



Colliers



FOR LEASE

36,800 SF Freestanding Industrial Building on 7 Acres

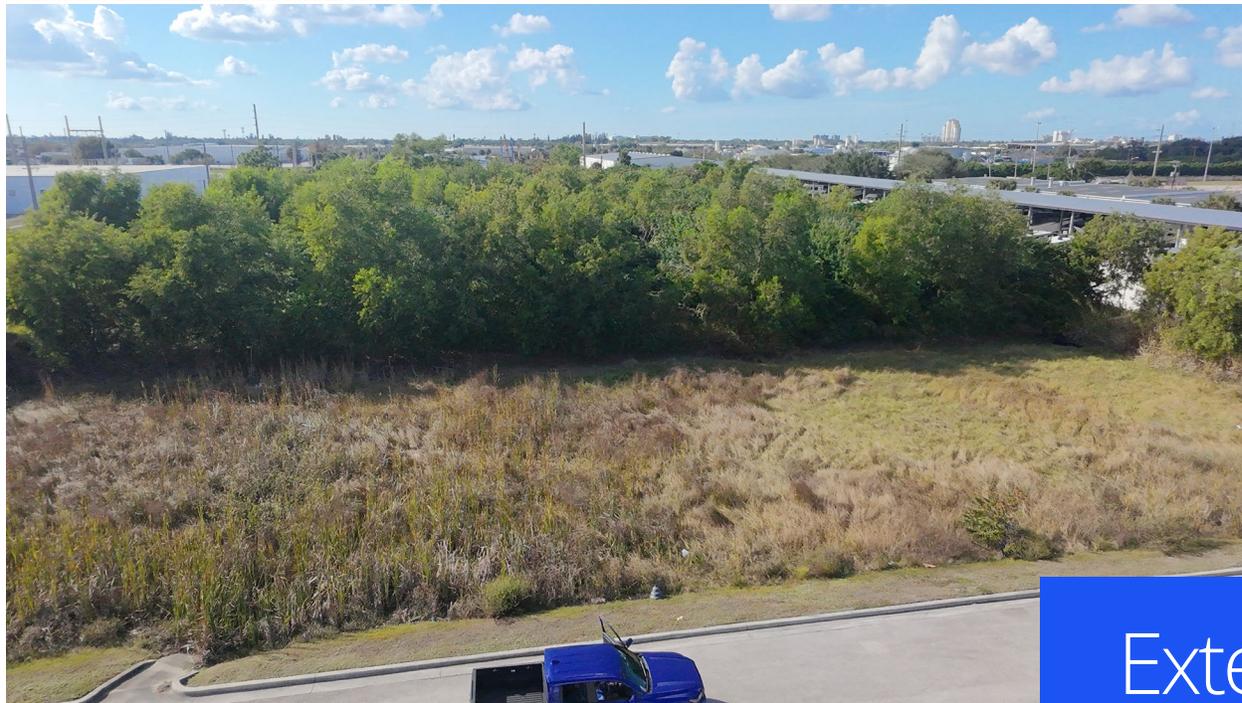
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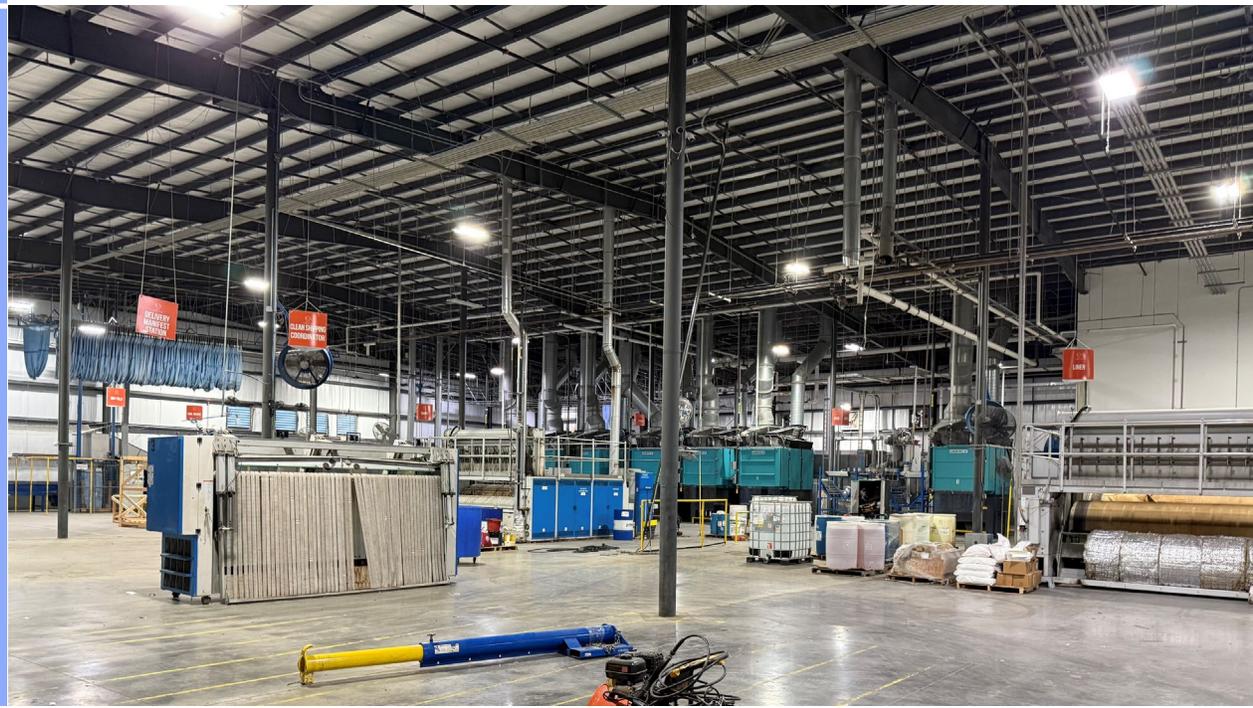


Exterior Photos

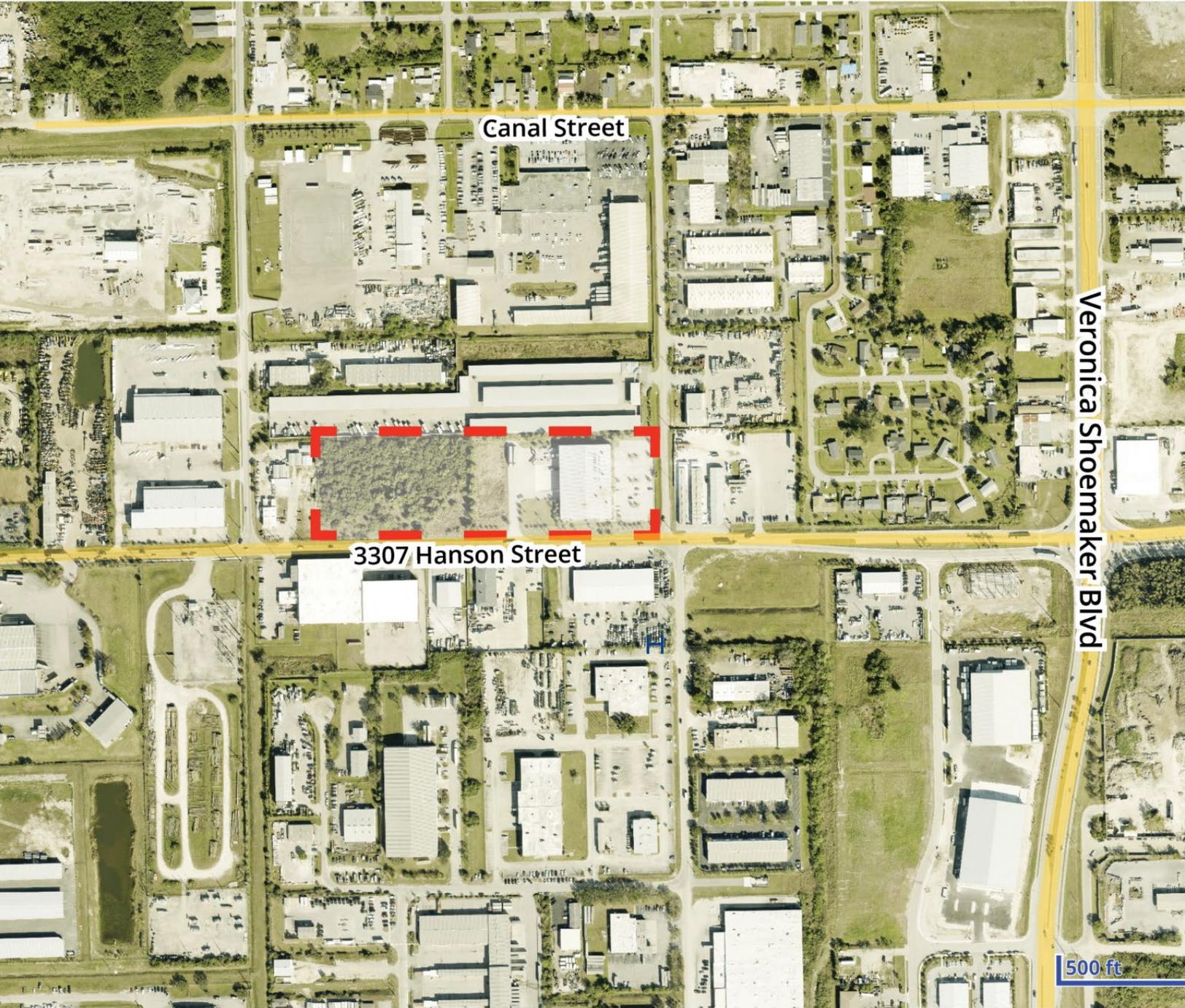




Additional Photos



Aerial

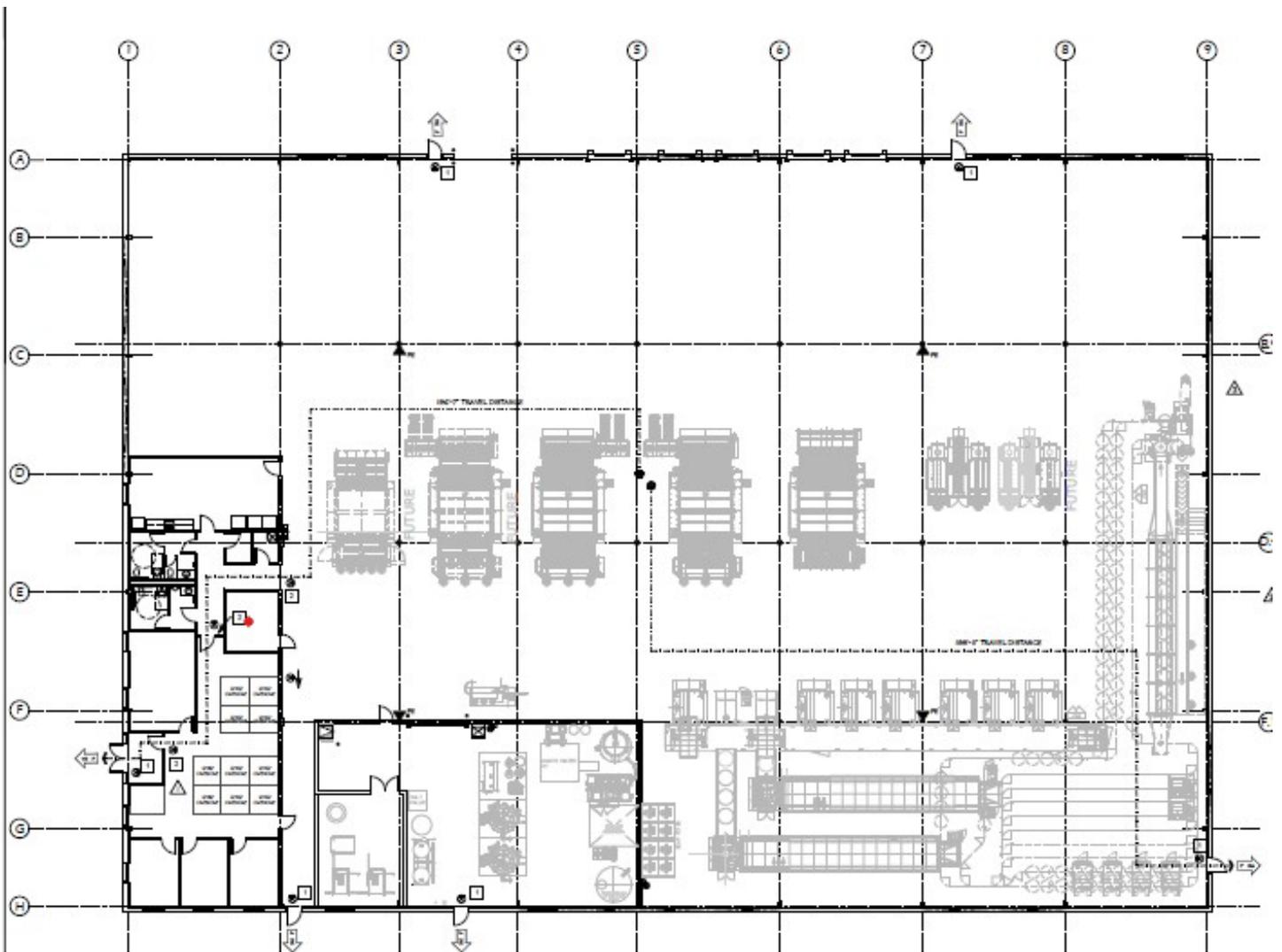


Canal Street

3307 Hanson Street

Veronica Shoemaker Blvd

500 ft



The Building;

36,800 SF
 1 drive in door
 5 dock high doors
 27' eave height
 84 parking spaces

Office;

3,072 SF

Power:

3 phase electric, heavy power

Build Out:

Commercial Laundry Facility

Pricing:

\$12.50 / SF NNN

Land:

7.70 Acres

Available:

May 1, 2026 (earlier occupancy is possible)

Zoning:

IL (light industrial) City of Fort Myers

Utilities:

City Water and Sewer (oversized service)

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