

# FOR SALE OR LEASE

BUILDINGS WITH OFFICE & COVERED STORAGE ON 4.62 ACRES

3560 VERONICA S SHOEMAKER BLVD, FORT MYERS, FL 33916

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



■ **SALE PRICE: \$1,950,000**

■ **LEASE RATE:**

**AREA 1 - LEASED**

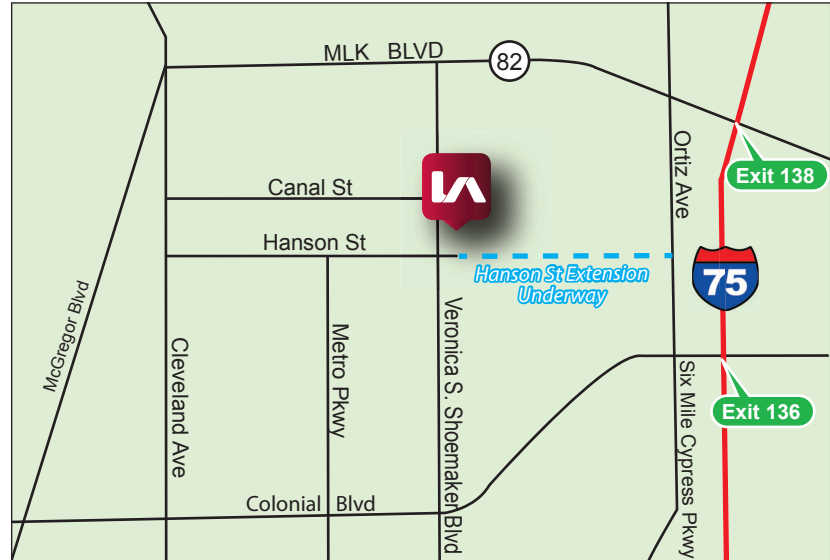
**AREA 2 - \$2,500 / Mo Gross\***

**AREA 3 - \$2,500 / Mo Gross\***

*\* Plus Florida Sales Tax*

## PROPERTY FEATURES

- **Area 1:** 2.62 Acres with 1,350 SF Furnished Office, and 5,760 SF & 10,080 SF Storage Buildings
- **Area 2:** 1 Acre Fenced Storage Yard
- **Area 3:** 1 Acre Fenced Storage Yard



**~ ALL CITY UTILITIES IN PLACE  
~ SEPARATE WELL WATER SYSTEM**

For more information please contact:

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**YOUR LOCAL MARKET EXPERT**

6300 Techster Boulevard, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



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### AREA 1 - 2.62 AC

**Building 1:** 1,350 SF Furnished Office

**Building 2:** 5,760 SF Covered Area with Overhangs

**Building 3:** 10,080 SF Covered Area with Overhangs

Modular office is furnished with 4 separate offices, reception area, kitchen, & storage area.



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### AREA 2 - 1.00 AC

Vacant Land Ideal for Machinery  
or Automotive Storage



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### AREA 3 - 1.00 AC

Vacant Land Ideal for  
Machinery or Automotive  
Storage

Existing Buildings to be  
Demolished and Removed  
from Site



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