

800 E Main St Immokalee, FL



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

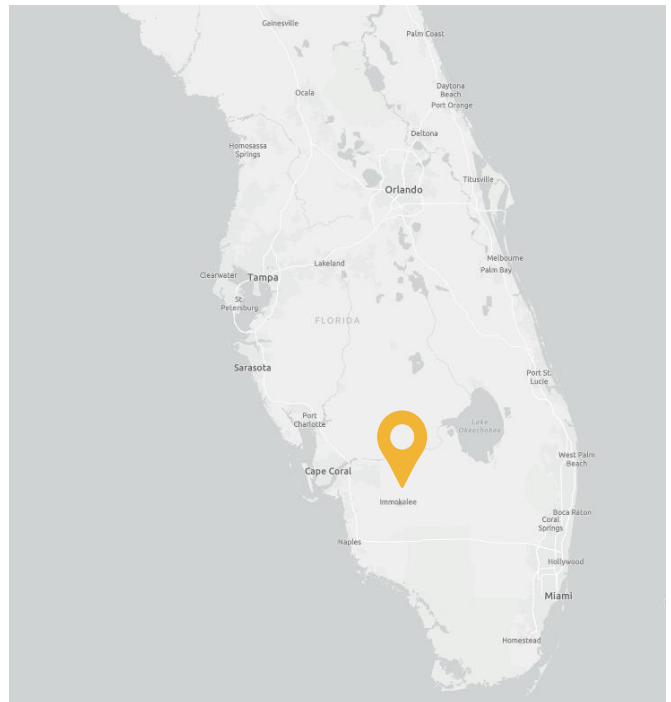


21,573 sf
6.57 acres

**INVESTMENT OPPORTUNITY
FOR SALE \$3,128,085**

Property Highlights

- Fully fenced
- Strategic proximity to HWY 29 for optimal distribution capabilities
- Centrally located with excellent regional access for distribution and logistics operations
- Convenient connections to major markets including Fort Myers, Cape Coral, Sarasota, Tampa and Miami
- Expansive outdoor storage opportunities on a large lot
- Close to Immokalee Regional Airport, ideal for transportation and shipping needs



GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtsaman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

Better never settles

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FOR SALE

NOI - \$175,908

CAP RATE - 5.62%

Heritage Landscape Supply Group

Lease	Monthly Rent	Annual Income
11/4/2024 - 11/3/2025	\$14,659.00	\$175,908
11/4/2025 - 11/3/2026	\$16,276.92	\$195,323
11/4/2026 - 11/3/2027	\$17,894.75	\$214,737

- **Current lease is at below market rent with 2, 5-year options that renew at market rate.**

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**CUSHMAN &
WAKEFIELD**

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**FLORIDA'S
AGRICULTURAL HUB:**
IMMOKALEE IS ALREADY KNOWN
FOR ITS AGRICULTURAL OUTPUT,
MAKING IT AN IDEAL LOCATION
FOR INDUSTRIES THAT DEAL WITH
PERISHABLE GOODS OR NEED
CLOSE PROXIMITY TO FRESH
PRODUCE SOURCES.



**GROWING
INFRASTRUCTURE:**
IMMOKALEE'S DEVELOPMENT
AGENCIES AND LOCAL
GOVERNMENT ARE ACTIVELY
ENCOURAGING INDUSTRIAL
GROWTH



**MAJOR
TRANSPORTATION
ROUTES:**
IMMOKALEE IS CLOSE TO I-75, A
MAJOR INTERSTATE THAT
CONNECTS FLORIDA WITH
SEVERAL SOUTHEASTERN U.S.
STATES, MAKING IT IDEAL FOR
EFFICIENT DISTRIBUTION ACROSS
THE REGION.



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