



Property Specifications

Available:	27,244 ft ²
Name:	Sysco Corporation (Freshpoint Ft. Myers)
Address:	7916 Drew Circle, STE 1-3, Fort Myers, FL 33967
Type:	Food Distribution / Warehouse Manufacturing
Zoning:	Heavy Industrial (HI)
Building Size:	90,000 ft ²
Freezer:	0 ft ²
Cooler:	12,160 ft ²
Cold Dock/ Corridor/Staging:	6,390 ft ²
Office / Break:	2,225 ft ²
Truck Docks:	9 Truck level docks - 9' x 10'
Parking:	24 Employee Parking Spaces
Ceiling Height: (to bottom of joist)	Building - 30' Clear Cooler - 24' Clear

Column Spacing:	50' x 50'
Lighting:	T5 - Fluorescent
Exterior Lighting:	Yes
Sprinkler:	ESFR
Construction:	Tilt-Up Concrete
Year Built:	2005
Roof:	EPDM
Floor Drains:	Yes
Site:	4.03 Acres
Site Description:	Fully Developed
Rail:	No
Cleared:	100%
100 Year Flood Plain:	No
Road or Hwy Serving:	I-75 to Alico Rd. to Cam Ct.
Distance to:	I-75 - 2.4 mi
Location for: Tax Purposes	Lee County, FL
2013 Property Tax:	\$49,862. or \$.55 / ft ²

Tax Rate Per \$1,000 Valuation:	16.9848%
Parcel ID:	Strap #: 08-46-25-57-00000.0470
Water:	Lee County - 12" main
Sewer:	Lee County - 8" main (gravity)
Electrical:	800 Amps , 277/480V, 3P
Natural Gas:	No
Storm Retention:	Off-Site
Nearest Fire Station:	8013 Sanibel Blvd. - 3.3 mi. Class 3 rating
Refrigeration:	Freon 22 - Turbo Refrig. 239-561-1116
Owner:	Sysco Corporation
Contact:	Derek Bornhorst, CCIM Phone: (239) 210-7607 Email: dbornhorst@lee-associates.com
	Lee & Associates 6300 Techster Blvd, Suite 1 Fort Myers, FL 33966

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