



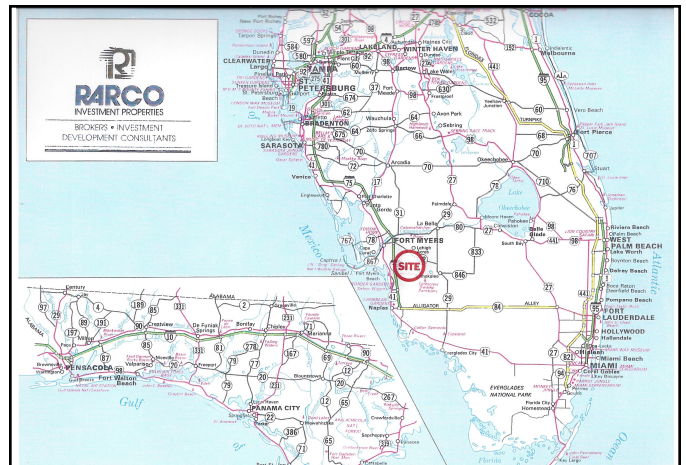
Developers • Brokers • Investment Consultants  
Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)  
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



**SW Florida Fort Myers Naples  
LAND SALE OR DESIGN BUILD TO LEASE OR OWN  
6.9 ACRE CLASS "A" INDUSTRIAL SITE  
BEST VALUE IN LEE COUNTY AT \$5.65 SQ FT  
SOUTHWEST INTERNATIONAL COMMERCE PARK**



This is a unique opportunity to purchase the land or have a design built project constructed for your specific needs. Located in the best centrally located Class "A" industrial Park in Southwest Florida, this site is just minutes away from I-75 as well as the Southwest Regional Jet Port. (KRSW). Zoned with all the required utilities to build limitless types of industrial projects. Distribution, storage, manufacturing, office etc. Very high lot coverage ratio due to off site drainage.



Information Last Updated 05/19/2020

The information herein is believed to be true and correct but is not warranted by the Broker.  
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## SOUTHWEST INTERNATIONAL COMMERCE PARK

### Project Information

#### **OWNERSHIP:**

Name: KJS LIMITED LLC  
Phone: 239-939-0033  
Site Address: 14600 Jet Port Loop  
Address: Fort Myers, FL 33913  
City: Fort Myers  
State: FL  
ZIP: 33907  
Comments:

Folio ID: 10540742  
STRAP Number:  
Assessed Value: \$601,344  
Date Assessed:  
Millage Rate:  
Millage Code:  
Current Yr. Taxes:  
Prop. Own 2017 Assessment: \$6,321  
Spec. Assessments:

#### **PROPERTY DESCRIPTION:**

Legal: SOUTHWEST INTERNATIONAL  
COMMERCE PK  
AS DESC IN INST #2006-472395  
LOT B1

#### **Size in Acres: 6.9+**

Size in Sq. Ft.: 300672  
Frontage: 760'  
Average Depth: 340'  
Natural Elevation: 19.6 to 21.5  
Finish Floor El: 23+  
Flood Zone: X 125124  
Map Number: 0445  
Soil Class: Immokalee Sand  
Comments: Outside the Flood Hazard

#### **UTILITIES:**

Water: Yes  
Line Size: 12" On East Property line West side of street  
Capacity: Yes  
Dist. to Hydrant: 3 On Site  
Sanitary Sewer: Yes  
Line Size: 8" 3 Locations Stubbed onto property  
Capacity: Yes  
Gravity: Yes  
Franchise Dist.: Lee County  
Power Company: FP&L  
Fire District:  
Drainage District:  
Comments:

#### **LAND USE INFORMATION:**

Zoning: IPD  
Ordinance #: Z-04-059  
Prelim. Dev. Ord.:  
Expir. Date:  
Final Dev. Ord.:  
Expir. Date:  
Land Use Category: Industrial  
Spcl. Ordinances: IPD Z-04-059  
Zoning Comments: See Permitted Use List  
Zoning Comments:  
Comm/Council Dist.: 2  
Who's District: Cecil L. Pendergrass

#### **PRIMARY ACCESS:**

Primary Access: Jet Port Loop  
Number of Lanes: 2  
Right of Way: 65'  
Road Ownership: County  
Class: Collector  
Service Level: A  
Traffic Count:  
Date:  
Growth Rate:

#### **SECONDARY ACCESS:**

Secondary Access: Treeline  
Number of Lanes: 4  
Right of Way: 150  
Road Ownership: Lee County  
Class: Arterial

#### **TAX INFORMATION:**

STRAP Number: STRAP: 27-45-25-20-00000.B010

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## **SOUTHWEST INTERNATIONAL COMMERCE PARK**

### **Project Information**

Service Level: B

Traffic Count:

Date:

Direct Access:

Dist. to Median:

Signalized:

Dist. to Inter.:

#### **LISTING DATA:**

Offering Date: Feb. 2017

Offering Price: \$5.65 Sq. Ft.

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

#### **YOUR PERSONAL NOTES:**

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## SOUTHWEST INTERNATIONAL COMMERCE PARK

### Project Information

### Site Aerial



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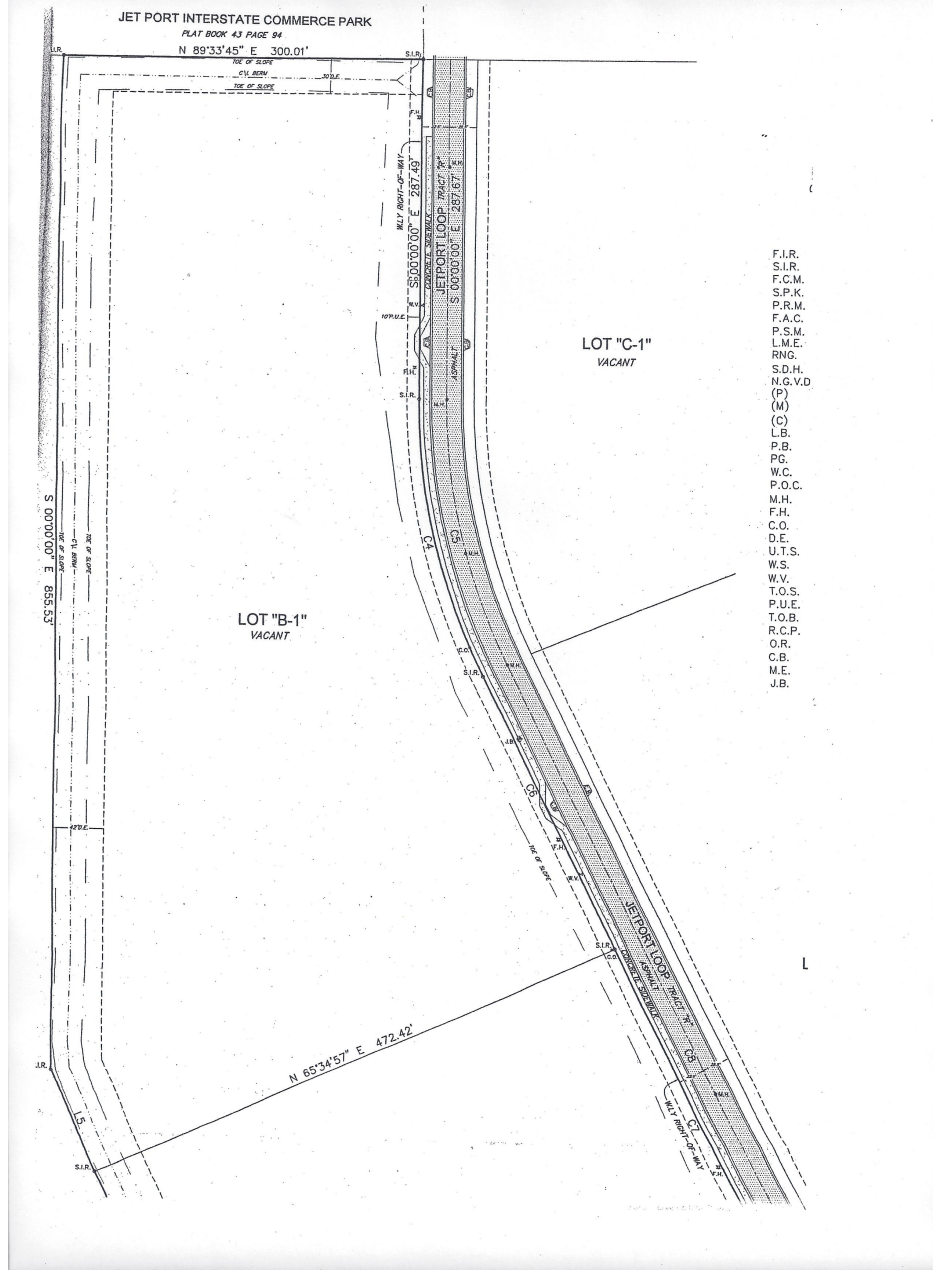
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