



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

# 4,623 SF HEAVY INDUSTRIAL ZONING

FOR LEASE

CONTACT

**Justin Ankney, CCIM**  
239-933-5594  
justin@mayhughcommercial.com

In Consultation With:  
**Chase Mayhugh, SIOR, CCIM**



13099 S. Cleveland Ave. Suite 410  
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

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

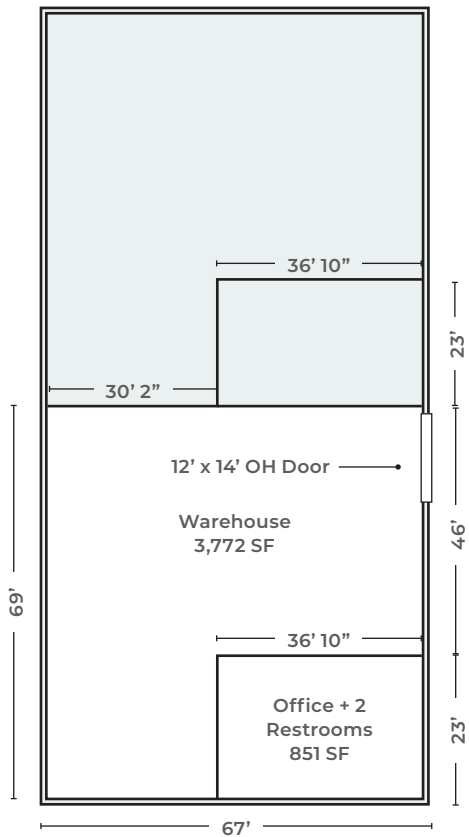
Available Now – 4,623± SF office/warehouse with Heavy Industrial Zoning and Three Phase Power. Building was completely renovated in 2022. Well-appointed office area with two restrooms. Completely insulated warehouse with 4-8’ concrete block base and metal frame, electric OH Door, plus ventilation fan. 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

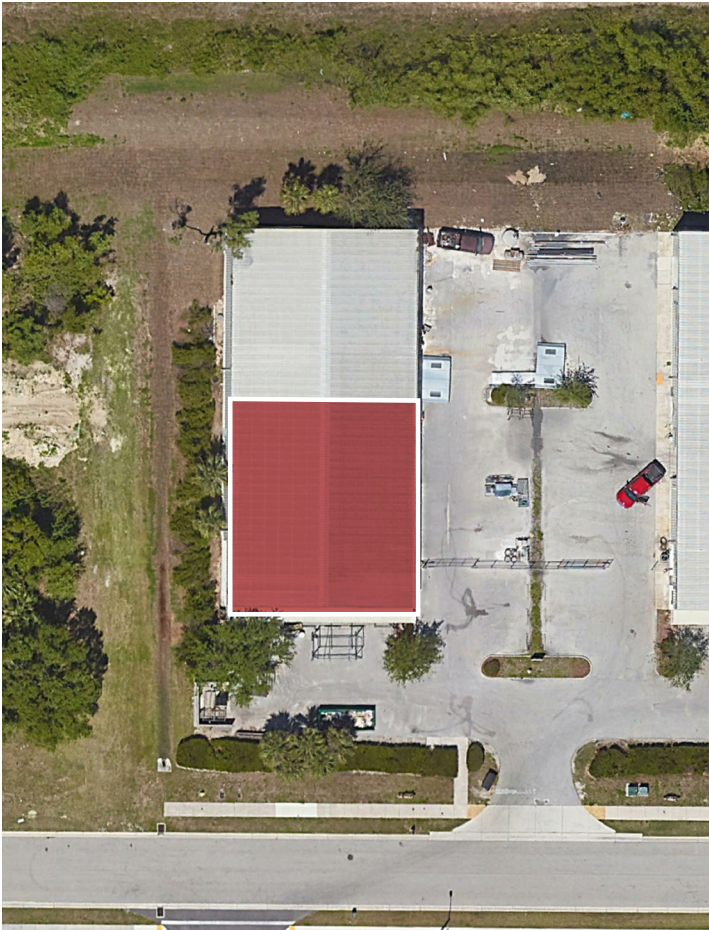
LEASE RATE	\$14.00 NNN
AVAILABLE SF	4,623± SF (Office: 851 SF   Warehouse: 3,772 SF)
ZONING	IH
ELECTRIC	Three Phase
CLEAR HEIGHT	18’ - 20’
OH DOOR	(1) 12’ w x 14’ h
PARKING RATIO	2.55 /1,000 SF



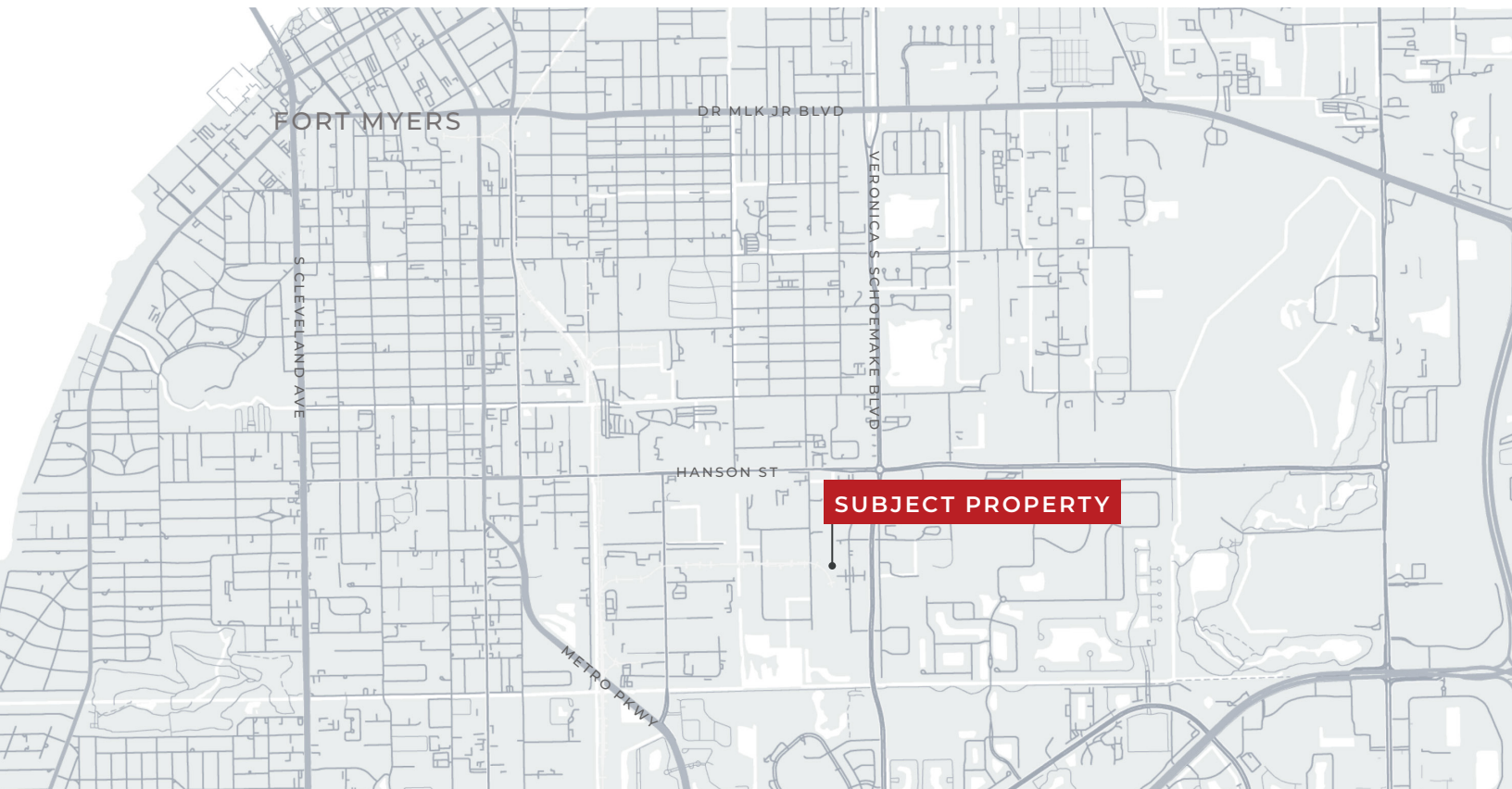
FLOORPLAN



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







This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.