

# 3809 County Road 255 SE

Industrial

Location: I-10 & CR 255

**Project:**

Anchor:

City: **Lee**

State: **FL**

County: **Madison**

Total Acreage: **31.22**

Dimensions:

Frontage:

Zip:

Quadrant: **Out Of Town**

Zoning: **IL**

Utilities: **Well and Septic**

RE Taxes:

RE Number: **26-1S-10-1317-001-000**

Land Use: **Commercial**

Current Use **Industrial**

Existing or Planned: **Existing**

## BUILDING CHARACTERISTICS

Total SF: **18,330**

Total Available: **18,330**

Min. Contig.:

Max. Contig.:

No. of Floors: **1**

Typ. Floor Size:

Retail SF:

Ware SF: **18,330**

Office SF:

Multi-Tenant:

Parking:

## CONSTRUCTION

Const. Type: **Concrete Block**

Year Built: **1970**

Ceiling Height:

Roof:

Volts:

Amps:

Phase:

Sprinkler:

Grade Level:

Dock High: **4 - 5'**

Truck Well:

Rail Door: **10 - 12'**

Ramp:

Drive In:

Floor Thickness:

## AVAILABLE INCREMENTS

## SALES/LEASE INFORMATION

Sale Price: **\$879,000**

Price Per SF:

Lease Rate/Type: **\$1.00**

Lease Term:

Expenses:

## COMMENTS

- 421' Frontage on CR 255
- 1/4 Mile to I-10
- Perfect for Office Flex User or Warehouse Distribution
- Industrial Development Site
- Employment Tax Incentives Available
- Will Lease 'As Is'
- Lease Rate: \$1.00 per SF - 18,330 SF Warehouse + Offices



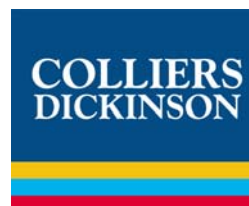
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# MADISON COUNTY, FLORIDA

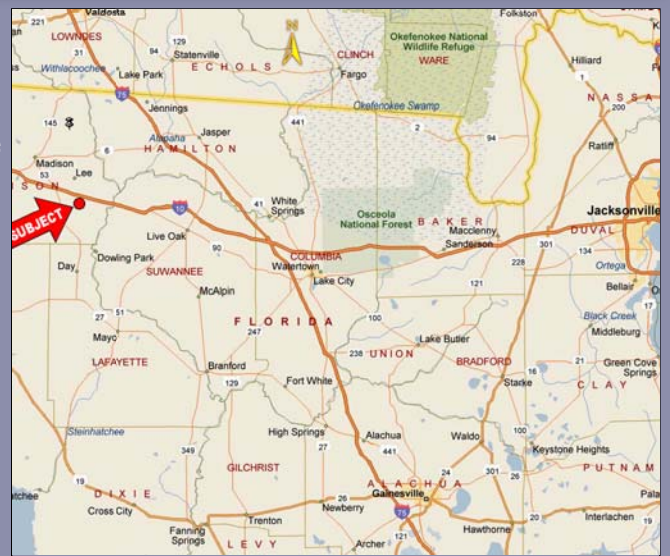
3809 County Road 255 SE, Just south of Interstate 10

18,330± SF Industrial Development Site **For Sale/Lease**

INDUSTRIAL



- 31.22± Acres
- 421' Frontage on CR 255
- 1/4 Mile to I-10
- Perfect for Office Flex User or Warehouse Distribution
- Industrial Development Site
- Employment Tax Incentives Available
- Will Lease 'As Is'
- Lease Rate: \$1.00 per SF - 18,330± SF Warehouse + Offices
- Sale Price: \$879,000



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