



2585 Fourth St

Fort Myers, FL 33901

Property Features

- 26' max clear height in warehouse
- Updated HVAC system (office only)
- Security system in place and fully fenced site
- 3-Phase power and updated electrical, hookups for air compressor, 700lb ice machine
- Four (4) new overhead doors – 2 in front w/ remote opening
- Solar panels on new TPO – 2" insulated roof
- Ample storage including mezzanine
- Perfect for light manufacturing, contractors, and service-based industrial users
- Multiple security measures for your business' safety

Building area	± 8,000 SF
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Lease Rate	\$15.50 NNN
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CAM	\$3.15 PSF
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Monthly Rent	\$12,433.33
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Land Area	± 0.51 AC / 22,216 SF
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Property Type	Flex Warehouse
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Year Built	1980 – Renovated 2024/5
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For more information:

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Central location:

Ideally positioned in the heart of Fort Myers, 2585 Fourth Street offers a highly central location just minutes from Downtown, major business corridors, and key amenities. The property benefits from convenient access to US-41 and nearby arterial roads, making it easily reachable for clients, customers, and employees alike.

2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	8,427	61,107	152,771
Total Households	3,926	25,121	62,993
Annual Population Growth 2025-2030	2.2%	1.8%	1.9%
Average Household Income	\$59,666	\$71,439	\$78,845
Median Age	43.4	40.6	42.7

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