

3843 IRONBRIDGE BLVD.
FORT MYERS, FL 33916



35,000 SF
on 5.2 Acres with
Industrial Outdoor
Storage

Adam Bornhorst, SIOR
Vice President
+1 239 789 6537
adam.bornhorst@cbre.com



3843 Ironbridge Blvd.

Located in Westbury Park, an 84-acre master-planned commercial development

CBRE, Inc., as exclusive leasing agent, is pleased to offer 35,000 SF of prime industrial space with outdoor storage at 3843 Ironbridge Boulevard in Fort Myers, FL. Directly off Ironbridge Boulevard, the Property offers strong visibility from Veronica S Shoemaker Boulevard (14,800 AADT).

Utilities (water/sewer) provided by the City of Fort Myers.

Amenities:

- Outdoor Storage
- Fenced Lot
- Front Loading
- Office Space
- Security System
- Signage Opportunity
- Skylights
- Air Conditioning
- Option to add an additional oversized drive-in door



Building Specifications

3843 Ironbridge Boulevard

Rentable Building Area:	35,000 SF
Total Land Area:	5.20 Acres
Excess Yard:	1.90 Acres
Stories:	One (1)
Construction:	Metal
Office Space:	5,200 SF
Year Built:	2009
Tenancy:	Single
Clear Height:	30'
Dock-High Door(s):	20
Drive-In/Grade-Level Door(s):	One (1) – 8' x 10' Option for additional 18' x 18' door
Power:	600 Amps, 277/480v – 3 Phase
Parking Spaces:	80 car parking and additional striped trailer parking
Zoning:	IL





Outdoor Storage



Former Distribution Center



Excellent Visibility/Signage Opportunity along Veronica S. Shoemaker Boulevard



Clear Span Warehouse



Office Space

Survey

5.20-Acre Lot

- Dock-High Door (20)
- Drive-In/Grade-Level Door (1)
Option for additional 18' x 18' door

Ironbridge Boulevard

35,000
SQUARE
FEET

1.90 ACRE
EXCESS
YARD SPACE

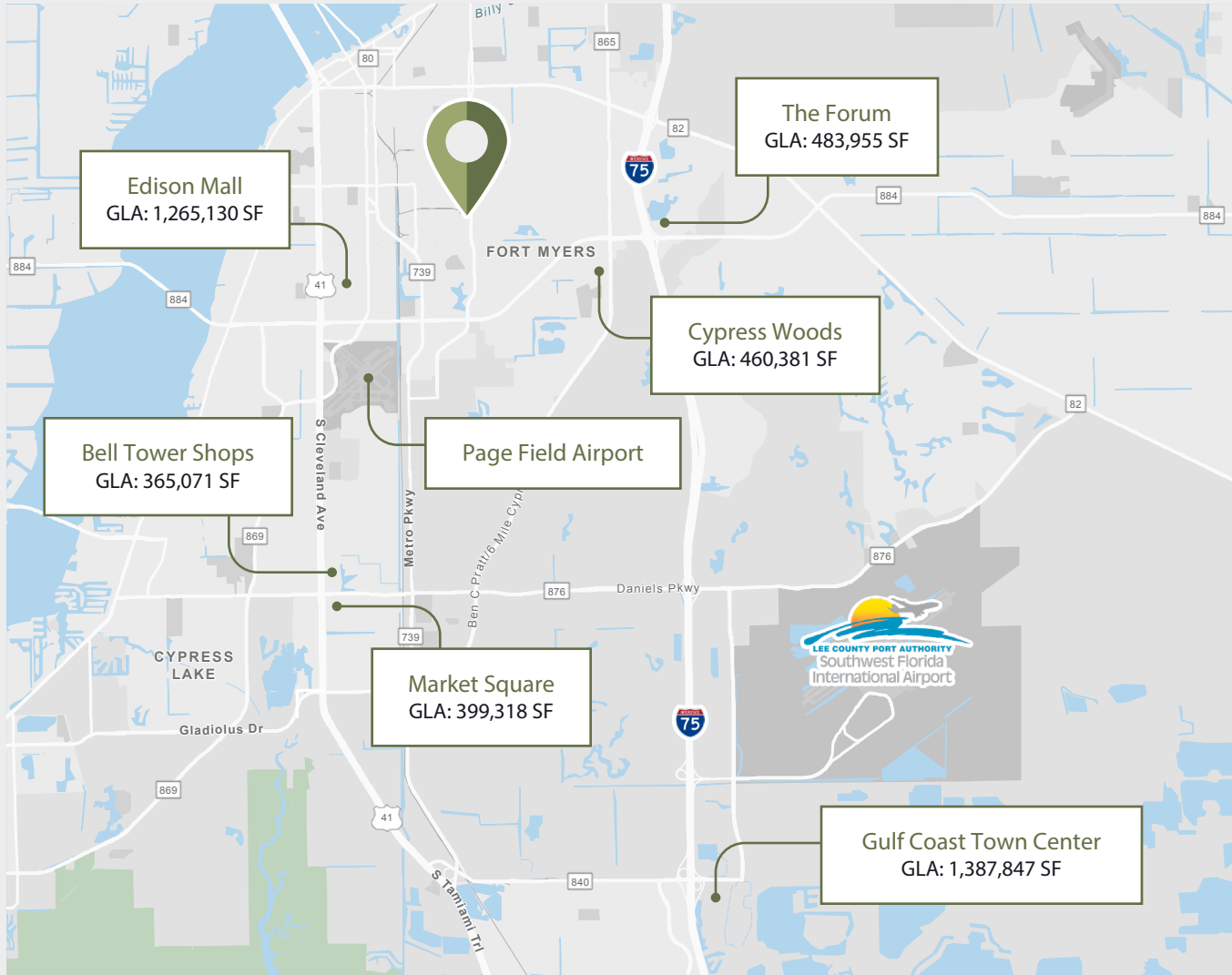
Humberside Lane

Veronica S Shoemaker Boulevard – 14,800 AADT



Area Overview

Strategic Location



KEY DISTANCES

Veronica S
Shoemaker Boulevard
Direct Frontage

US-41 (Tamiami Trail)
2.9 Miles | 6-9 Minutes

Interstate-75 (Exit 136)
3.2 Miles | 6-8 Minutes

Page Field Airport
3.7 Miles | 8-10 Minutes

Downtown Fort Myers
3.9 Miles | 8-10 Minutes

Southwest Florida
International Airport
13.3 Miles | 18-20 Minutes

Miami
153 Miles | 150-180 Minutes

Demographics



3 MILES

BUSINESSES
5,041

EMPLOYEES
59,801

POPULATION
73,001

HOUSEHOLDS
31,323

AVG. HOUSEHOLD INCOME
\$90,154

5 MILES

BUSINESSES
9,791

EMPLOYEES
99,453

POPULATION
151,649

HOUSEHOLDS
66,013

AVG. HOUSEHOLD INCOME
\$99,394

10 MILES

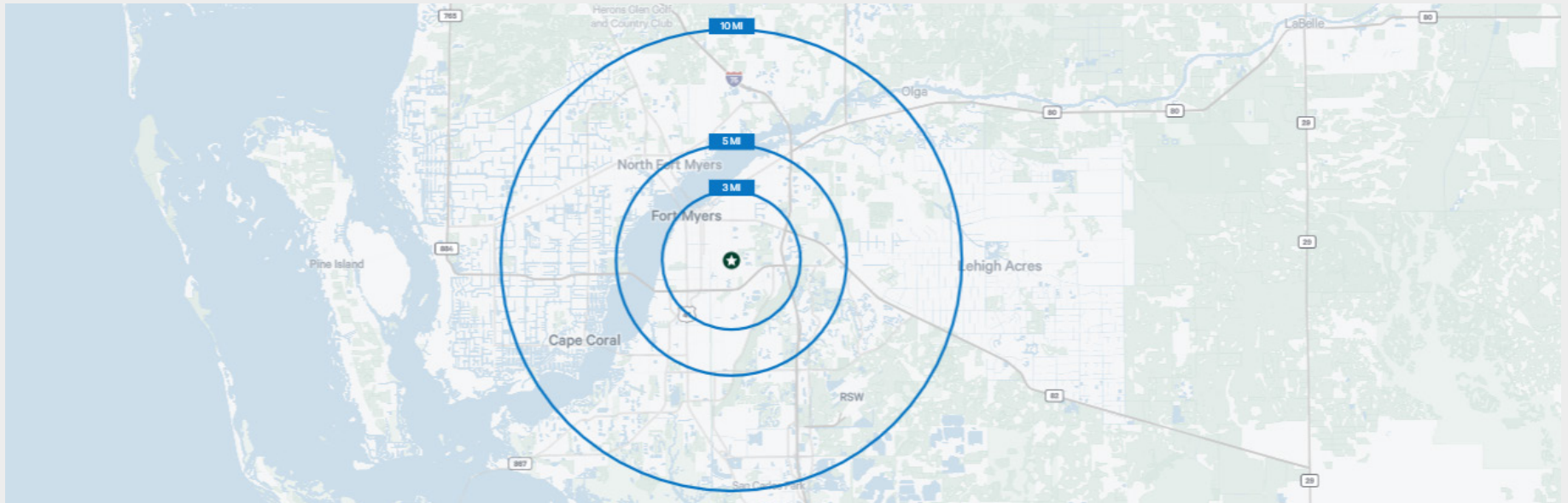
BUSINESSES
23,954

EMPLOYEES
229,954

POPULATION
504,602

HOUSEHOLDS
216,175

AVG. HOUSEHOLD INCOME
\$102,177



3843 IRONBRIDGE BLVD.
FORT MYERS, FL 33916

35,000 SF

on 5.2 Acres with
Industrial Outdoor
Storage



Adam Bornhorst, SIOR
Vice President
+1 239 789 6537
adam.bornhorst@cbre.com