

FOR SALE

6850 Granada Lakes Dr.

Fort Myers, FL 33912



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

Sale Price: \$9,800,000

**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	\$9,800,000
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



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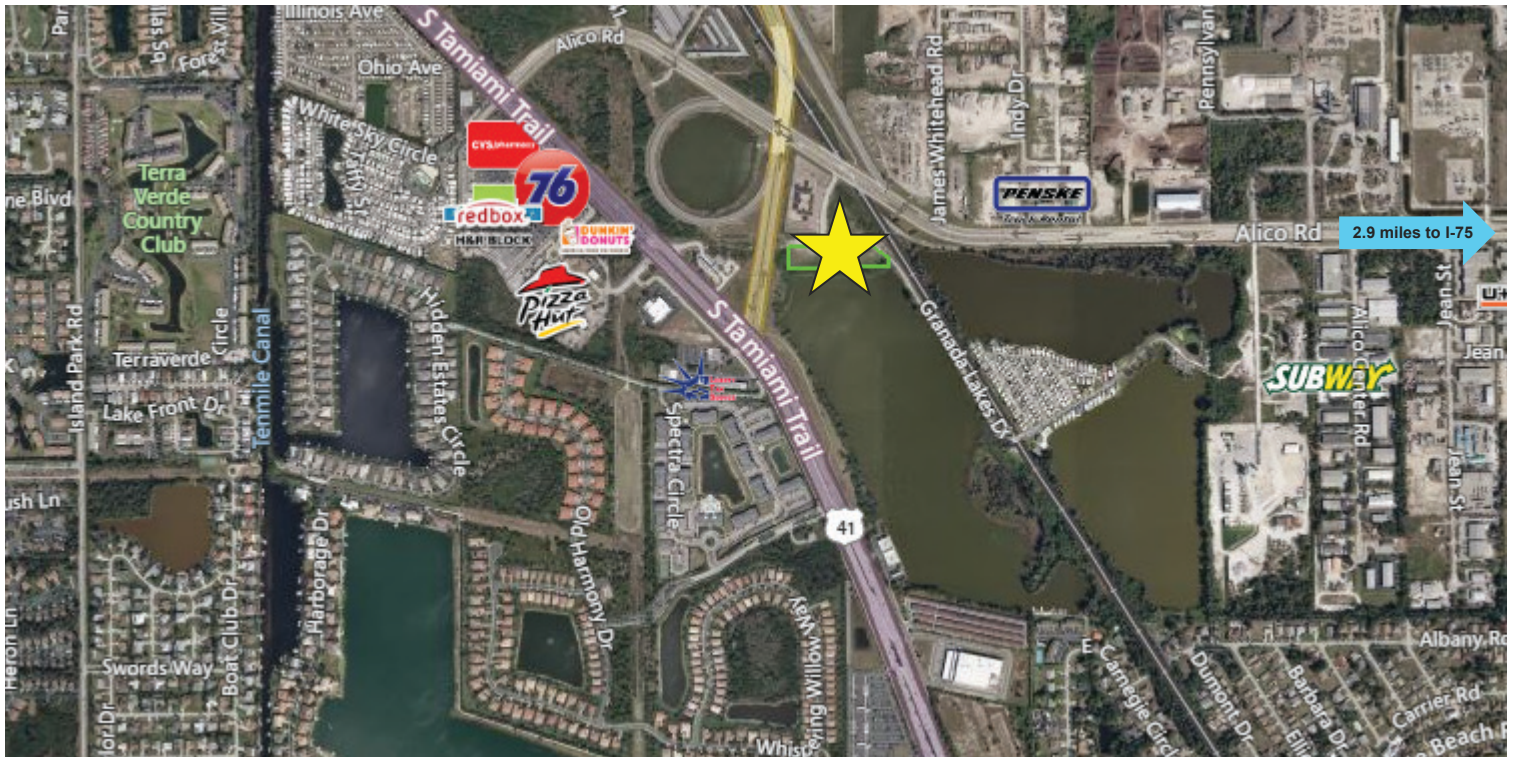
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Aerial / Location Map

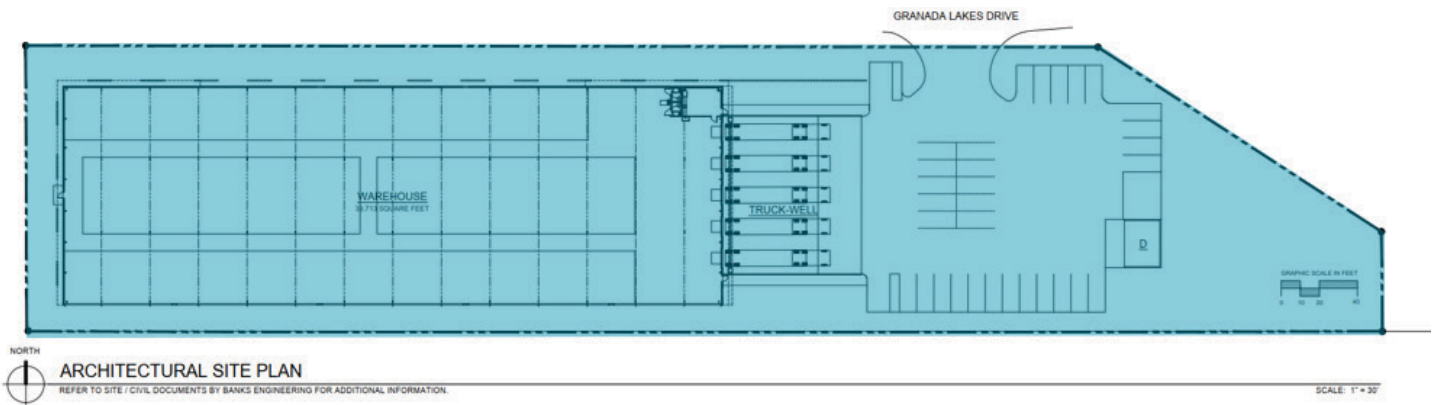


Demographics

	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



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