



3756 IRONBRIDGE BLVD, UNIT A | FORT MYERS, FL 33916

## 4,623 SF HEAVY INDUSTRIAL ZONING

FOR LEASE

### CONTACT

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In Consultation With:  
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### Turnkey Industrial Space: Renovated Office/Warehouse with Premium Upgrades and Secure Yard

Available Now – 4,623± SF office/warehouse with Heavy Industrial Zoning and Three Phase Power. Building was completely renovated in 2022. Well-appointed office area with two restrooms. Completely insulated warehouse with 4-8' concrete block base and metal frame, electric OH Door, plus ventilation fan. Brand new roof 2025. 14 total parking spots. Building is fire sprinkled. Semi-secured fenced in yard shared with the owner's building next door. Call us today to schedule a tour.

### PROPERTY DETAILS

LEASE RATE	\$14.00 NNN
AVAILABLE SF	4,623± SF (Office: 851 SF   Warehouse: 3,772 SF)
ZONING	IH
ELECTRIC	Three Phase
CLEAR HEIGHT	18' - 20'
OH DOOR	(1) 12' w x 14' h
PARKING RATIO	2.55 / 1,000 SF

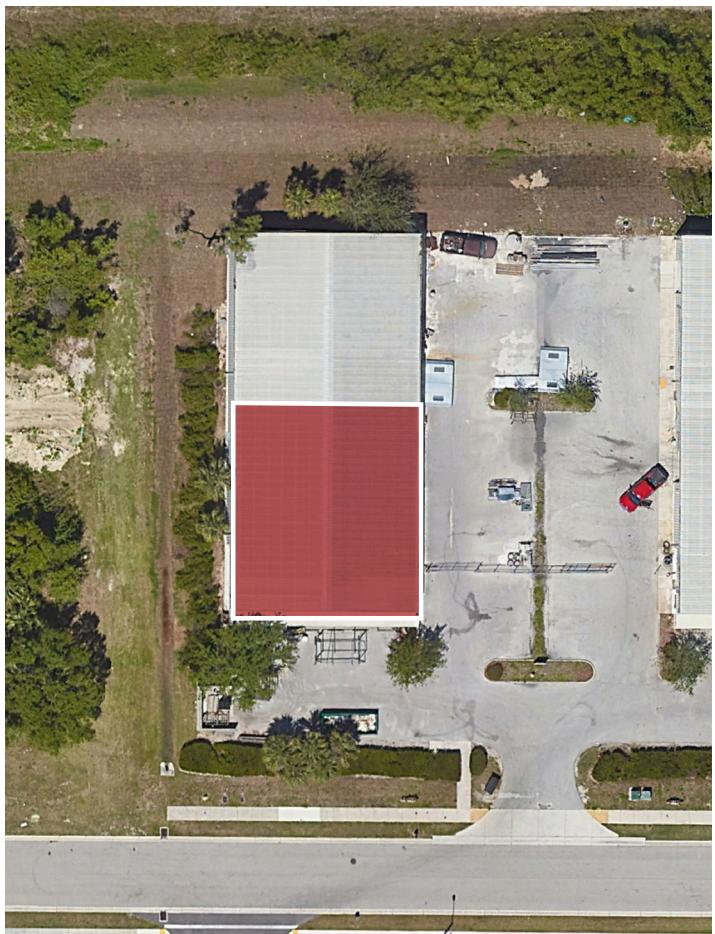
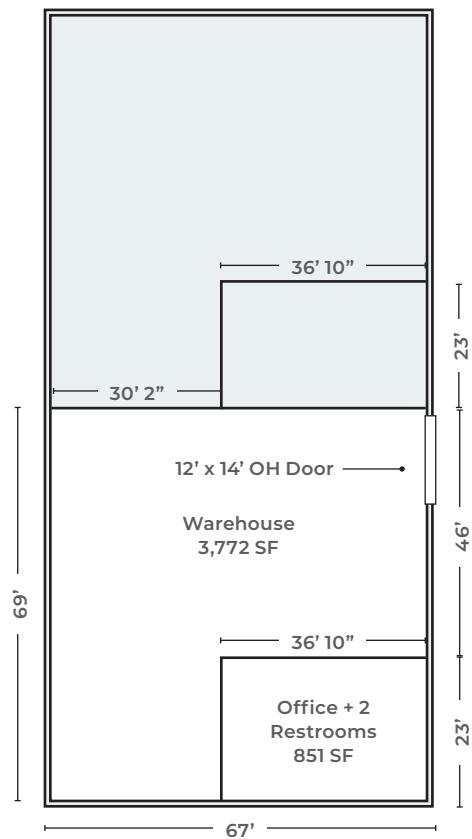


**MAYHUGH**  
COMMERCIAL ADVISORS

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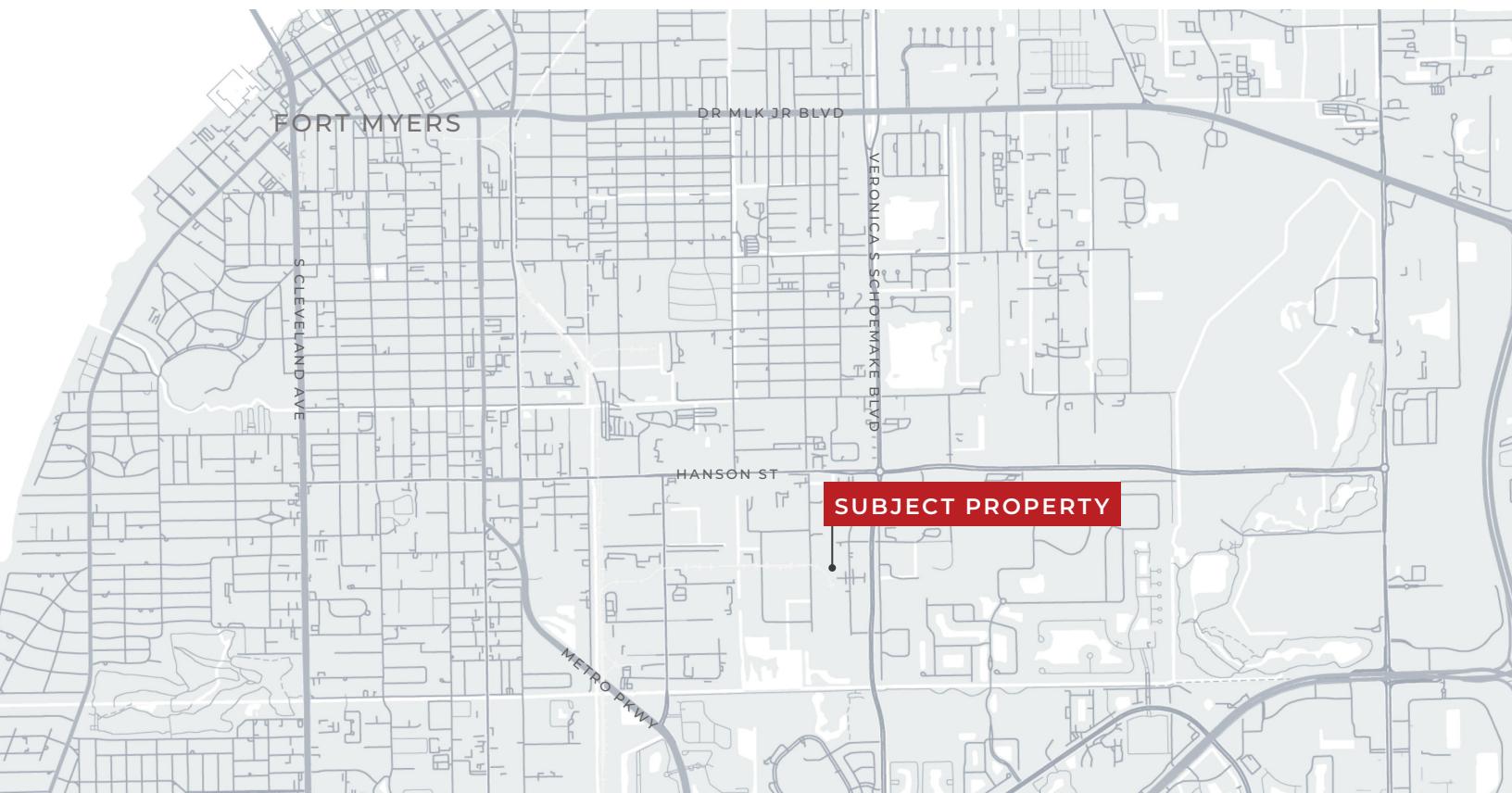
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## FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.





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