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1290 US-41 BYPASS S.

VENICE, FL 34285

**INDUSTRIAL LAND FOR LEASE
RARE OUTDOOR STORAGE OPPORTUNITY**

5.48 ACRES

CONTACT US:

BRAD BERZINS, SIOR

Managing Director
Brad.Berzins@jll.com
+1 239 673 2765

PETER CECORA, SIOR

Senior Managing Director
Peter.Cecora@jll.com
+1 813 387 1297

HALEY BLORSTAD

Associate
Haley.Blorstad@jll.com
+1 239 571 5681

PROPERTY FEATURES

JLL is pleased to present For Lease a rare 5.48-acre outdoor storage opportunity (IOS) in Venice. The property is located on US 41 (Tamiami Trail) Bypass, with approximately 730 feet of frontage, and will be available by Q2 2024. The owner is willing to lease the property in 2-acre increments, up to 5.48 acres. The land is zoned industrial and is fenced, paved, and lit (FPL). There is a 6,068 SF office building and a 3,104 SF repair parts shop onsite.

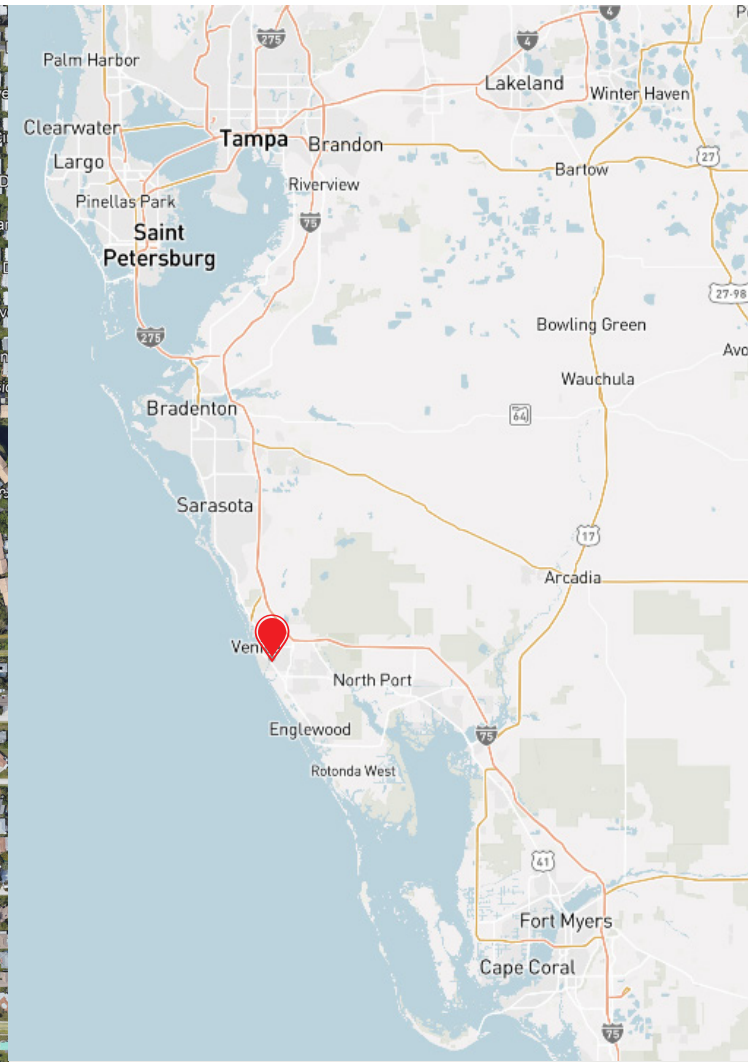
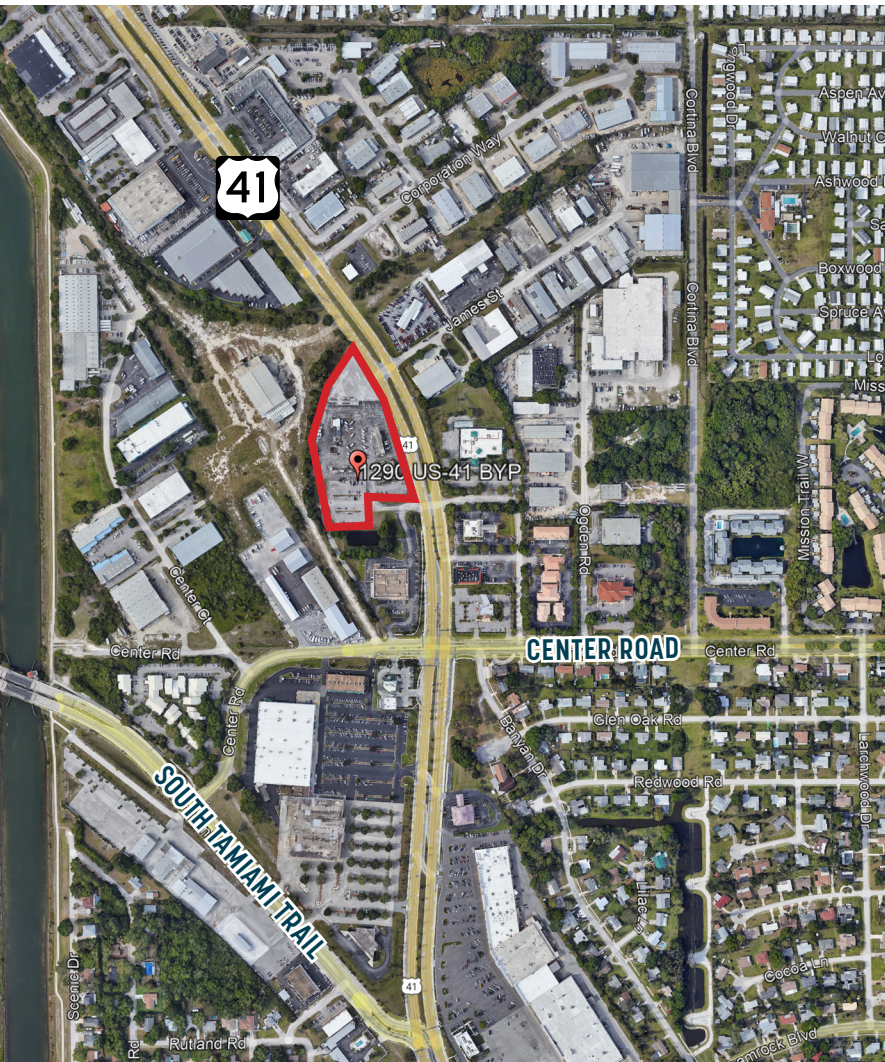


PROPERTY FEATURES

Land	5.48 acres	Outside Storage	Fenced
Office Building	6,068 SF	Lighting	Yes
Repair Shop	3,104 SF	Access	US-41 & Center Road
Available	Q2 2024	Foundation	Paved & CR6
Divisibility	2 acres	Rental Rate	Negotiable



MARKET AERIAL



I-75 on-ramp	5.2 miles	Fort Myers	65 miles
Sarasota	19 miles	Tampa	72 miles

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