

# FOR LEASE - Retail Showroom | Warehouse Space

## PRICE REDUCED!

14181 S Tamiami Trail, Fort Myers, FL 33912



### OFFERING SUMMARY

Available SF:

Lease Rate: **\$7.95\*** SF/yr (NNN)  
\*First Year Only

Estimated CAM: \$3.50 PSF

Lot Size: 4.82 Acres

Year Built: 1990

Building Size: 56,955 SF

Zoning: CG

### PROPERTY OVERVIEW

Retail showroom with warehouse available in Fort Myers, Florida. Space is located in a high traffic strip center off US 41. The available unit has a total of 9,238 SF, 2,713 SF of which is retail showroom space and 6,525 SF of warehouse. Warehouse space has 3-phase power available with large receiving area for trucks.

### PROPERTY HIGHLIGHTS

- Adjoining warehouse with retail showroom
- Large Loading area for receiving and deliveries
- Rear parking for trucks and additional automotive fleets
- 60,522 cars per day
- Quick easy access to Fort Myers, Estero, and Bonita Springs
- Signage on US 41
- Other tenants include: SkyZone, Gulfcoast Coin & Jewellery, and Fort Myers Kidney Care Center

**Todd Sabin**  
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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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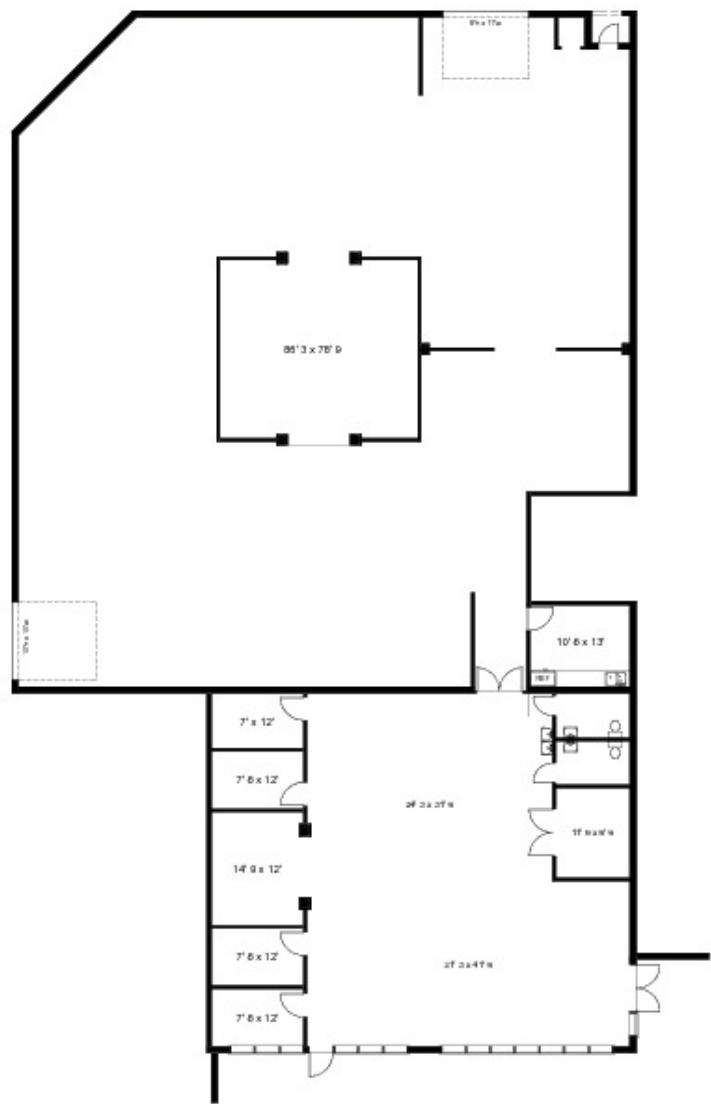
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14181 SOUTH TAMiami TRAIL  
SUITE 130  
FORT MYERS, FL



Office (A/C)	2713 sq. ft.
Warehouse	6525 sq. ft.
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TOTAL AREA	9238 sq. ft.

Prepared exclusively for the client.  
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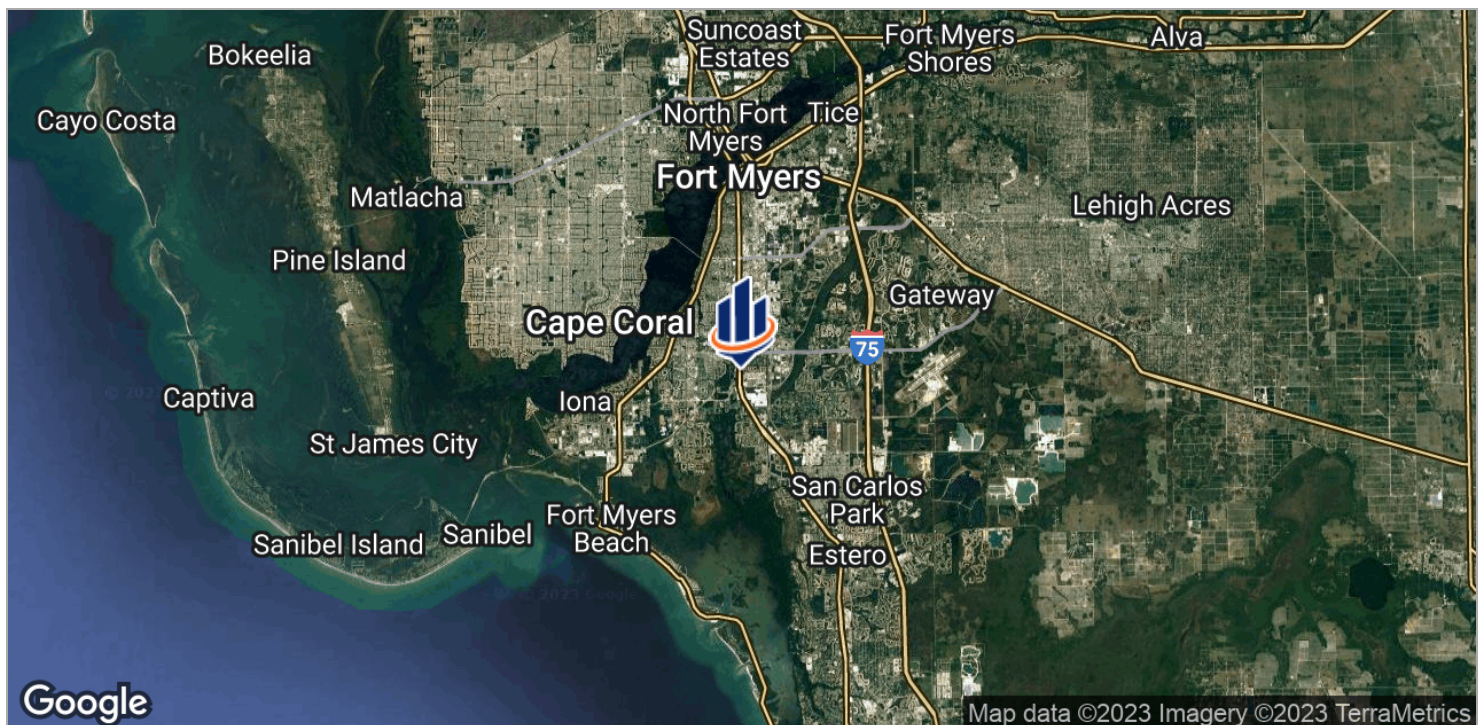
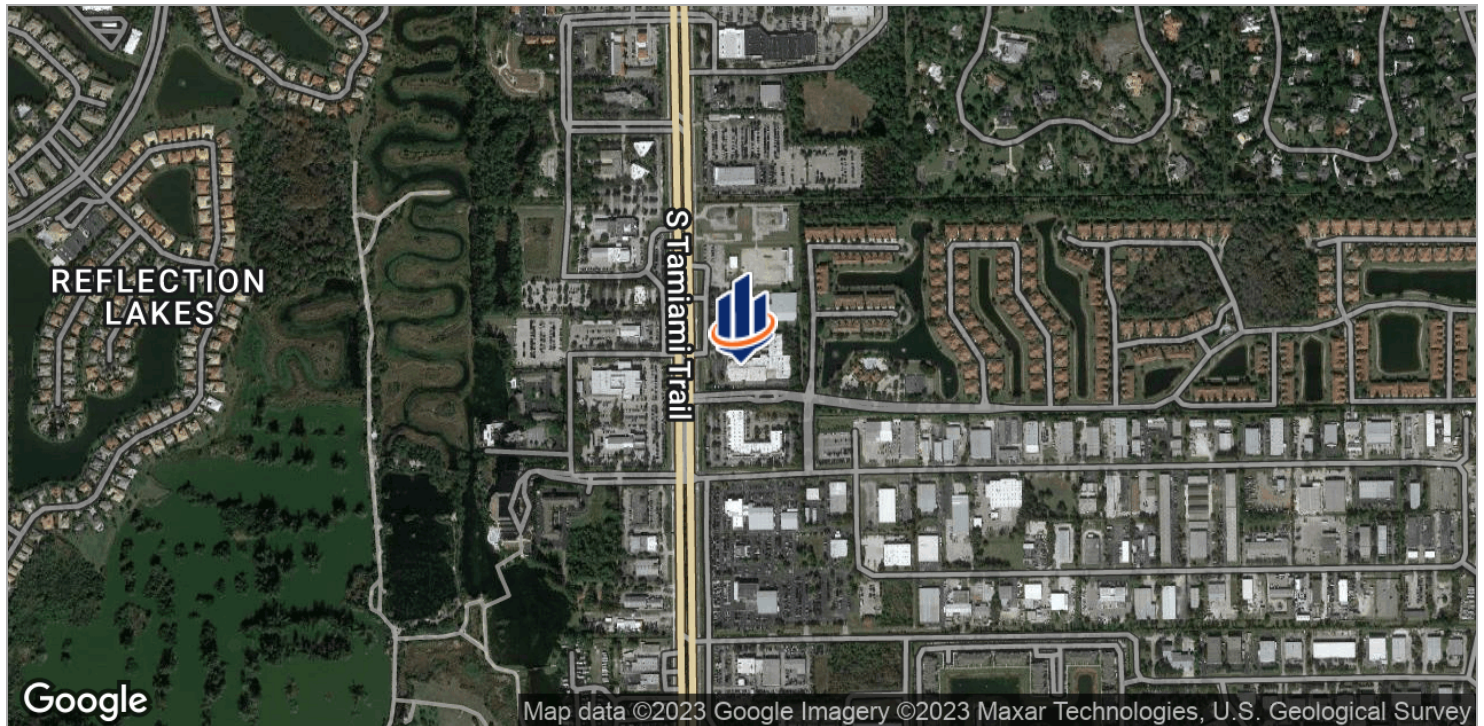
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