



2521 N. TAMiami TRAIL | NORTH FORT MYERS, FL

22.25 ACRES OF FULLY IMPROVED, SECURE OUTDOOR STORAGE

FOR LEASE

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Turnkey Industrial Outdoor Storage (IOS) Facility with Build-to-Suit Opportunity Up to 10,000 SF

This 22.25-acre industrial outdoor storage (IOS) property offers a fully approved, improved, and move-in-ready solution for businesses requiring secure outdoor storage, equipment staging, and operational space. The property also offers a **build-to-suit opportunity of up to 10,000 SF**, allowing tenants to incorporate customized building space to support their specific operational requirements. Designed for accessibility, security, and efficiency, the site features multiple ingress and egress points to accommodate daily operations and high-traffic use.

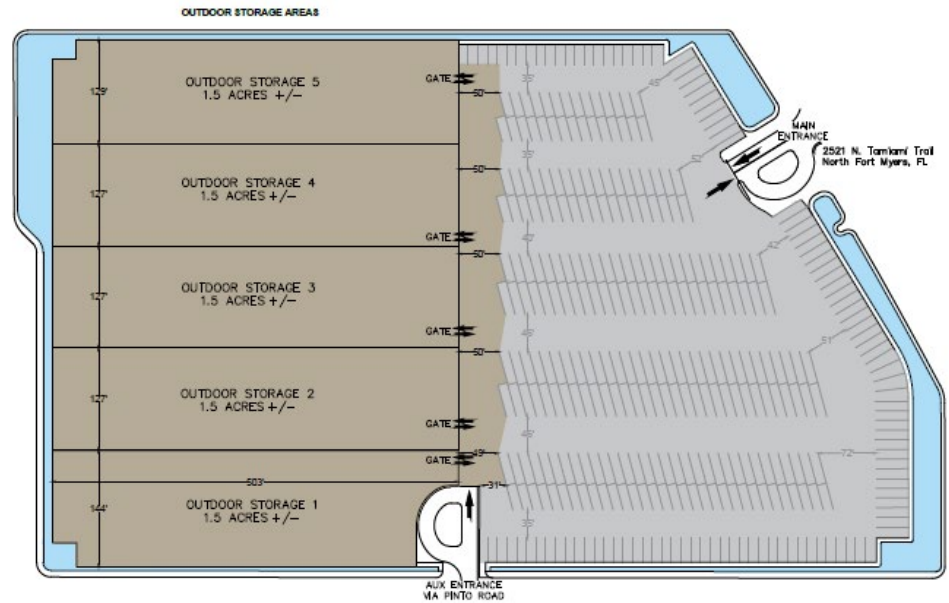
Combining 22.25 acres of improved outdoor storage, advanced security infrastructure, and a flexible build-to-suit offering, this property provides a comprehensive solution for businesses seeking secure, scalable industrial space.

PROPERTY DETAILS

LEASE RATE	Negotiable
ZONING	C-1 (LCO)
PARCEL SIZE	22.25 Acres
YEAR BUILT	2023

Flexible Parcel

Options: Available as
a Whole or Subdivided
from 1.5 Acres



PROPERTY HIGHLIGHTS

Fully approved and improved, stabilized and ready for use

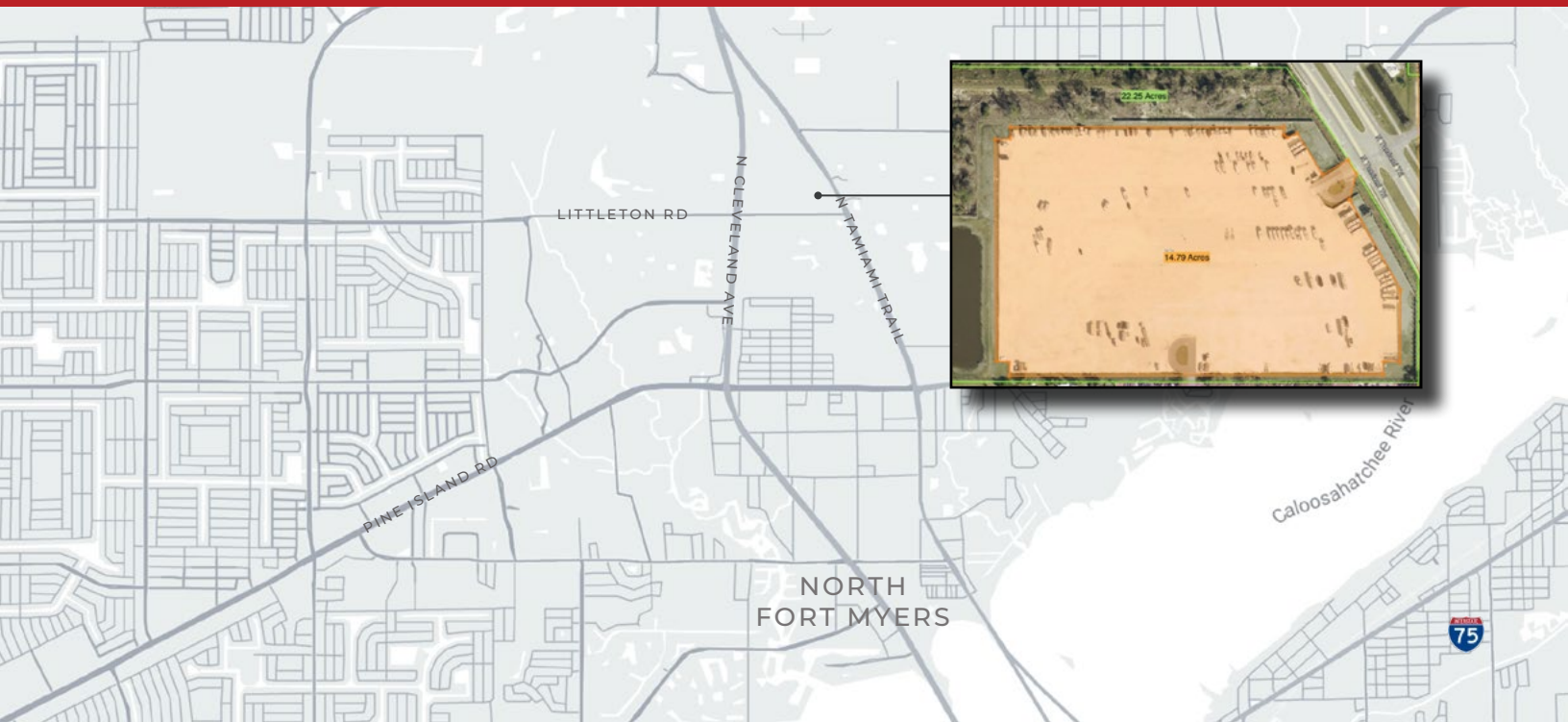
Multiple points of ingress and egress

Electronic gate with keypad entry

17 cameras with 24 hour recording

Fenced with laser fence monitoring

Surface: Crushed shell



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