

Development Opportunity

Prime Outdoor Storage Site

Approved for Most Uses

+/-17.3 TOTAL ACRES | SECURE PAVED OUTDOOR STORAGE

2787-2751 N. Tamiami Trail
North Fort Myers, FL 33903

POTENTIAL FOR 17,500 SF BUILDING DEVELOPMENT | 15-MINUTE DRIVE TO I-75 



Overview

This site offers a premier opportunity in a fastest-growing industrial corridor. Strategically located between US-41 and Cleveland Avenue, this location provides convenient access to major transportation arteries:

- 1.4 miles to the Del Prado Boulevard Extension
- 1.6 miles to SR 78 (Pine Island Road)
- 15 minute drive to I-75

INDUSTRIAL OUTDOOR STORAGE APPROVED

Offering 1.5-6.0 acres of secure industrial outdoor storage with direct frontage and access on two major corridors in the Fort Myers MSA.

IOS HIGHLIGHTS:

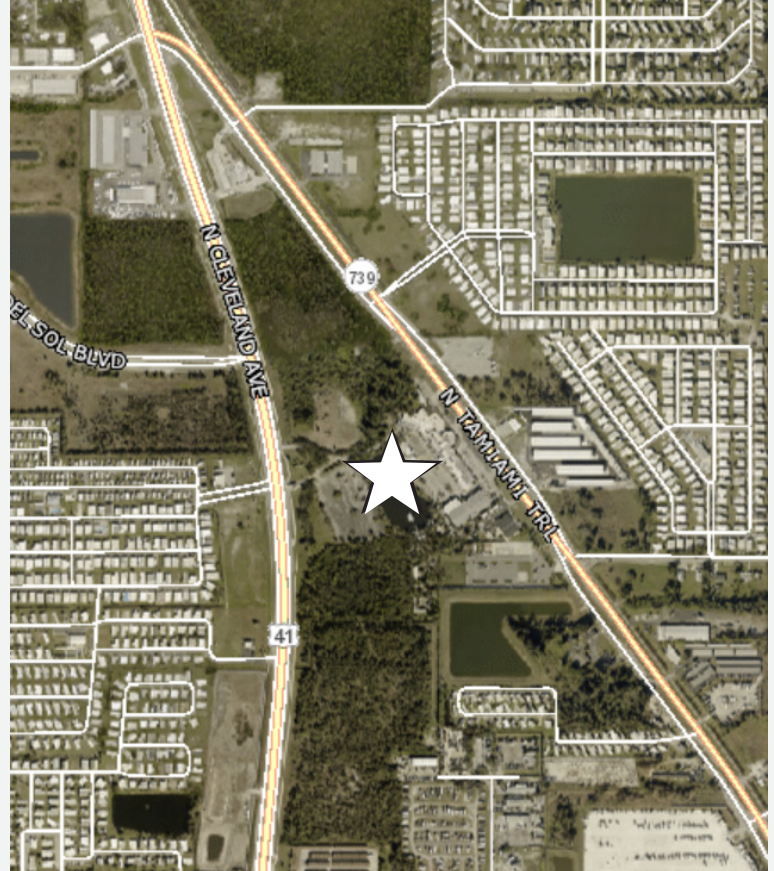
- 1.5-6.0 acres of secured industrial outside storage
- Zoning: CPD Industrial: Ideal for heavy equipment storage, additional trailer drops, or any other industrial uses
- Outdoor storage companies looking for secure storage space
- Easy Access to Pine Island Road
- Site Fully Gated / Secured

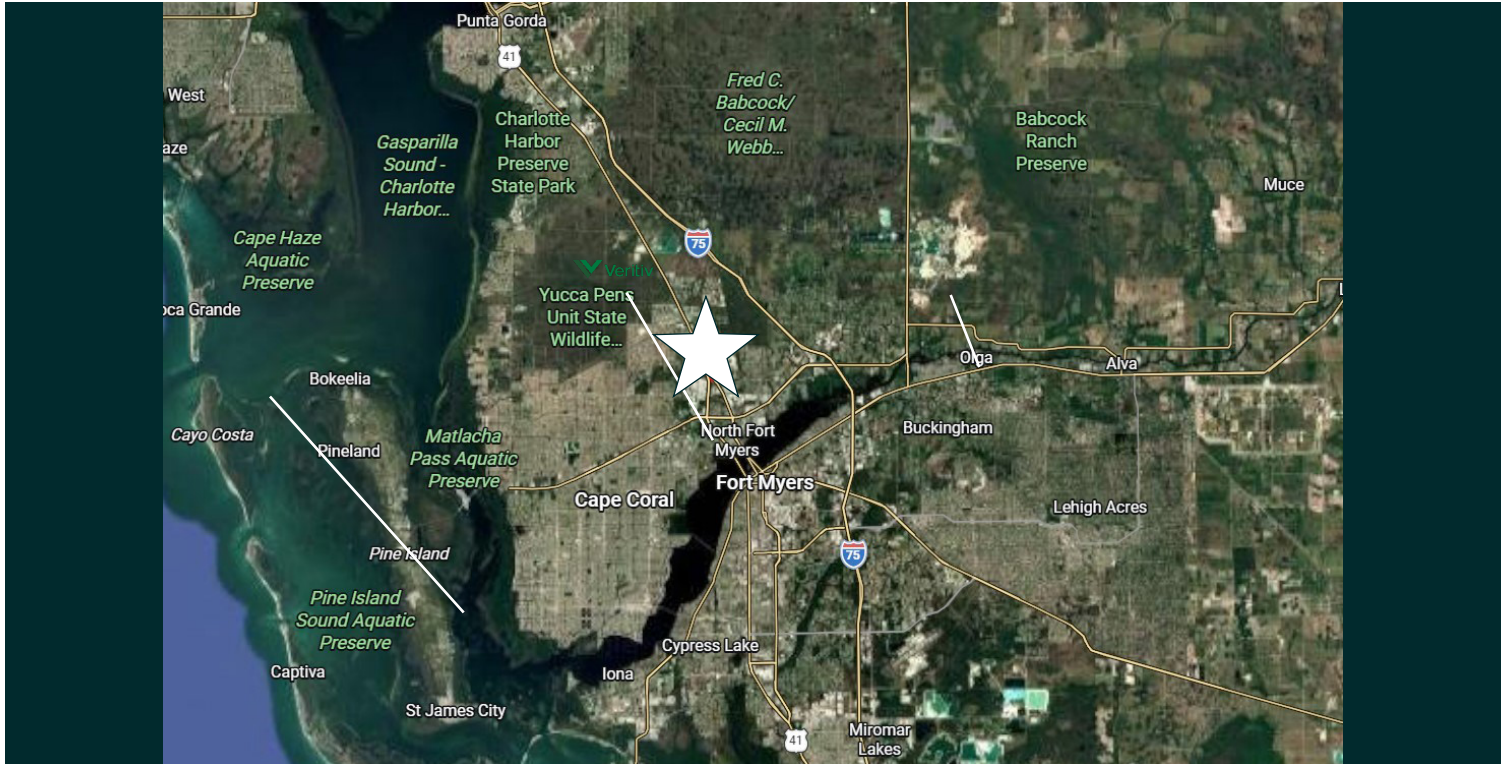
UP TO 47,500 SF OF INDUSTRIAL APPROVED

The proposed industrial center can fit a modern, build-to-suit warehouse and flex space with 36' clear heights, 52 dock-high doors, 48 trailer drops, and ample car parking—ideal for distribution, 3PL, or e-commerce users.

CONCEPT HIGHLIGHTS:

- Build-to-suit office
- 10,000 sf flex/warehouse plus a 4ksf overhang
- 4 acres of secure truck parking and outdoor storage
- Additional storage and parking





STRATEGICALLY LOCATED

North Fort Myers (Lee County) sits north of the City of Fort Myers and east of the City of Cape Coral, offering prime connectivity and access to major labor pools.



Highway Access:

- N. Tamiami Trail (Bus. Route US-41)
- N. Cleveland Avenue
- Immediate access to **I-75** (8 miles)
- Pine Island Road (State Road 78)
- Del Prado Boulevard N.

Proximity to Airports



Airports:

- Southwest Florida International Airport (**RSW**) 30-32 miles, 35 minutes drive time.
- Punta Gorda Airport (**PGD**) 18 miles, 20-24 minute drive time.

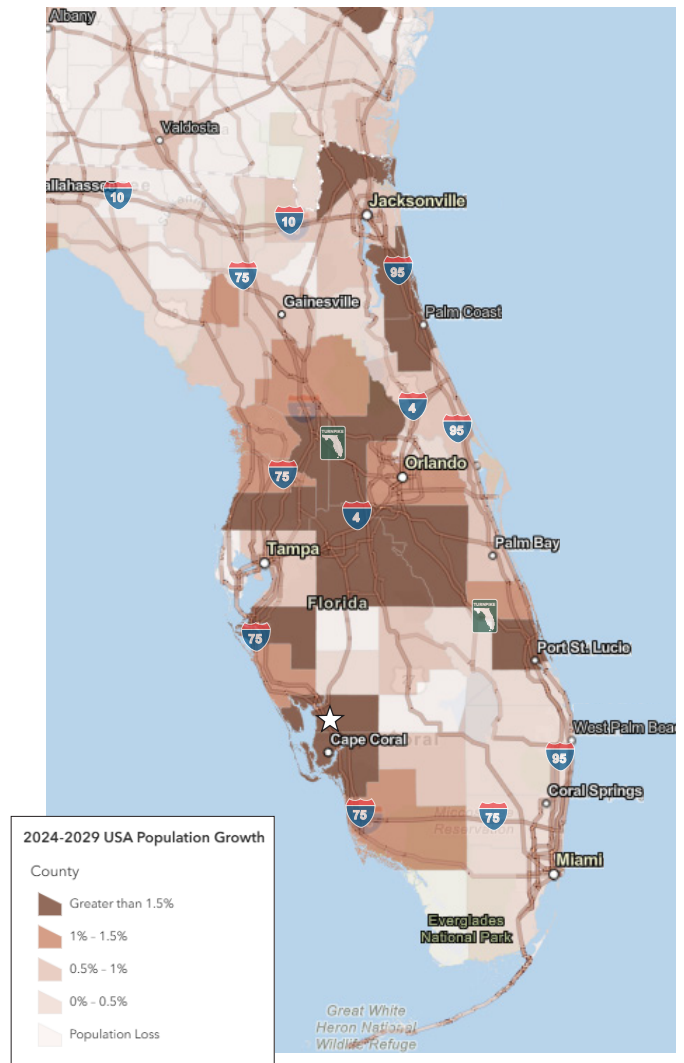
GROWING WORKFORCE AND ECONOMIC CLIMATE

Population: 105,070

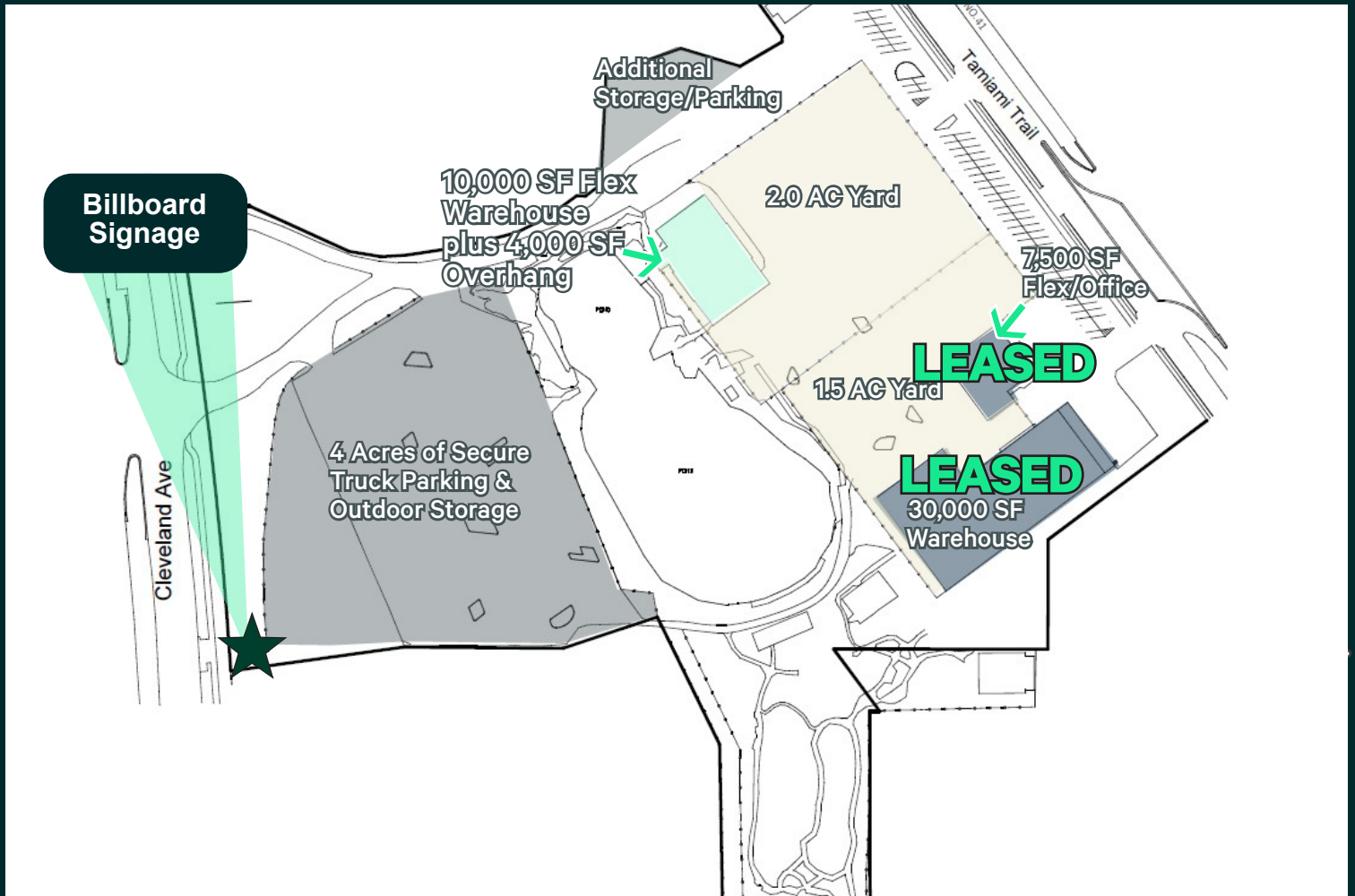
Daytime Employment: 32,772

Households: 45,819

Average Household Income: \$69,960



Industrial Development Site | North Fort Myers, FL



For Lease

Prime Outdoor Storage | Development Opportunity

Contact

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CBRE

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