

FOR SALE

6850 Granada Lakes Dr.

Fort Myers, FL 33912



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

Sale Price: \$7,999,000

**Estimated Delivery Date:
October 2022**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present a new industrial warehouse situated on a 2.32-acre commercial lot. The property is located with indirect access to Alico Rd. via Granada Lakes Dr. The construction has just begun for this 39,713 square foot single-story dock high industrial warehouse. The building is tilt up construction with a 22' clear height and 5 truck bays. The subject property includes an irrigation system, dumpster enclosure, sidewalk/walkways, landscaping and more. The building is less than 3 miles from I-75 and is located in a busy industrial corridor off Alico Rd.

Property Highlights

Address	6850 Granada Lakes Dr. Fort Myers, FL 33912
Sale Price	\$7,999,000
Price PSF	\$201.42
Total Land Size (SF)	101,146 SF
Total Land Size (AC)	2.32 Acres
Total Building Size	39,713 SF
Estimated Completion Date	October 2022
Clear Height	22'
Truck Bays	Five (5) 10' x 12' 82'-8" wide 72'-10" deep
Frontage	600' on Granada Lakes Dr.
Zoning	CPD
Tenancy	Single
Submarket	S Fort Myers / San Carlos
Parcel ID Number	07-46-25-00-00006.0060



FOR SALE

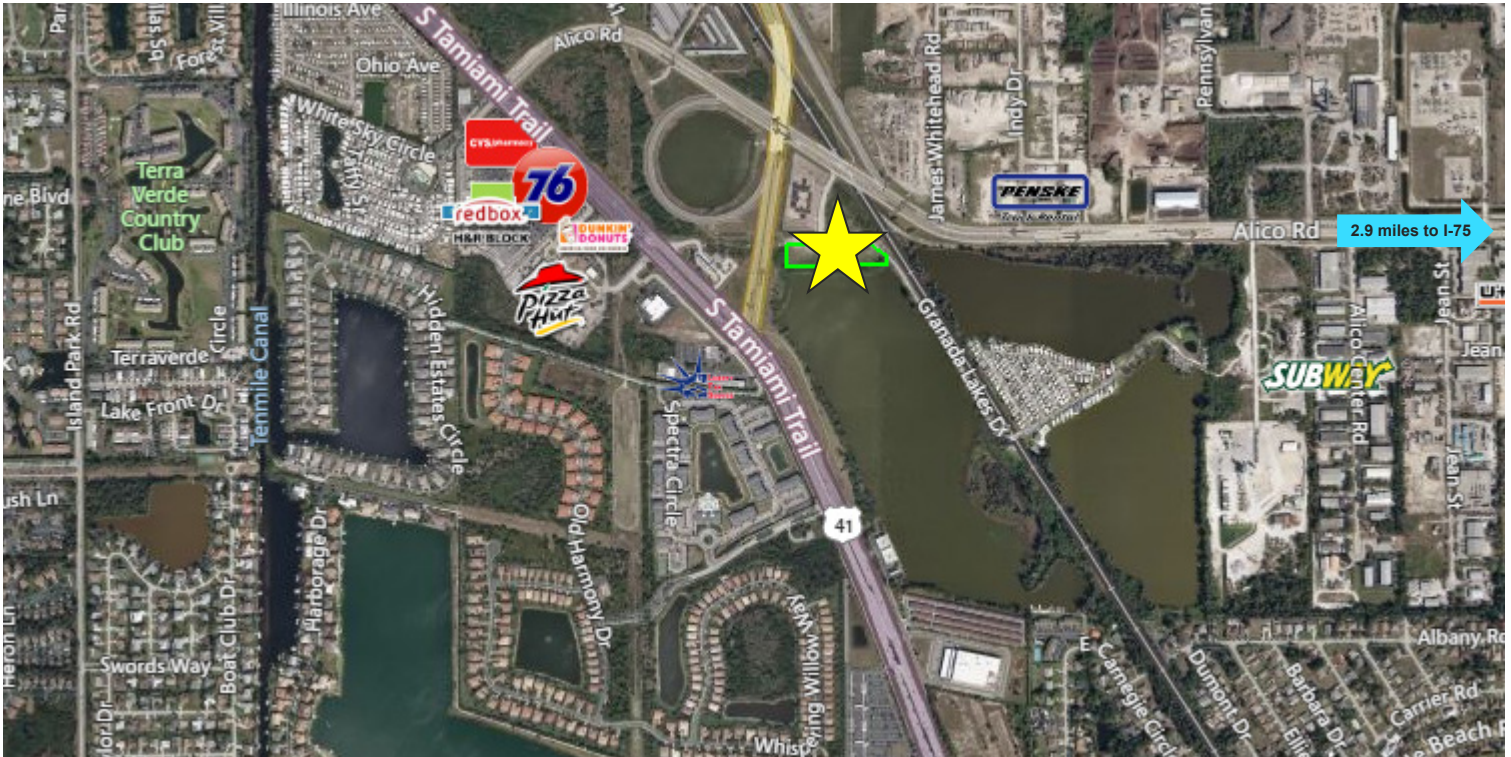
6850 Granada Lakes Dr.

Fort Myers, FL 33912



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Aerial / Location Map

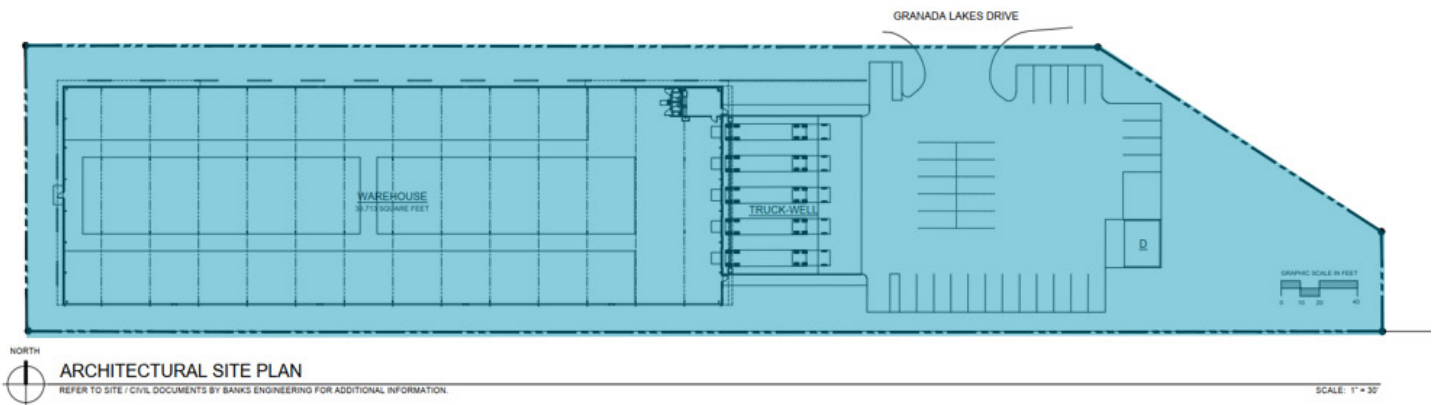


Demographics

	1 Mile	2 Mile	3 Mile
Population	4,175	38,448	92,864
AVG. HH Income	\$72,366	\$73,053	\$73,793
Total Businesses	501	1,776	5,118

Traffic Counts

Alico Rd.	24,000 AADT
S Tamiami Trl.	43,500 AADT
Michael G Rippe Pkwy.	23,000 AADT



Gary Tasman
CEO & Principal
Broker
+1 239 489 3600
gtasman@cpswfl.com



Shawn Stoneburner
Senior Director
+1 239 489 3600
sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com

Cushman & Wakefield | Commercial property Southwest Florida Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.