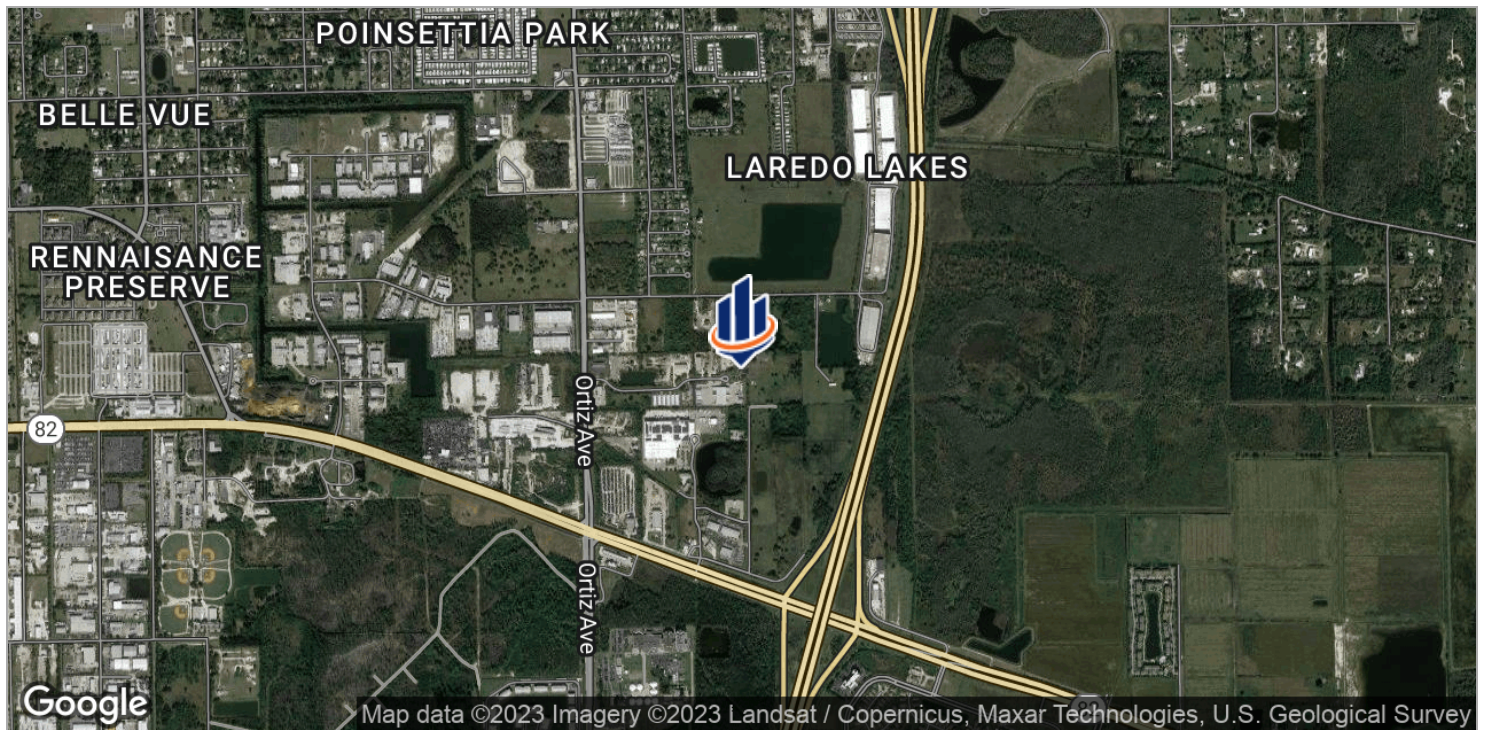
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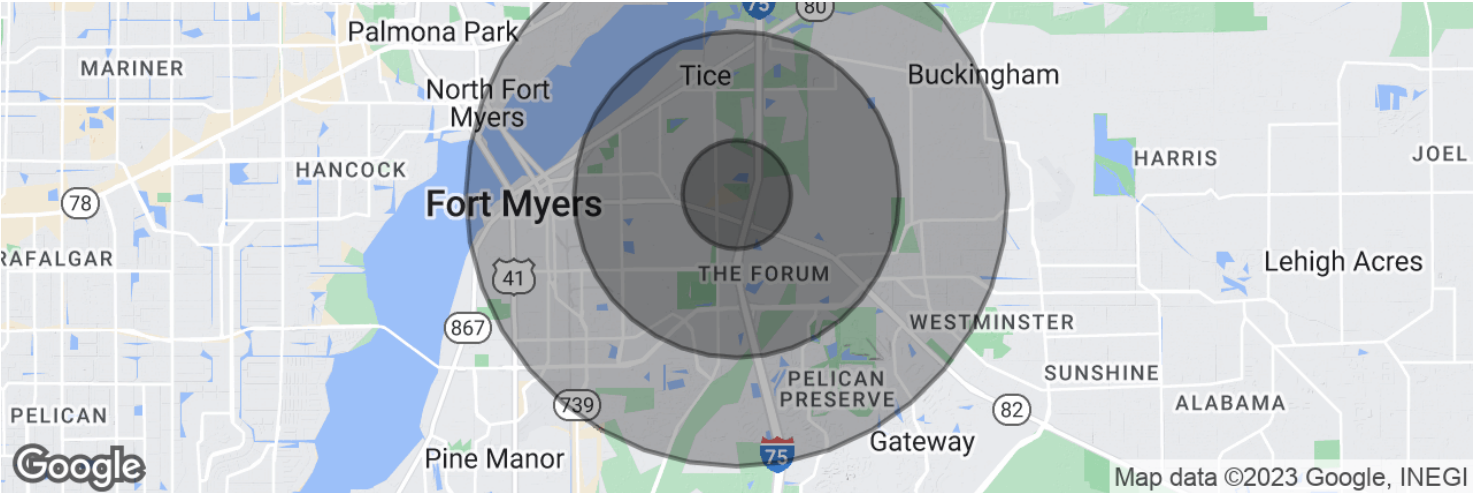
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,905	35,612	83,999
Median age	26.8	31.1	35.9
Median age (Male)	26.5	31.2	34.8
Median age (Female)	27.0	31.6	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,001	11,766	31,079
# of persons per HH	2.9	3.0	2.7
Average HH income	\$40,688	\$48,706	\$54,023
Average house value	\$180,728	\$182,336	\$218,745

\* Demographic data derived from 2020 ACS - US Census