INDUSTRIAL PROPERTY — FOR SALE OR LEASE

8190 KATANGA CT

FORT MYERS, FL 33916 | 1.85 AC | IH ZONING

LEASE RATE

$20,000 / MONTH

$11,000 / AC / Month NNN







PROPERTY HIGHLIGHTS

- **1.85-acre IH – Heavy Industrial site** — the heaviest use classification in Lee County, in an established Fort Myers industrial corridor with easy access to US-41.
- **Class A 7,000 SF building** — 2,000 SF office / 5,000 SF warehouse with **26' clear height**.
- **Built 2018** with full utilities and power, 3 bathrooms, and a >1' firewall separating office and warehouse.
- **3 oversized drive-in doors** (~16.5' × 12').
- **Elevated foundation** designed to maximize clear height; wiring runs to both entrances for powered gates.
- **Interior and exterior sprinklers / irrigation** supplied via on-site well.
- **Delivered vacant** — owner-user is closing its business; ideal for an owner-user, IOS/truck operator, or investor.

AT A GLANCE

Land	1.85 AC
Zoning	IH – Heavy Industrial (Lee County)
Building	7,000 SF Class A metal building
Office / Warehouse	2,000 SF / 5,000 SF
Clear Height	26'
Drive-In Doors	3 — approx. 16.5' × 12'
Year Built	2018
Restrooms	3
Lease Rate	$20,000/mo ($11,000/AC/mo) NNN

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