



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

3,357 +/- SF Warehouse/Garage/Office

3405 FOWLER ST. SUITE 110 - FORT MYERS, FL 33901



Property Description: This versatile unit contains 560 +/- SF of office and 775 +/- SF of A/C warehouse, 1,002 +/- SF of warehouse and 1,020 +/- SF of garage space with three bays. It also has five overhead doors and security fence. Easy access to Fowler St., Metro Pkwy., Evans Ave., and US-41.

Property Highlights:

- 2,797 +/- SF Total Warehouse/Garage (775 +/- SF A/C)
- 4 Offices / 1 Restroom
- 11 Dedicated Parking Spots
- 5 Overhead Doors
- Security Fence
- Phase 3 Power

Space Available:	3,357 +/- SF
Lease Rate:	\$13.08 PSF, Modified Gross
Monthly Rent:	\$3,660.00 + Sales Tax
Office Space:	560 +/- SF
Garage/Warehouse Space:	2,787 +/- SF
Zoning:	CI (City of Fort Myers)
OH Doors:	(3) 12'x10', (1) 10'x10', and (1) 8'x8'
Year Built:	1964
Power:	3 Phase Power (208Y/120)
Peak Ceiling Height:	12'

Advisors:

Bryan Burchers
239-699-3120 (Cell)
bryan@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-898-9685 (Cell)
chase@mayhughcommercial.com

Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912
Office: 239-278-4945
Fax: 239-278-1964

MayhughCommercial.com

Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

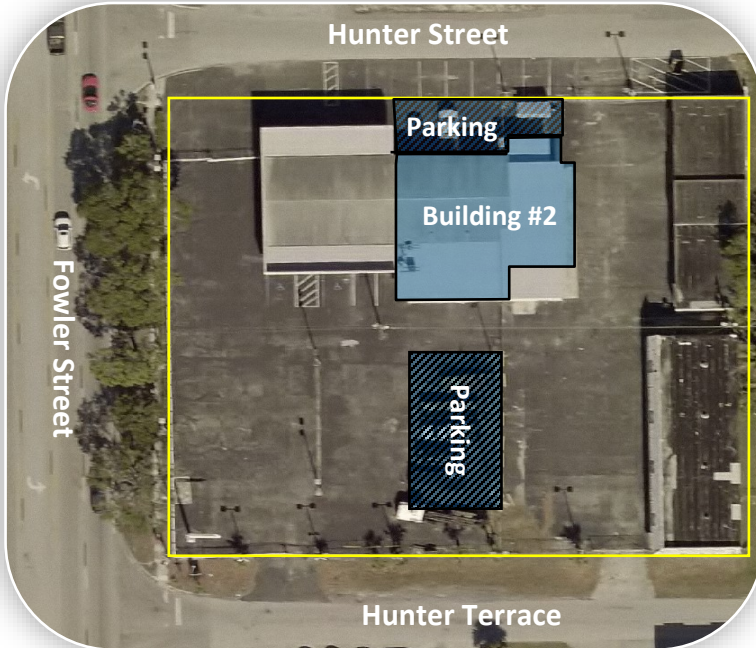


MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

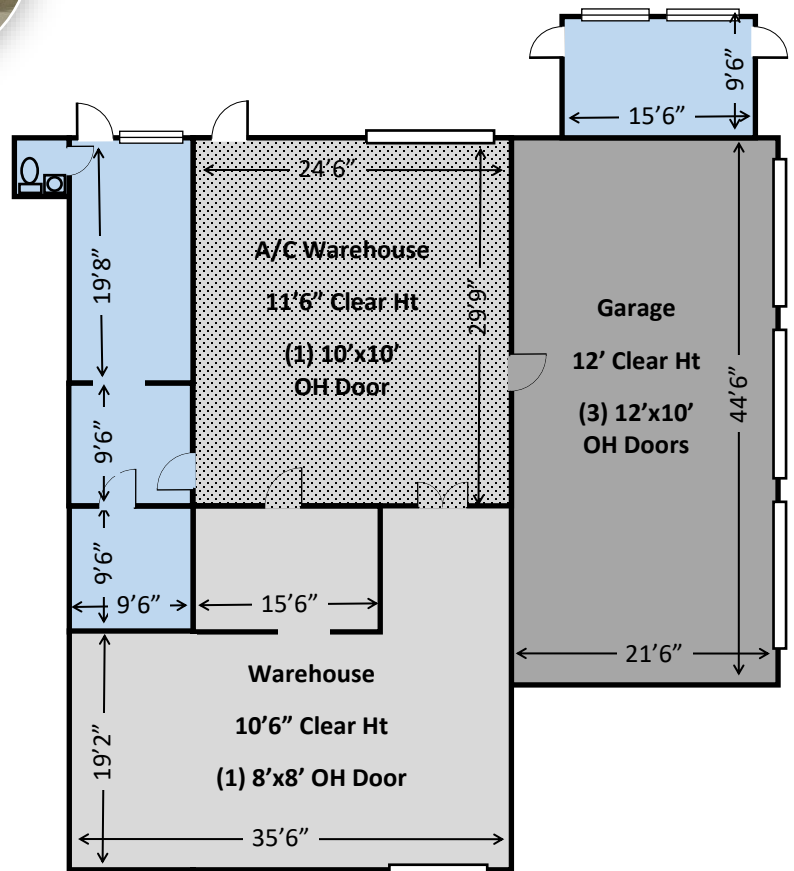
3,357 +/- SF Warehouse/Garage/Office

3405 FOWLER ST. SUITE 110 - FORT MYERS, FL 33901



3405 Fowler St. Suite 110 (Building #2)

Office Area:	560 +/- SF
A/C Warehouse Area:	775 +/- SF
Garage Area:	1,020 +/- SF
Warehouse Area:	1,002 +/- SF
Total:	3,357 +/- SF



Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912
MayhughCommercial.com

Bryan Burchers
239-699-3120
bryan@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-898-9685
chase@mayhughcommercial.com

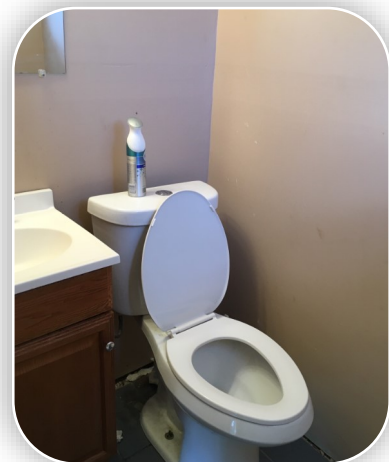


MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

3,357 +/- SF Warehouse/Garage/Office

3405 FOWLER ST. SUITE 110 - FORT MYERS, FL 33901



Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912
MayhughCommercial.com

Bryan Burchers
239-699-3120
bryan@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-898-9685
chase@mayhughcommercial.com



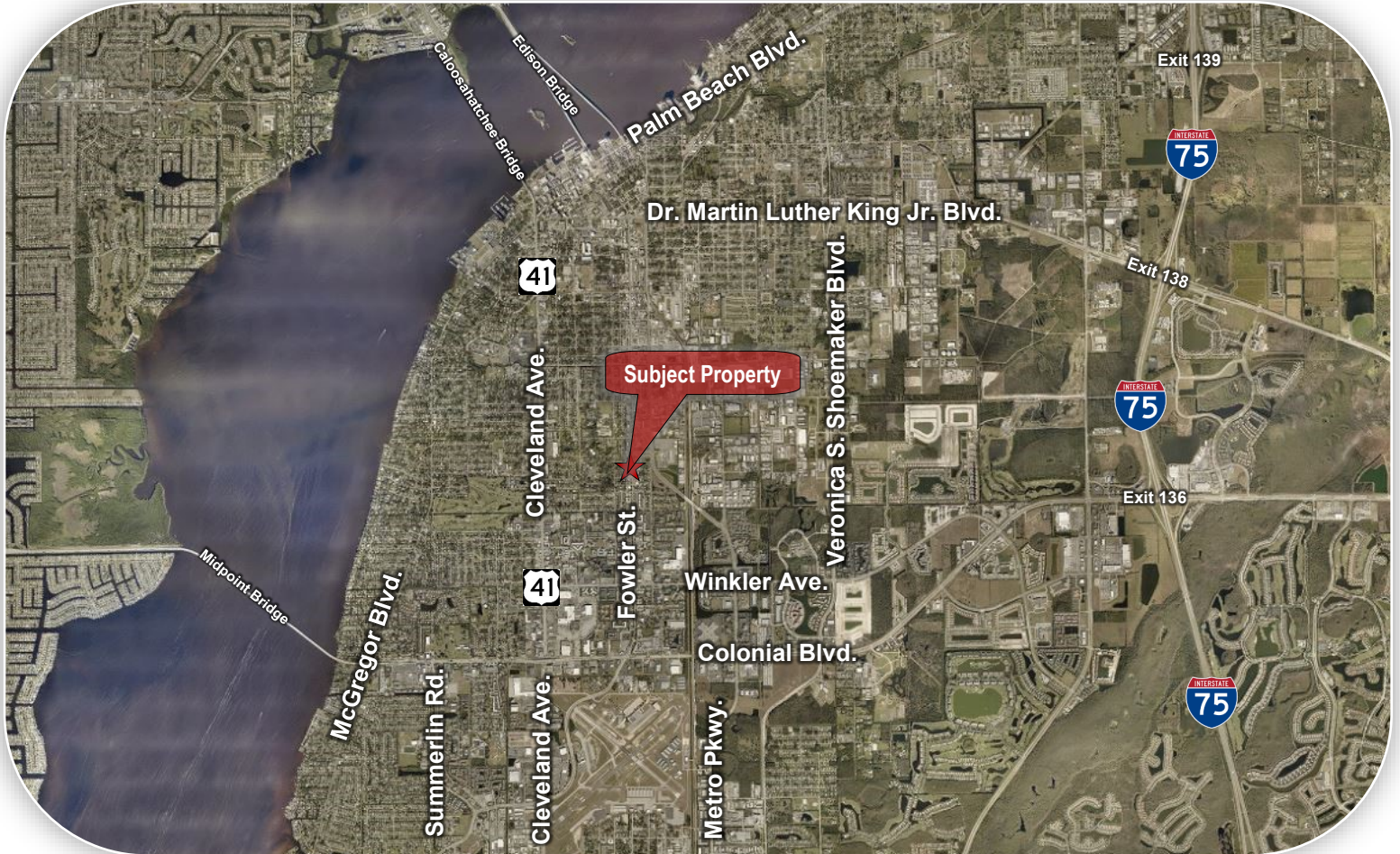
MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

3,357 +/- SF Warehouse/Garage/Office

3405 FOWLER ST. SUITE 110 - FORT MYERS, FL 33901

Property Location:



Property Demographics:

	1-MILE	3-MILE	5-MILE
Population	12,316	57,123	146,369
Households	5,177	24,003	61,598
Employed	11,387	55,358	103,886
Median Age	34.6	37.3	42.0
Average HH Income	\$38,949	\$55,163	\$63,562

Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912
MayhughCommercial.com

Bryan Burchers
239-699-3120
bryan@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-898-9685
chase@mayhughcommercial.com