

# Versatile Warehouse/Distribution Facility

1585 Seaboard St. Fort Myers, FL 33916



FOR SALE | \$2,600,000.00

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- This single-story, standalone warehouse and distribution facility offers approximately 10,500 SF of flexible space, ideally suited for storage, light manufacturing, or other industrial uses.
- The property features an open layout complemented by two full bathrooms, supporting a range of operational needs. The current tenant in place has a strong operational presence in the area.
- Strategically positioned at the high-visibility corner of Seaboard Street and Michigan Avenue, the location provides excellent accessibility from key traffic corridors, enhancing logistical efficiency and customer access.
- Zoned C1, the site supports a wide variety of commercial and light industrial applications, making it a strong option for both investors and owner-users.



PRICE	\$2,600,000
BUILDING SIZE	10,440 SF
BUILDING TYPE	Warehouse
ACREAGE	0.87 AC
FRONTAGE	216' on Seaboard St.
TRAFFIC COUNT	9,900 AADT
YEAR BUILT	1961
CONSTRUCTION TYPE	Steel
PARKING SPACE	8
ZONING	C-1 (City of Fort Myers)
LAND USE	Industrial
PARCEL ID	18-44-25-P1-00002.0020

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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,942	1 Mile	\$56,745	1 Mile	42.5
3 Mile	61,583	3 Mile	\$60,162	3 Mile	40.9
5 Mile	144,408	5 Mile	\$67,887	5 Mile	42.9
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	10,655	1 Mile	\$40,700	1 Mile	41.3
3 Mile	72,908	3 Mile	\$39,169	3 Mile	39.9
5 Mile	171,629	5 Mile	\$48,393	5 Mile	42.6

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# ZONING INFORMATION

## **Commercial Districts**

(a) Generally. The purpose and intent of the conventional commercial districts is to regulate the continuance of certain land uses and structures lawfully existing as of August 1, 1986, which were originally permitted by the County Zoning Regulations of 1962, as amended, or 1978, as amended, and to encourage and guide new commercial development in accordance with the goals, objectives and policies set forth in the Lee Plan. Commercial development shall be permitted primarily in the future urban areas where requisite infrastructure exists or can feasibly be extended. Some limited commercial activities will be permitted in the nonurban areas to serve rural residents. Subsequent to August 1, 1986, with the exception of rezonings to recognize and accommodate existing developments, no parcel of land of ten or more acres in size shall be rezoned to any of the conventional commercial districts.

(b) **C-1A, C-1 and C-2 Commercial Districts.** The purpose and intent of the C-1A, C-1 and C-2 Districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 Districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 Districts, unless located within the Mixed-Use Overlay as identified on Lee Plan Map 1-C. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 District which is not consistent with the Lee Plan.

## **Sec. 34-842. Alternative property development regulations for duplex, two-family attached, and townhouse units in C-1A, C-1, and C-2 Districts.**

As an alternative to developing in accordance with Section 34-845, property zoned C-1A, C-1, and C-2, may be developed with duplexes, two-family attached units (where permitted by Section 34-844), and townhouses on lots with a minimum lot area of 2,400 square feet per lot without compliance with minimum lot width, lot depth, side setback requirements or the requirement that lots must abut streets in Section 10-291(2); provided the following conditions are met:

- (1) The overall parcel on which the lots are developed must comply with all lot coverage, area, width, and depth requirements for the district in which located;
- (2) The overall parcel on which the lots are developed complies with Section 10-291;
- (3) All structures must comply with setbacks for the district in which located, as measured from the boundary of the overall parcel;
- (4) All structures must comply with street, rear, and water body setbacks for the district in which located, with the rear setback measured from individual lot lines;
- (5) All structures which exceed the maximum height requirements of the district in which located must comply with the additional setbacks specified in Article VII, Division 30, Subdivision II of this chapter, as measured from the overall parcel boundary;
- (6) The applicant must provide adequate assurance that all areas of the overall parcel which are not developed as individual lots will remain

# ZONING INFORMATION

and be maintained as common areas by an appropriate property owners' association. Such assurance may be provided in the form of maintenance and access easements or other documents or combination of documents satisfactory to the County Attorney to ensure the common areas are perpetually maintained and the common infrastructure is available for the property owners within the development; and

- (7) This section may not be utilized to authorize the subdivision of a parent parcel. subdivision of a parent parcel must meet the requirements of Chapter 10 (either through an approved lot split, plat, or replat).

(LDC 1994, § 34-842; Ord. No. 13-10, § 10, 5-28-2013)

Editor's note (s)—Ordinance No. 13-10, § 10, adopted May 28, 2013, renumbered the former §§ 34-842—34-844 as §§ 34-843—34-845 and enacted a new § 34-842 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.

## **Sec. 34-843. Applicability of use and property development regulations.**

No land, body of water or structure may be used or permitted to be used and no structure may hereafter be erected, constructed, moved, altered or maintained in any conventional commercial district for any purpose other than as provided in Section 34-844, pertaining to use regulations for conventional commercial districts, except as may be specifically provided for in Article VIII of this chapter, or in Section 34-620.

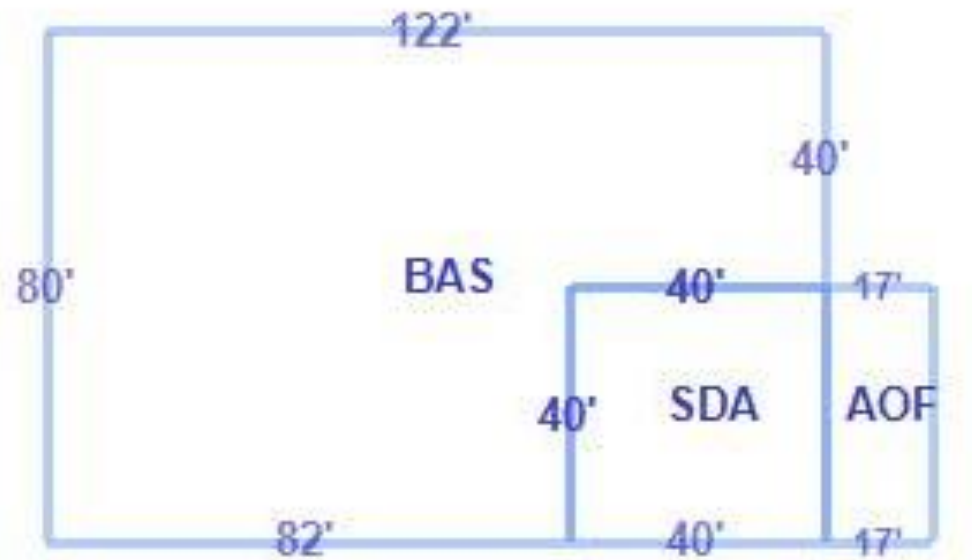
(LDC 1994, § 34-843; Ord. No. 93-24, § 7(450.02), 9-15-1993; Ord. No. 98-11, § 5, 6-23-1998; Ord. No. 13-10, § 10, 5-28-2013; Ord. No. 17-11, § 1, 9-5-2017)

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# SITE PLAN



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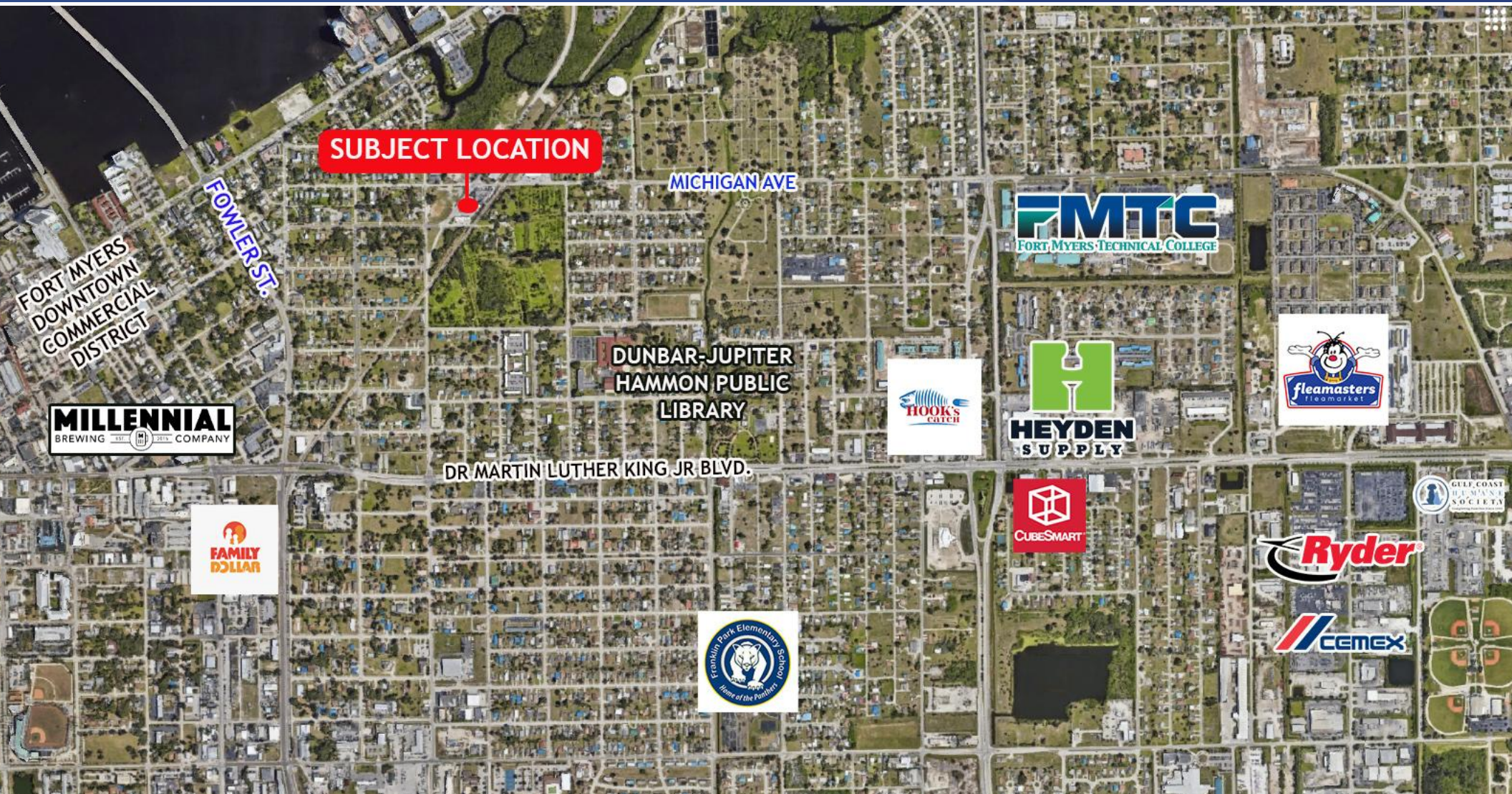
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# TRADE AREA MAP



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