

FOR SALE

6428 COMMERCE PARK DRIVE

Fort Myers, FL

Fully Leased Investment Opportunity

PRICE IMPROVEMENT

For More Information Contact:

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PRICE: **\$1,400,000**

PROPERTY SNAPSHOT

Address 6428 Commerce Park Drive
Fort Myers, FL

Building Size 5,000± SF

Land Size 0.80± Acres

Year Built 2006

Parcel # 19-45-25-17-00000.0100

Zoning C1 – Commercial
(Lee County)

Overhead Doors Two (2) 10' x 10'

Parking Ratio 5.86/1,000 SF

Real Estate Taxes \$11,692 (2025)

CAP Rate 7.3%



ADMINISTRATION & TRAINING CENTER



Fully leased, high-quality office asset
with a strong tenant and NNN
investment guarantee

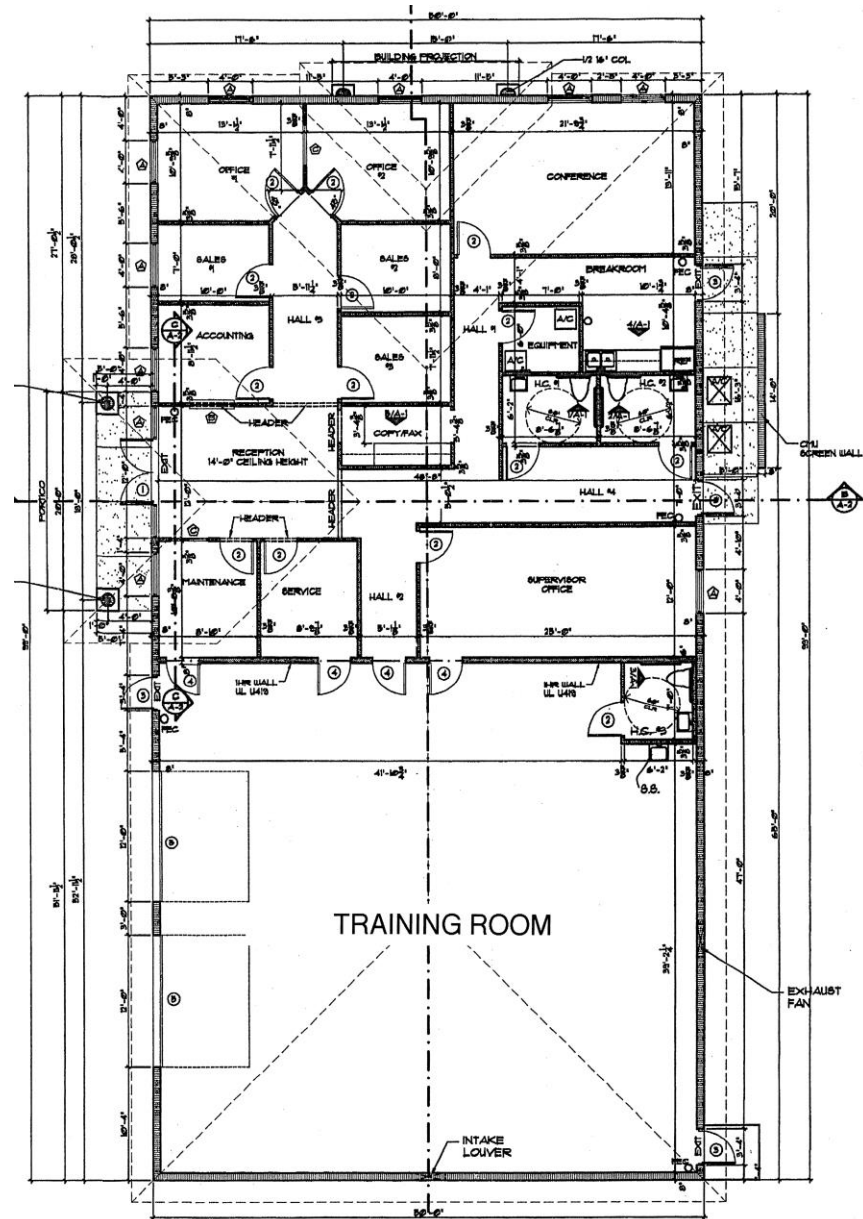
PROPERTY FEATURES



- + Fully leased office – 5-year NNN lease with 5% annual increases
- + Prime location – Easy access to Daniels Pkwy, Metro Pkwy, and Plantation Rd
- + Strong tenant – Backed by a national private equity firm
- + True NNN lease – No landlord responsibilities
- + Modern building – High-quality construction and professional layout
- + Market stability – Tenant serves all of Southwest Florida



FLOOR PLAN





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