



**INDUSTRIAL / SHOWROOM FACILITY**  
**3040 Fowler Street, Fort Myers, FL**

**FOR SALE**



# EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present 3040 Fowler Street, a ±25,000 SF industrial warehouse on a substantial ±1.95-acre site within the heart of Fort Myers' primary commercial corridor. Positioned just south of the rapidly expanding Midtown District, the property is ideally suited for an owner-user or an investor looking to capitalize on the "Live Local Act" or adaptive reuse trends.

With direct frontage on Fowler Street, 3-phase power, and low site coverage, the asset offers significant flexibility for industrial operations, showroom expansion, or future redevelopment into a higher-density mixed-use project.

- ±25,000 SF Industrial / Showroom Facility
- ±1.95 Acres | Vacant at Closing

## PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	±25,000 SF
<b>LAND AREA</b>	±84,811 SF (±1.95 Acres)
<b>ZONING</b>	Planned Unit Development (Underlying B-2)
<b>DELIVERY</b>	Vacant at Closing

**ASKING PRICE**

**\$5,500,000**



# PROPERTY OVERVIEW

The property consists of a single-story industrial building constructed of concrete block with steel framing, originally built in 1985 with an effective year built of 2004. The building is configured primarily as warehouse space with a front-facing showroom component representing approximately 6% of total area, suitable for customer-facing operations.

The improvements are positioned on a fully paved site with controlled access and security, providing functional utility for industrial, contractor, or service-based operations.

## BUILDING & SITE SPECIFICATIONS

- **Building Size:** ±25,000 SF
- **Land Area:** ±84,811 SF (±1.95 Acres)
- **Clear Height:** Approximately 16 feet
- **Loading:** Two (2) grade-level roll-up doors
- **Construction:** Concrete block with steel framing
- **Power:** 3-Phase Industrial service
- **Security:** Fully fenced and gated perimeter
- **Parking:** Extensive on-site surface parking; Low site coverage ratio



# INVESTMENT HIGHLIGHTS

**STRATEGIC SIZE:** Functional  $\pm 25,000$  SF footprint with a  $\pm 16'$  clear height.

**EXCESS LAND:** The  $\pm 1.95$ -acre paved site provides ample room for fleet parking, outdoor storage, or building expansion.

**VERSATILE ZONING:** Current PUD (Ordinance 2881) allows for warehousing, light assembly, and call centers; B-2 underlying zoning offers a safety net for broad commercial uses.

**PRIME ACCESS:** Direct frontage on Fowler Street, a primary north-south artery connecting Downtown to the southern commercial hubs.

**SELLER FLEXIBILITY:** Open to parcel breakup or selling portions of the land separately.

**OPTIONAL BUSINESS SALE:** Seller open to selling operating business and inventory.



# INTERIOR PHOTOS



# LOCATION OVERVIEW



3040 Fowler Street is centrally located within Fort Myers, providing direct connectivity between Downtown Fort Myers, Colonial Boulevard (SR-884), and surrounding commercial districts. Fowler Street serves as a major north-south arterial carrying approximately 26,000 AADT, supporting a blend of industrial, service commercial, and adaptive reuse properties.

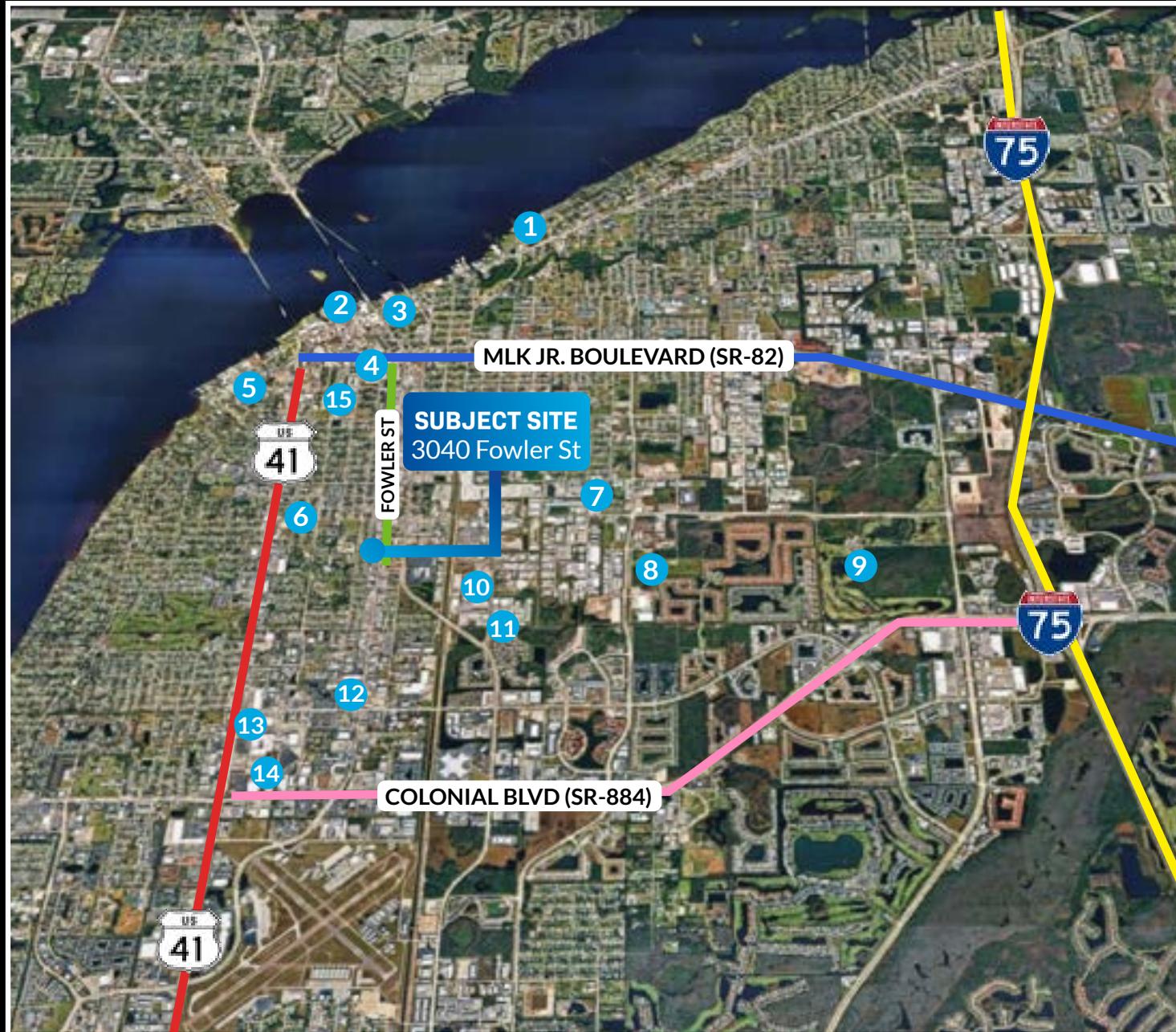
The corridor benefits from strong visibility, established commercial activity, and proximity to population centers, making it suitable for hybrid industrial-commercial uses.

## NEIGHBORHOOD OVERVIEW & HIGHLIGHTS

The Fowler Street corridor is transitioning from traditional industrial to a mix of “maker spaces,” retail showrooms, and residential infill.

- **The Midtown Surge:** The City’s Midtown Plan is transforming the area immediately north of the property into a high-density urban core with 6,000+ planned residential units.
- **Infrastructure Connectivity:** Direct proximity to MLK Jr. Blvd (SR-82) and US-41, providing seamless logistics for distribution or service-based businesses.
- **Commercial Maturity:** Surrounded by established trade partners, including automotive, construction supply, and specialty wholesale.

# LOCATION MAP



1 - First Street Apartments



2 - Sip & Sizzle



3 - Swamp Cat Brewing Company



4 - The Catalyst



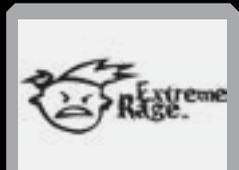
5 - Lee Memorial Hospital



6 - dd's DISCOUNTS



7 - Shooters LLC



8 - Extreme Rage Paintball Park



9 - Eastwood Golf Course



10 - 84 Lumber



11 - IMEX Stone



12 - Victory Layne Chevrolet



13 - Edison Mall



14 - Vicky Bakery



15 - Montage at Midtown

# REPOSITIONING POTENTIAL

## OWNER-USER STRATEGY

Ideal for contractors, distributors, or service businesses requiring frontage, yard space, and immediate occupancy.

## SHOWROOM / FLEX REPOSITIONING

Suitable for building products, specialty retail with warehouse support, medical equipment users, or hybrid office-industrial concepts.

## LAND RECONFIGURATION / REDEVELOPMENT

Low site coverage and seller flexibility allow for parcel splits, additional improvements, or future redevelopment subject to approvals.

## DEVELOPMENT POTENTIAL

The property's unique PUD and B-2 underlying zoning create a "high-upside" scenario:

- **Adaptive Reuse:** The 16' clear height and concrete block construction are perfect for conversion into a Creative Flex Office or Brewery/Entertainment Venue, similar to the nearby Swamp Cat project.
- **Live Local Act (Density):** Under Florida's Live Local Act, industrial/commercial zoned lands may be eligible for high-density residential redevelopment if 40% of units are designated as affordable, potentially allowing up to 70 units per acre in this district.
- **Parcel Breakup:** Seller openness to partial land sales provides the opportunity to monetize excess land and reduce basis.

*All development concepts are subject to zoning verification and municipal approval.*



# RENTAL RATE ANALYSIS (IMMEDIATE AREA)

Current market data for the Fowler Street and Winkler submarkets indicates strong upward pressure on “last-mile” industrial and flex space.

PROPERTY TYPE	ASKING RENT (NNN)	NOTES
Warehouse / Industrial	\$14.00 – \$16.50/SF	Older stock (1960s-80s) near Fowler St is commanding \$15+/SF due to low vacancy
Flex / Maker Space	\$18.00 – \$23.00/SF	High demand for units with small office showroom footprints
Showroom / Retail	\$22.00 – \$27.00/SF	Premium for Fowler St frontage and glass storefronts
Adaptive Reuse Office	\$24.00 – \$30.00/SF	Converted industrial "loft" style offices in the River District/Midtown area

# NEARBY DEVELOPMENTS

## COMPLETED / NEARING COMPLETION

- First Street Apartments: A 274-unit, 4-story luxury complex located at First & Fowler (delivered 2024/2025).
- Montage at Midtown (Phase I): A \$72M mixed-use development including 200+ apartments and a 6-story parking garage, acting as the anchor for the neighborhood's revitalization.

## PROPOSED / UNDER CONSTRUCTION

- The Catalyst Project (Midtown): A 10-acre redevelopment at MLK & Fowler proposed to include 600+ apartments, 50,000 SF of retail, and 150,000 SF of office space.
- Tempo by Hilton: An 11-story, 175-room hotel planned for downtown (target break ground Feb 2026).
- Amazon Mega Distribution Center: A 750,000 SF facility near I-75 and MLK (approx. 4 miles east), which will drive regional demand for secondary "last-mile" support warehouses like 3040 Fowler.

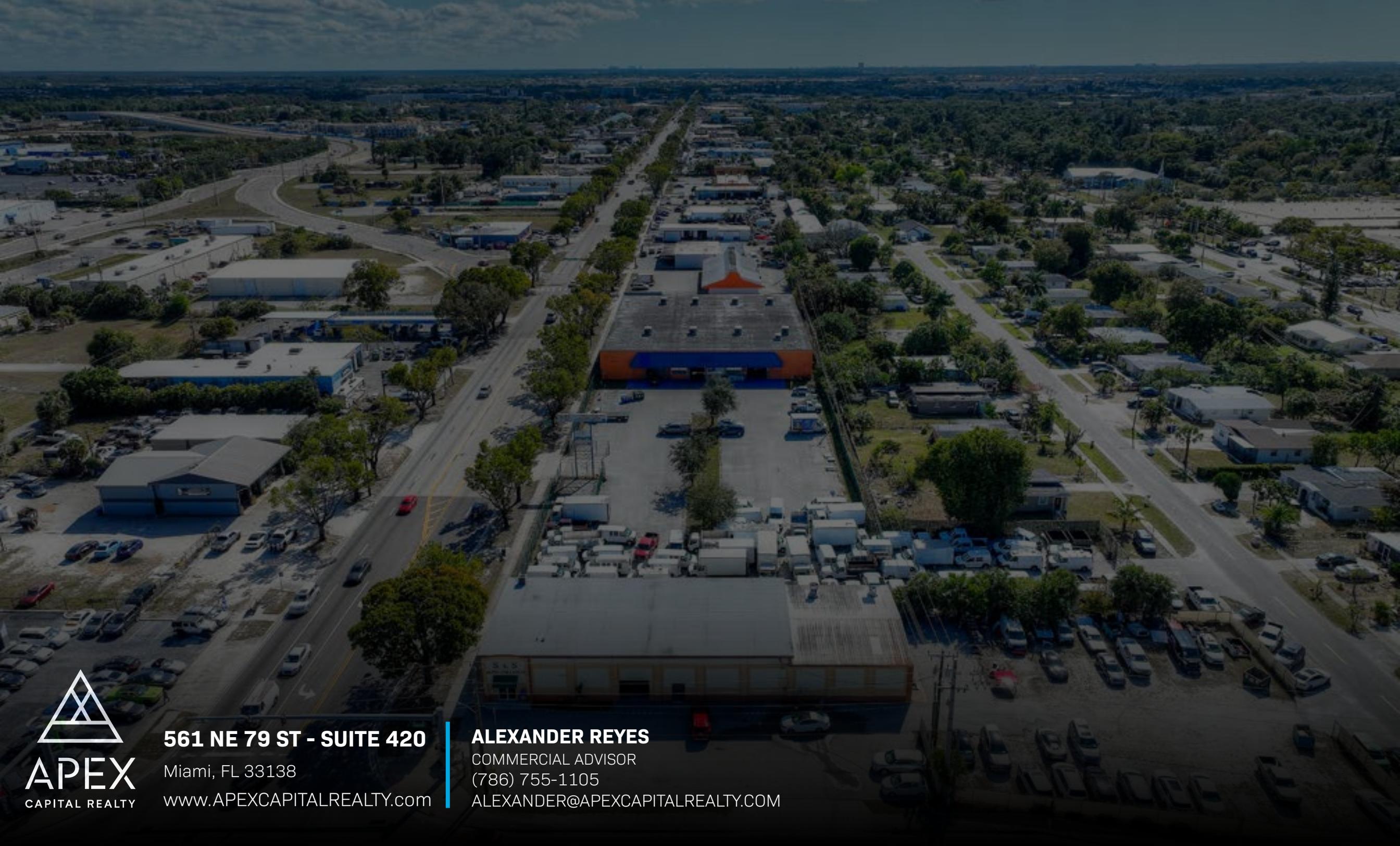


# NEW BUSINESS ACTIVITY & SYNERGY



The vicinity is shifting toward lifestyle and experience-based uses, making the property's showroom potential highly valuable.

- **SWAMP CAT BREWERY:** Located at the NE corner of MLK and Fowler, this 1950s church conversion into a brewery is a prime example of successful adaptive reuse in the immediate area.
- **CENTRAL ROCK GYM & RESURGENCE BREWING:** A new “climbing and craft beer” concept recently announced for South Fort Myers, signaling the high demand for large-format entertainment venues.
- **SIP & SIZZLE:** A new dining concept recently opened in the Downtown/Midtown area.
- **VICKY BAKERY:** A popular South Florida franchise that recently expanded to a location near the Edison Mall (Fowler St corridor).



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