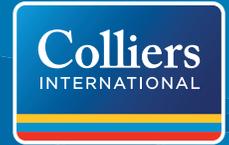


FOR SALE > INDUSTRIAL WAREHOUSE

Harborview Industrial Complex

23046 HARBORVIEW ROAD, PORT CHARLOTTE, FL 33980



Southwest Florida

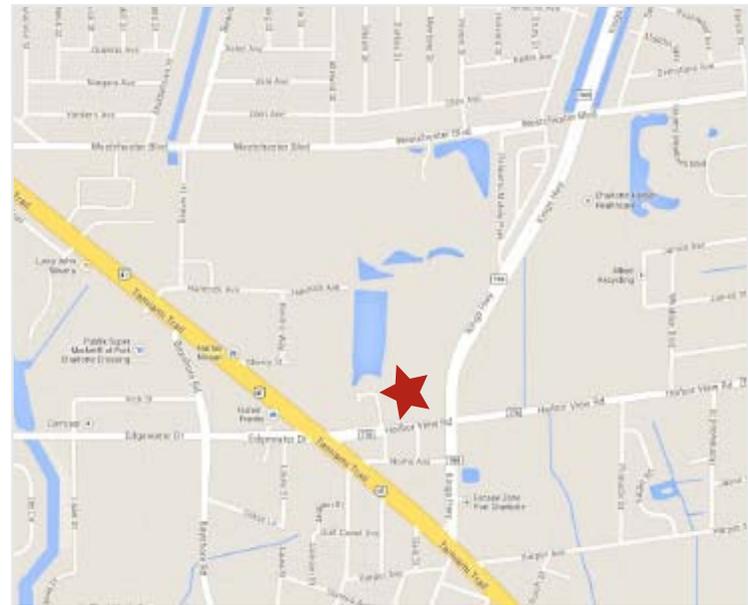


This industrial warehouse is ideally situated on Harborview Road (County Road 776) between U.S. Highway 41 and Kings Highway (County Road 769). The property is zoned IL, which also allows for CG and CI zoning uses. There is ample yard space for storage or construction of additional components.

Property Highlights

- > **Land:** approximately six (6)± acres with 2.6 acres paved
- > **Building Size:** 7,900 SF Warehouse/Shop
- > **Office Area:** 1,288 SF
- > **Built:** 1971 (Shop) | 2005 (Office)
- > **Construction:** Steel Service Building
- > **Zoning:** IL (Light Industrial)
- > **Drive-In Bays:** Four (4) 16'x20' | One (1) 16'x16'
- > **Power:** Three (3)-Phase
- > **Utilities:** Water, Sewer, Cable available
- > **Extras:** Fenced Yard
- > **Visibility:** Excellent from Harborview Road

- > **Sale Price:** \$720,000



FRED KOLB, CCIM, MBA
Sr Associate, Land & Industrial Svcs
Direct: +1 239 985 8081
fred.kolb@colliers.com

JIM GARINGER, CCIM, SIOR
Sr Managing Director & Principal
Direct: +1 239 985 8072
jim.garinger@colliers.com

COLLIERS INTERNATIONAL
SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, Florida 33907
www.colliers.com

23046 Harborview Road

7,900 SF Industrial Warehouse



Annual Average Daily Traffic Count
43,000
(Tamiami Trail at Harborview Road)

Zoning Uses:

(IL) *Industrial Light*

- Wholesale, Warehouse, Storage and Distribution Establishments, etc.
- Outdoor storage yard or lots
- Retail and Repair establishments of automobiles, motorcycles, trucks or tractors, mobile homes, boats, parts and accessories
- All uses and structures permitted in the CI district

(CI) *Commercial Intensive*

- Sales and Service of Automotives, Boats, Trailers and Motors
- Sale and Storage of Mobile Homes, Travel Trailers and Campers
- Equipment Rental
- Mini Warehouses or Storage Facilities
(but not bulk storage of flammable liquids)



FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

Fred Kolb, MBA, CCIM

Sr Associate, Land/Industrial Services
Direct: +1 239 985 8081
fred.kolb@colliers.com

Jim Garinger, CCIM, SIOR

Sr Managing Director and Principal
Direct: +1 239 985 8072
jim.garinger@colliers.com

COLLIERS INTERNATIONAL |
SOUTHWEST FLORIDA
13241 University Drive
Suite 101
Fort Myers, Florida 33907

www.colliers.com

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