



FOR LEASE
+25,000 SF OF INDUSTRIAL WAREHOUSE SPACE
+4.00 AC OF PAVED OUTDOOR STORAGE

THE SHELL FACTORY
2787 N TAMiami TrL.
NORTH FORT MYERS, FL 33903



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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Property Features

The iconic Shell Factory & Nature Park, a Southwest Florida landmark since the 1930s, is now available for lease. The property offers 25,000 SF of warehouse space with approximately 4.00 acres of paved outdoor storage, providing ample room for a variety of uses. Conveniently located between Del Prado Boulevard and Pine Island Road, it benefits from strong visibility and easy access to major corridors. Surrounded by significant residential growth and retail demand, the site is positioned near key amenities such as Publix, Home Depot, Walmart, and the VA Hospital. This rare leasing opportunity combines size, location, and accessibility in one of the area's most recognizable destinations.

Address: 2787 N Tamiami Trl. North Fort Myers, FL 33903

Strap Number(s): 27-43-24-00-00009.0000
27-43-24-00-00023.0091
27-43-24-L2-U1078.5420

Property Type: Industrial / Paved Outdoor Storage

Land Area: ±830,253 SF / ±19.06 AC

GLA: Warehouse - ±25,000 SF
Paved Outdoor Storage - ±4.00 AC

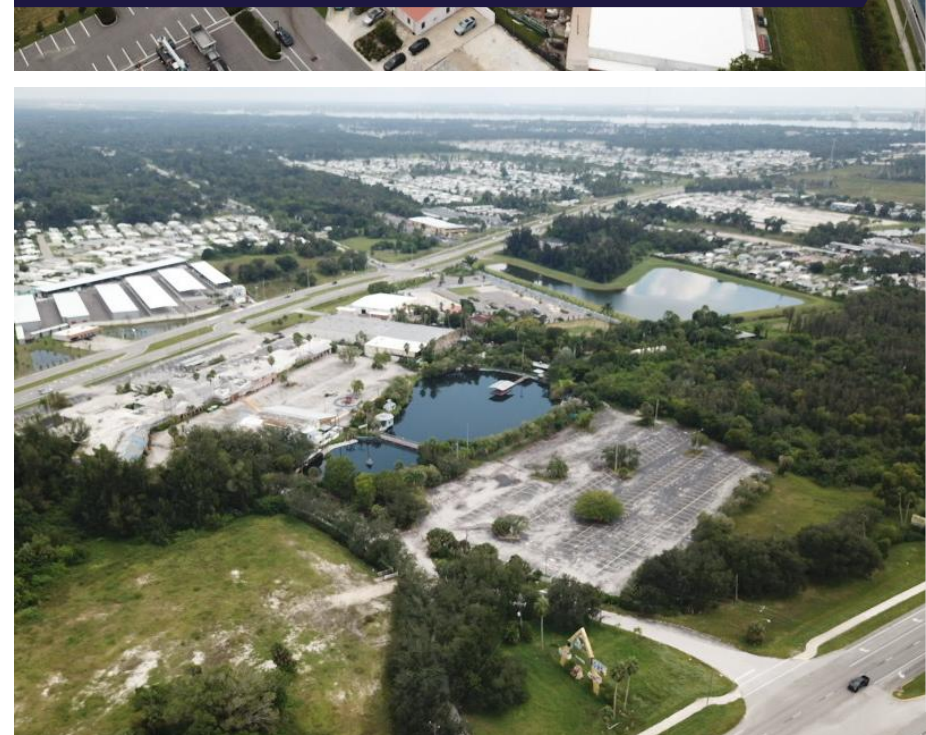
Lease Rate: Warehouse - \$9.00 NNN
Paved Outdoor Storage - \$5,000 per AC

Zoning: CPD – Commercial Planned Development

Submarket: North Fort Myers



CPD ZONING ALLOWS SEVERAL USES



± 4.00 AC OF OUTDOOR STORAGE

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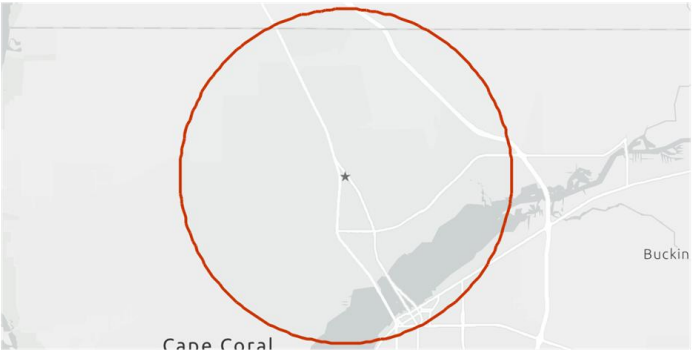
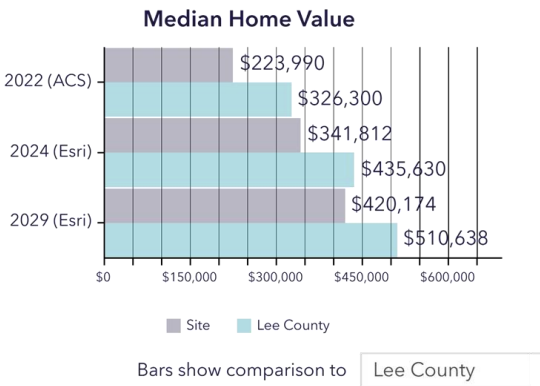
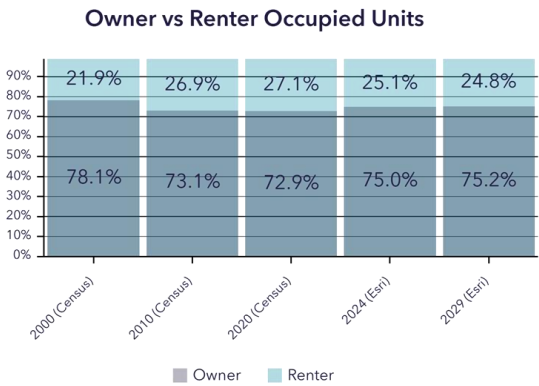
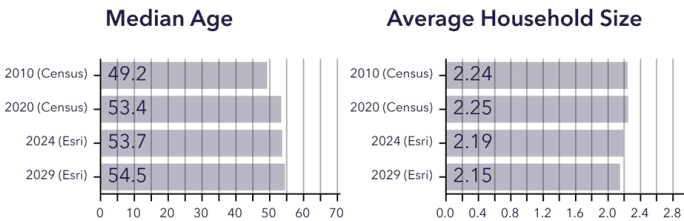
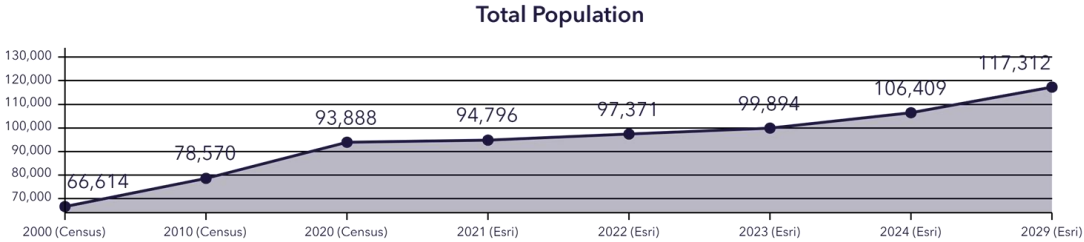
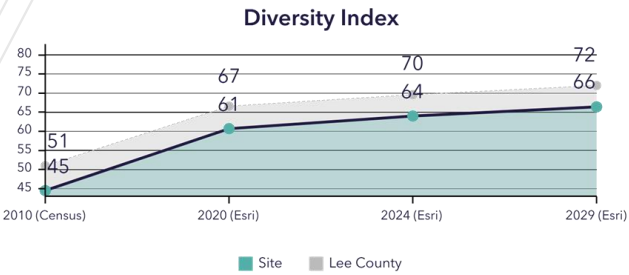


Approved Uses

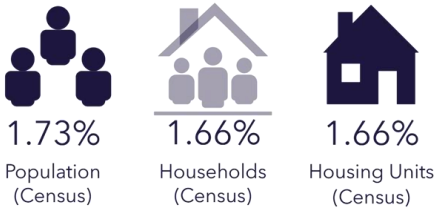
- Produce Market
- Package Store
- Recreation Facilities
- Self Service Fuel Pump Stations
- Storage, Indoor and Outdoor
- Vehicle and Equipment Dealers
- Wholesale Establishments
- Rental Establishments
- Household/Office Furnishings
- Banks and Financial Institutions
- Convenience Store
- Auto Parts Store
- Car Wash
- Clothing Stores
- Department Store
- Drive Thru Facility
- Flea Market, Indoor and Open
- Hotel/Motel
- Lawn and Garden Supply Store
- Mobile Home Dealer
- Many More Uses Approved

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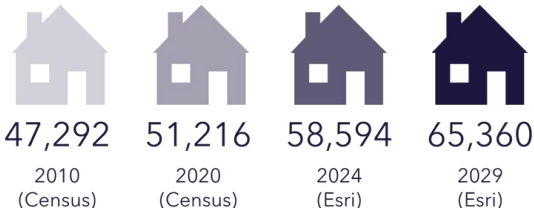
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2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023). © 2025 Esri

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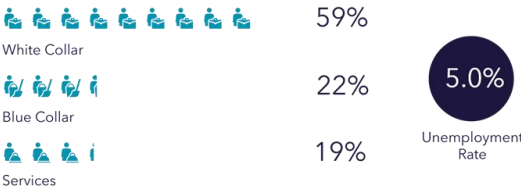
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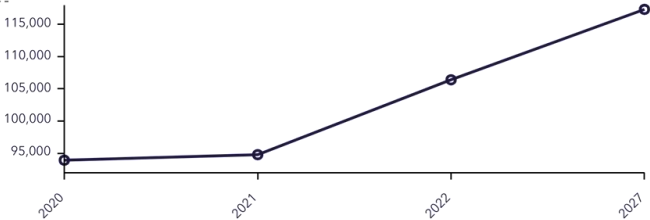
POPULATION TRENDS AND KEY INDICATORS

106,409	48,311	2.19	83	68	64
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index

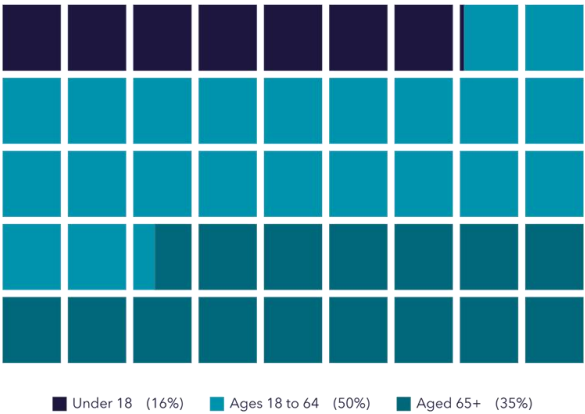
EMPLOYMENT



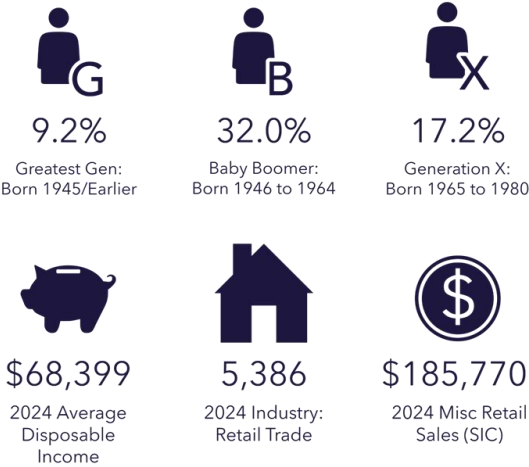
Historical Trends: Population



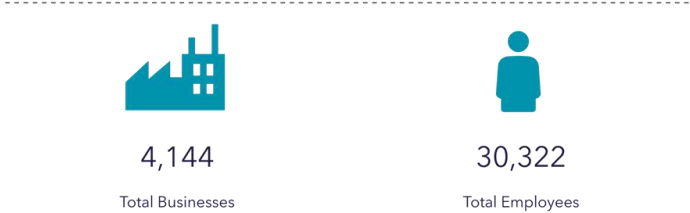
POPULATION BY AGE



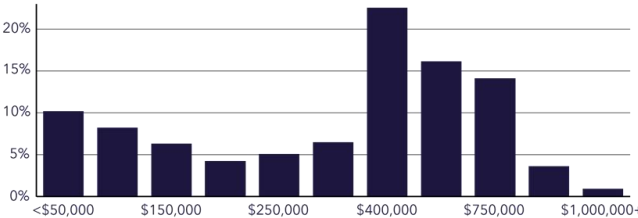
POPULATION BY GENERATION



BUSINESS



Home Value



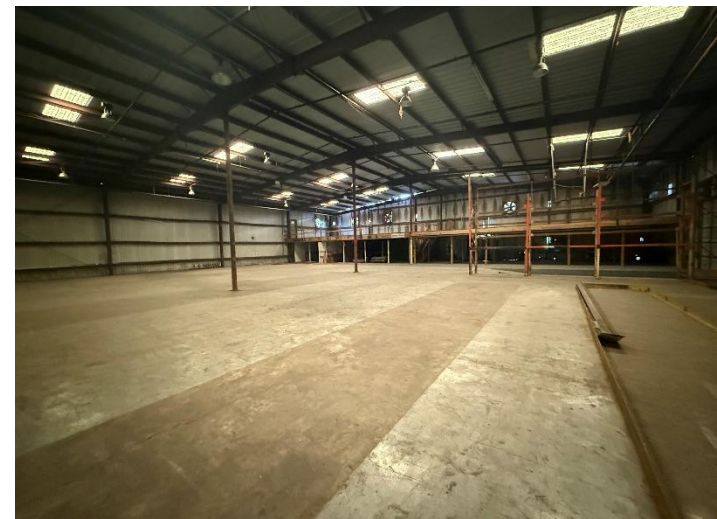
Source: Esri, Esri-Data Axle
Esri forecasts for 2025, 2030
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FOR MORE INFORMATION, CONTACT:

Gary Tasman
CEO / Principal Broker
+1 239 470 9646
gtasman@cpswfl.com

Lane Boy, CCIM
Executive Director
+1 239 675 3215
lboy@cpswfl.com

Shawn Stoneburner
Senior Director
+1 239 898 9119
sstoneburner@cpswfl.com

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