



STATE OF THE ART MANUFACTURING FACILITY

A HEAVY-DUTY 62,250 SQUARE-FOOT INSULATED STEEL BUILDING
ON 14± ACRES, WITH AN ADDITIONAL 5± ACRES AVAILABLE

1100 N STATE ROAD 29, LABELLE, FL 33935

FOR SALE!

PROPERTY SUMMARY

**1100 N STATE ROAD 29,
LABELLE, FL 33935**



\$13,000,000

ASKING PRICE



62,250± SF

TOTAL SIZE OF STEEL BUILDING



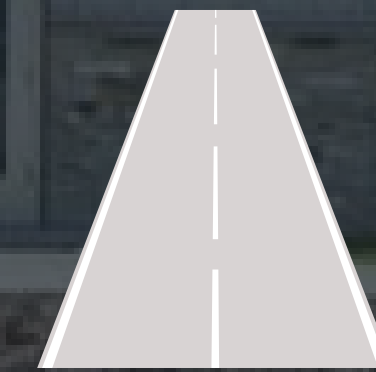
PUD - INDUSTRIAL

PROPERTY ZONING



14± ACRES 5± ALSO AVAILABLE

PROPERTY LOT SIZE



700± FT RD FRONTAGE

MAIN FL HIGHWAY CORRIDOR W/ TURN LANE



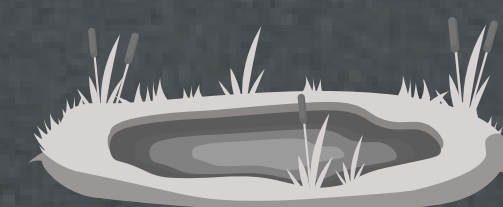
99,600± SF 100± VEHICLES

ASPHALT-PAVED PARKING



FLOOD ZONE X

PROPERTY FLOOD ZONE LOCATION



DETENTION POND

SFWMD PERMITTING IN PLACE

EXTERIOR PHOTOS

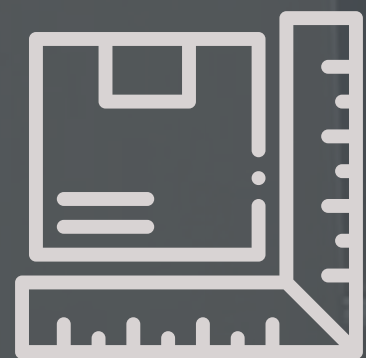
**1100 N STATE ROAD 29,
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DOCK-HEIGHT LOADING BAYS



ADDITIONAL 5± ACRES



7,500 SF

TOTAL SF UNDER AIR



MULTIPLE OFFICES

AND FLEX ROOMS



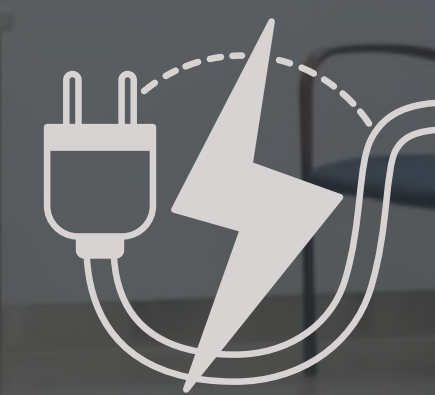
CAFETERIA (80%)

- 14-foot range w/ suppression system
- Grease trap & floor drain in kitchen
- Slab for walk-in cooler/freezer
- Dining room



SEPARATE RESTROOMS

Multi-stall men's and women's restrooms



UTILITY SPACE

IT ROOM & JANITORIAL CLOSET w/ built-in stairs to service the 3 HVAC units



DROP CEILINGS

Fully insulated throughout office space



FIREWALL & FIRE DOORS

Separating shop and office space



POLISHED CONCRETE

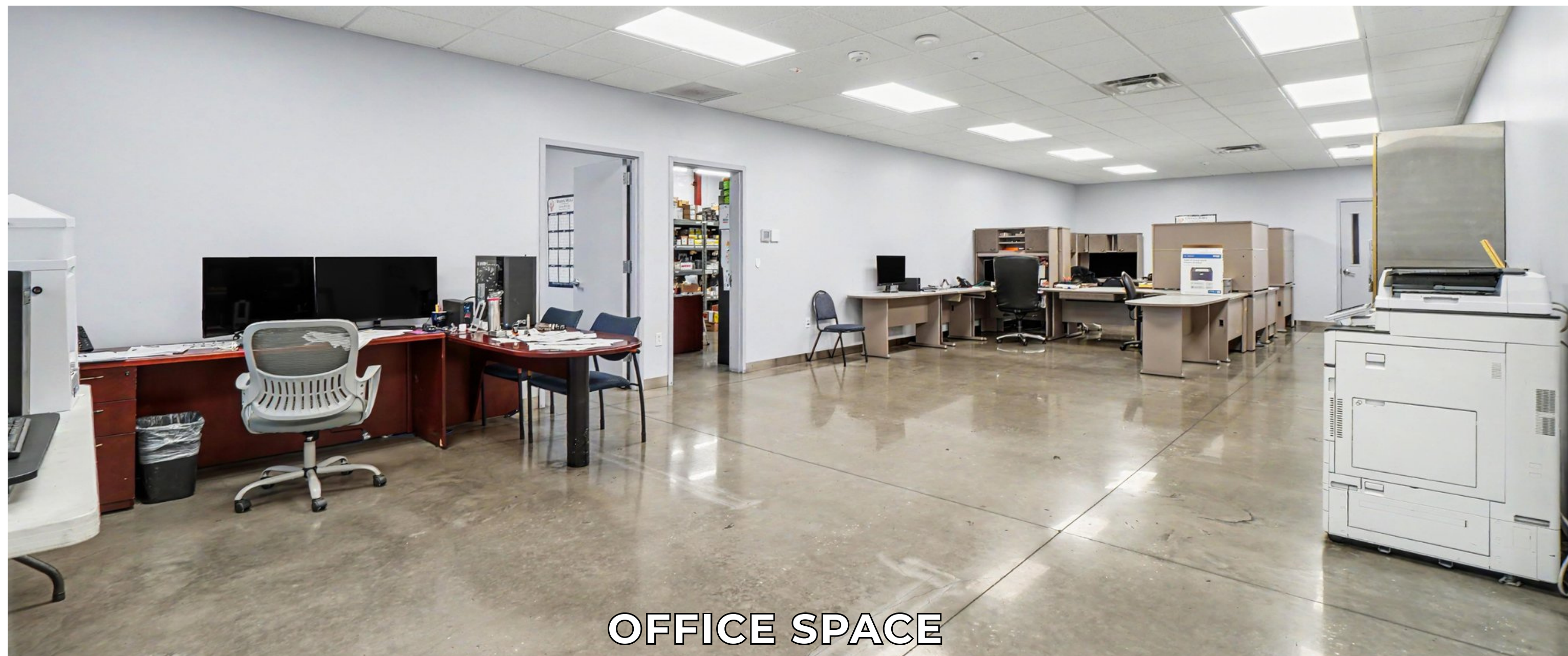
FLOORING w/ stainless steel baseboards

OFFICE PHOTOS

**1100 N STATE ROAD 29,
LABELLE, FL 33935**



DISPLAY ROOM



OFFICE SPACE



ENTRY/RECEPTION



CONFERENCE ROOM



KITCHEN



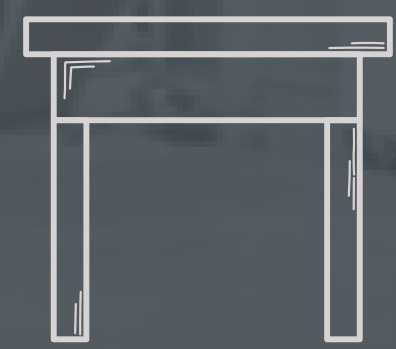
OFFICE SPACE



CAFETERIA

SHOP HIGHLIGHTS

1100 N STATE ROAD 29,
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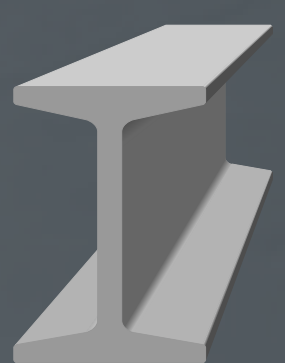
OPEN SPANS
NO INTERIOR COLUMNS



HIGH CEILINGS
Height ranges from 26' to 35'



TOTALLY INSULATED
Featuring a cross-ventilation system
w/ fans and vents

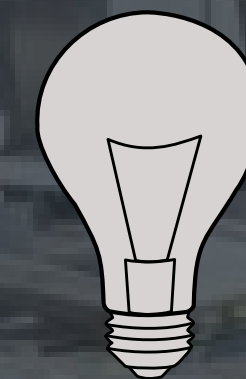


**STEEL REINFORCED
CONCRETE SLAB**



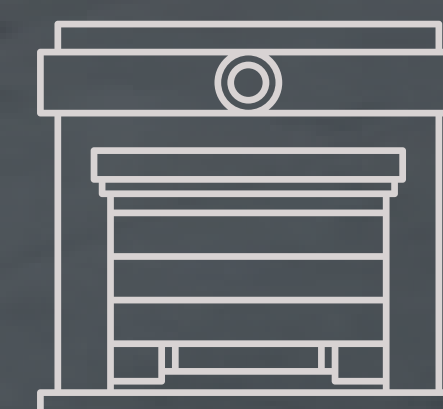
HEAVY ELECTRIC POWER

Can accommodate a wide range of
manufacturing operations



LED LIGHTING

Motion-activated in shop area



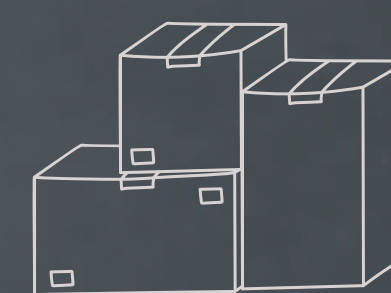
6 OVERHEAD DOORS

- 1 door, 26' wide
- 1 door, 12' wide
- 4 dock-height loading bays



SEPARATE RESTROOMS

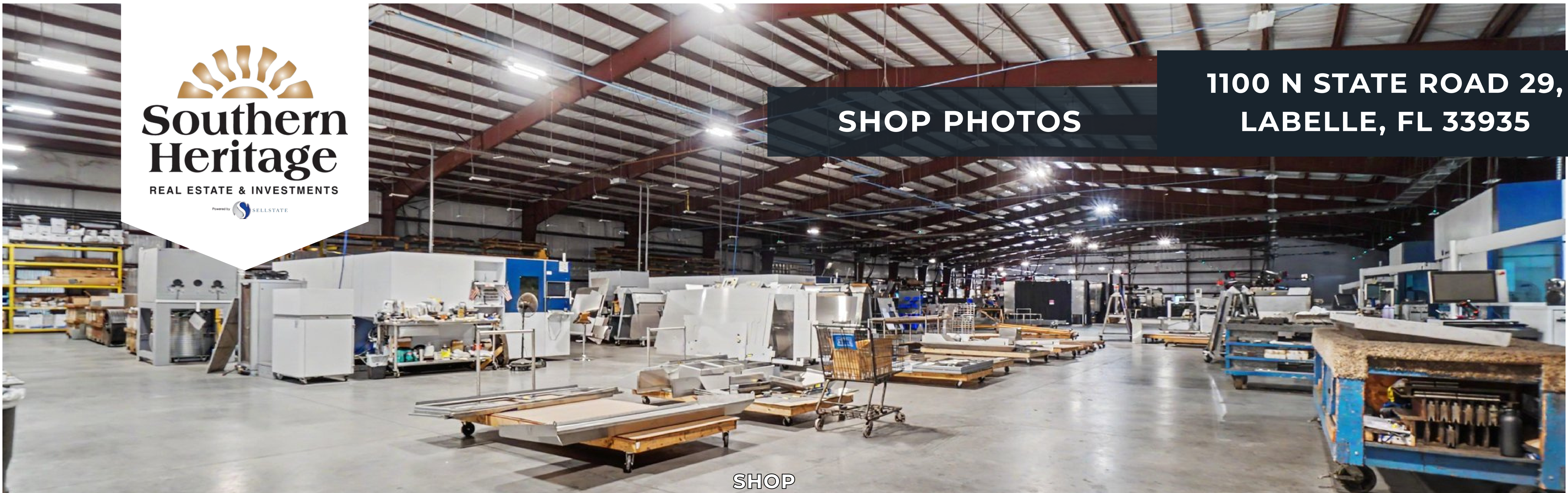
Multi-stall men's and women's restrooms
& shop handwashing stations



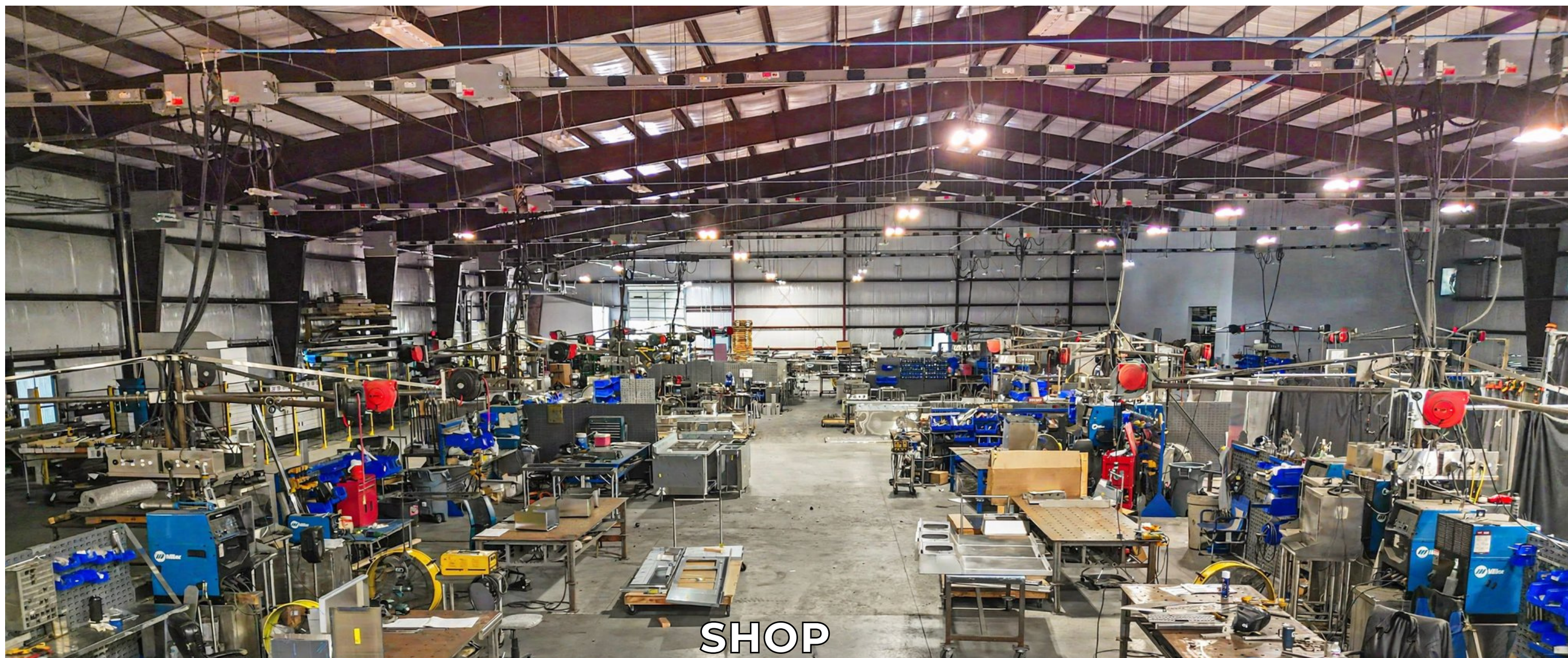
**SHIPPING & RECIEVING
OFFICE**

SHOP PHOTOS

**1100 N STATE ROAD 29,
LABELLE, FL 33935**



SHOP



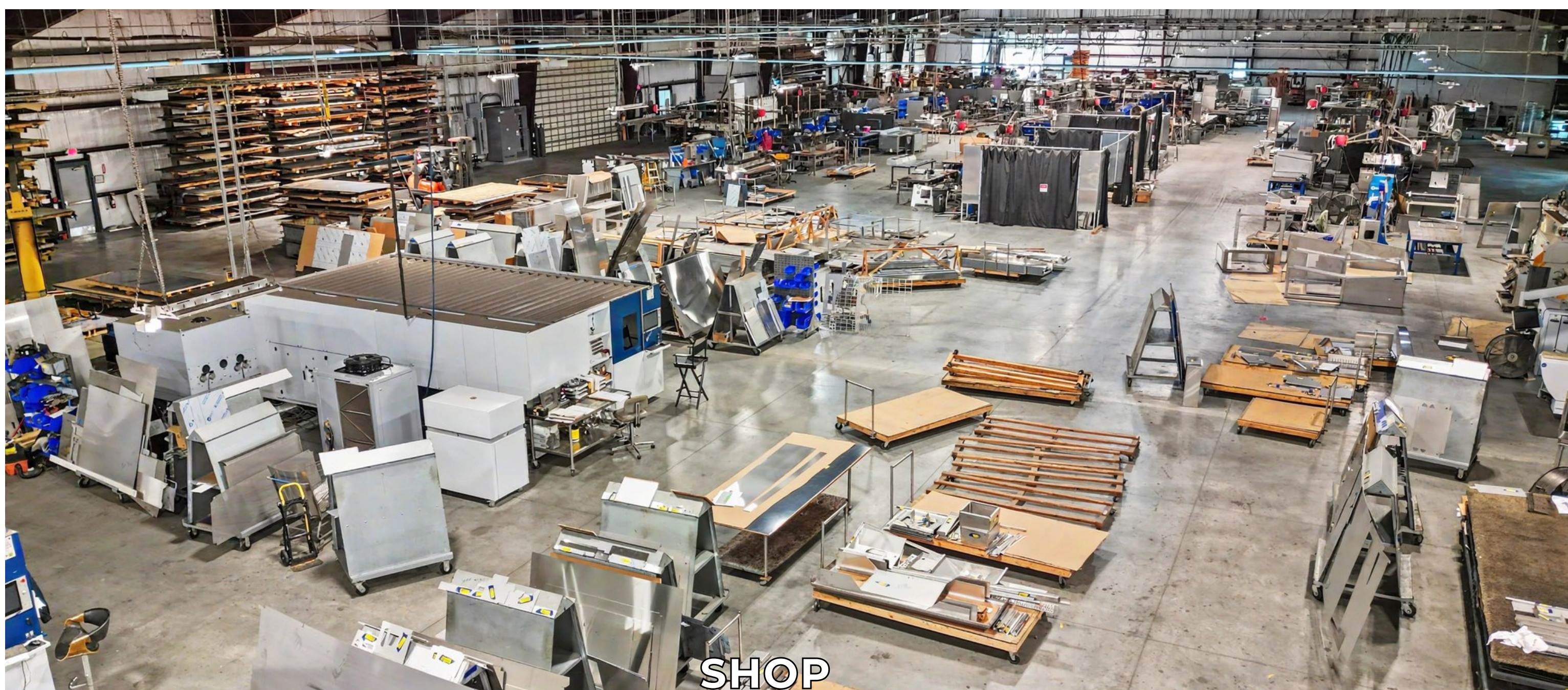
SHOP



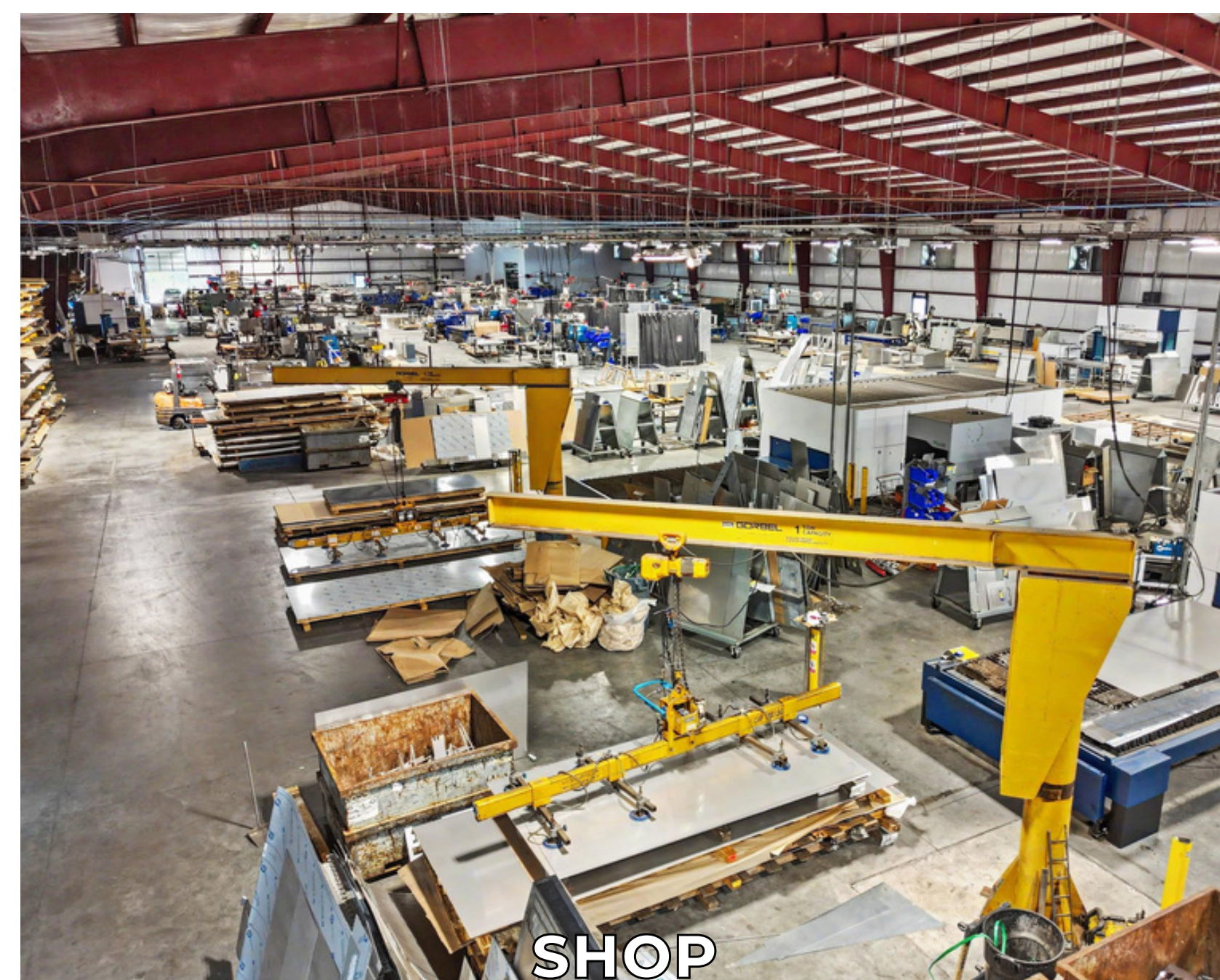
SHOP



HAND WASHING STATION



SHOP



SHOP



SHIPPING OFFICE



LOCATION DEMOGRAPHICS

**1100 N STATE ROAD 29,
LABELLE, FL 33935**

LABELLE POPULATION

2026 POPULATION: 22,887

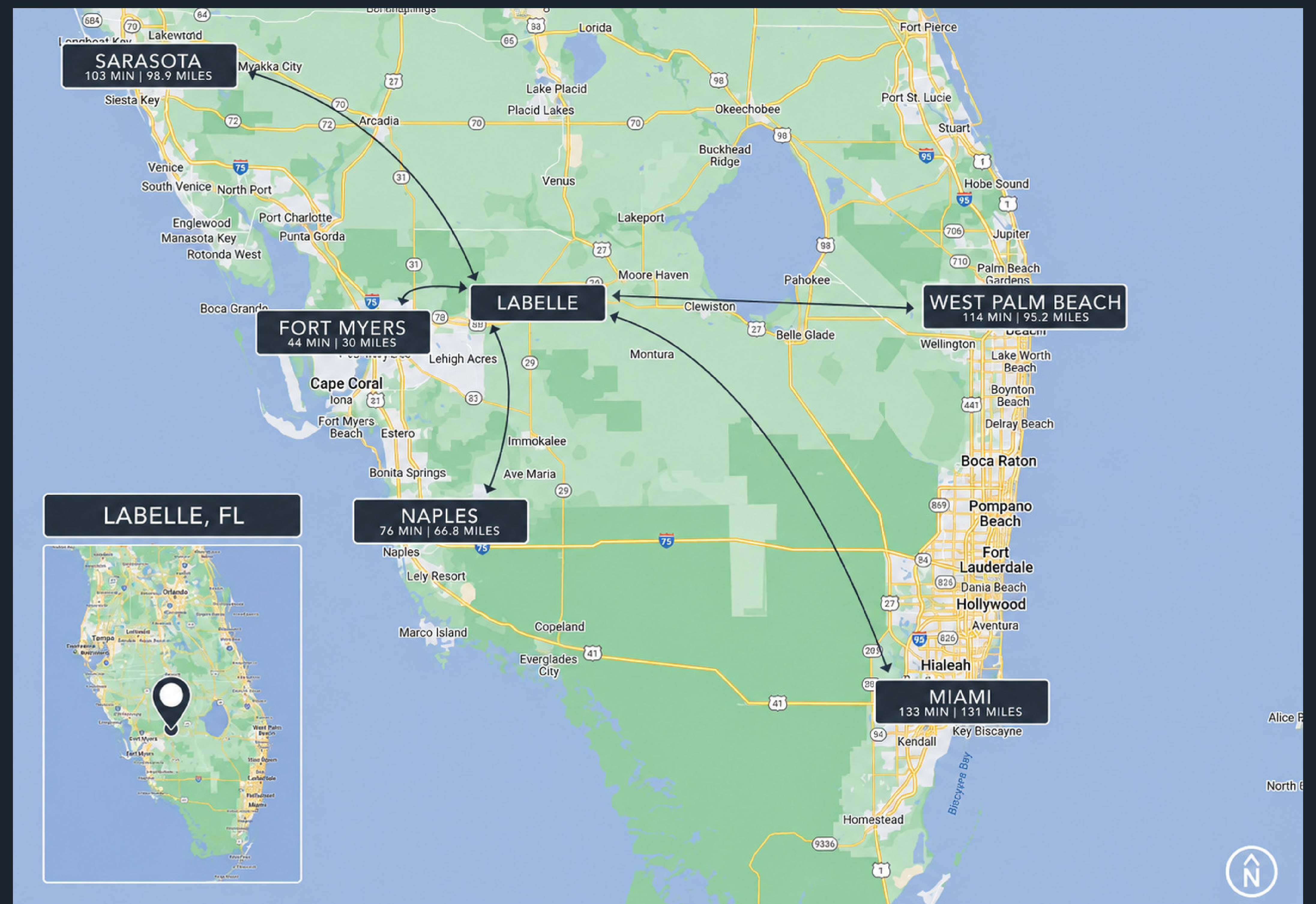
FORT MYERS (30.2 MI)

2026 POPULATION: 104,797

STATE ROAD 29 TRAFFIC COUNT

16,700 VEHICLES PER DAY

**LaBelle is at the
crossroads of
State Road 29 and
State Road 80, and is only
28.8 miles from I-75 and
13.8 miles from US HWY 27.**





SOUTHERN HERITAGE REAL ESTATE AND INVESTMENTS

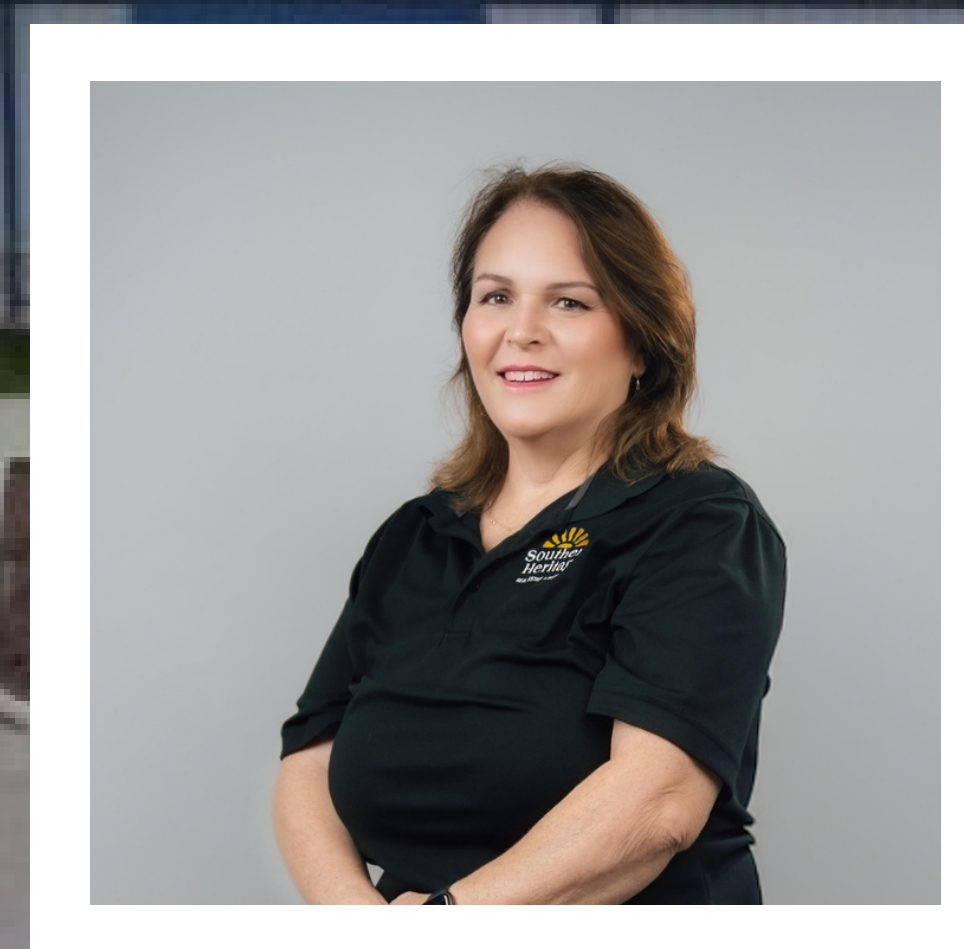
LOCAL REAL ESTATE EXPERTS, SELLING COMMERCIAL, ACREAGE, RESIDENTIAL,
HOMESITES, AND MORE PROPERTIES!

LISTED BY:



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