

3526

WORK DRIVE
FORT MYERS, FL 33916

FOR LEASE

INDUSTRIAL WAREHOUSE WITH
FENCED INDUSTRIAL OUTDOOR STORAGE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



PROPERTY HIGHLIGHTS



9,131± SF
BUILDING SIZE



1.67± ACRES
LAND SIZE



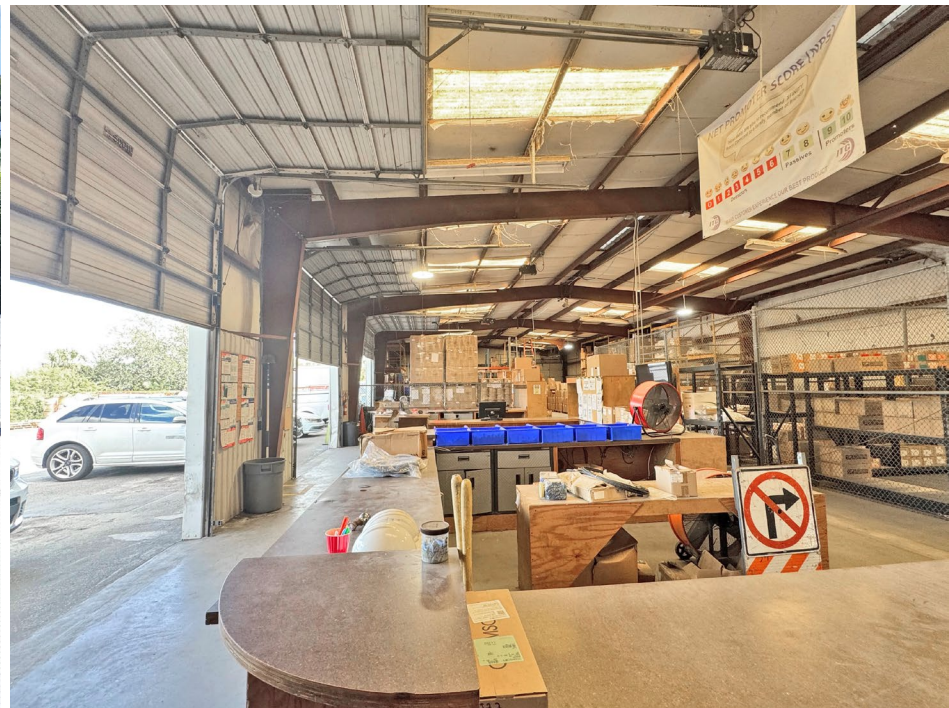
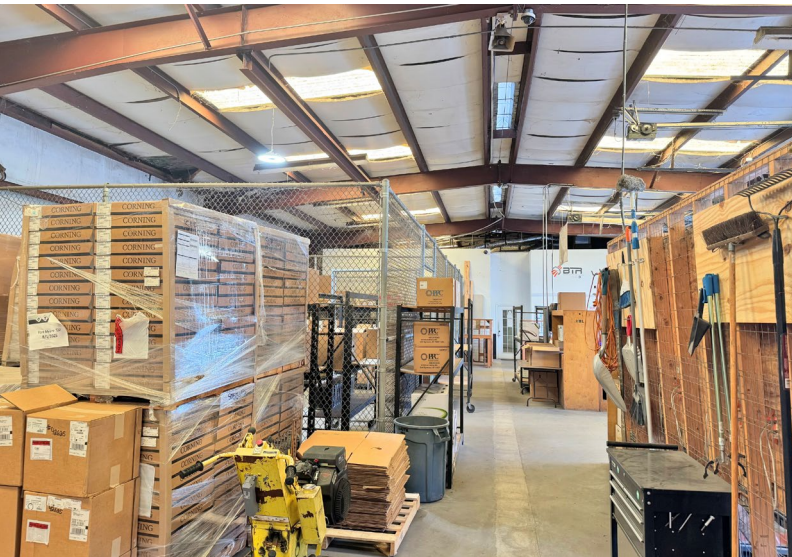
IH-Heavy Industrial
ZONING

- Fully Fenced, Paved Yard Offering Approximately 0.75± Acres of Extensive Industrial Outdoor Storage (IOS)
- Two (2) Offices, Showroom & Two (2) Restrooms with Showers
- Three (3) 12' x 14' Grade-Level Overhead Doors
- One (1) 10' x 10' Truckwell Door
- 18' Clear Height
- Central Fort Myers Location – 1.8± Mile from US 41 & 3.2± Miles from I-75
- Strategic site for operators servicing all of Southwest Florida

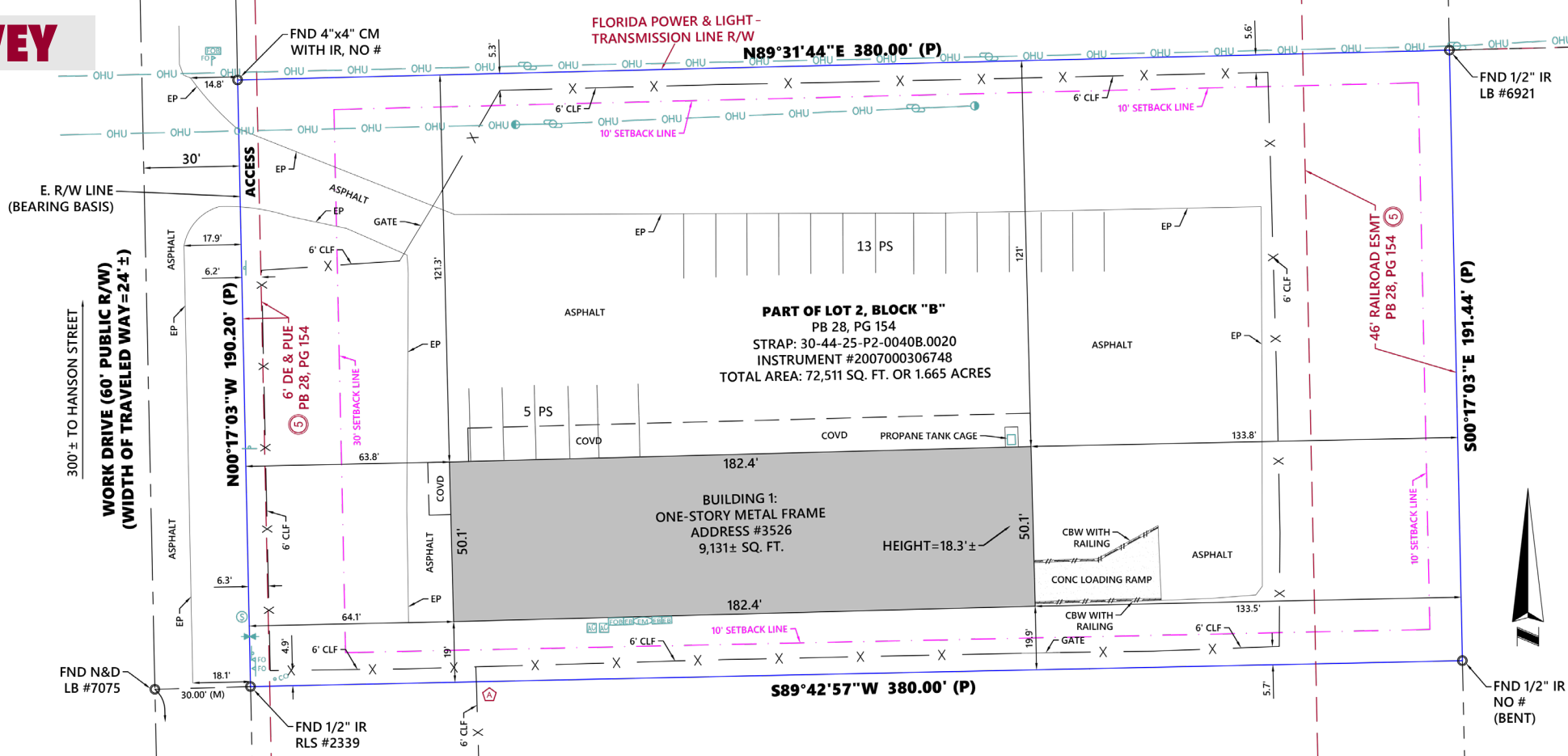
AERIAL VIEWS



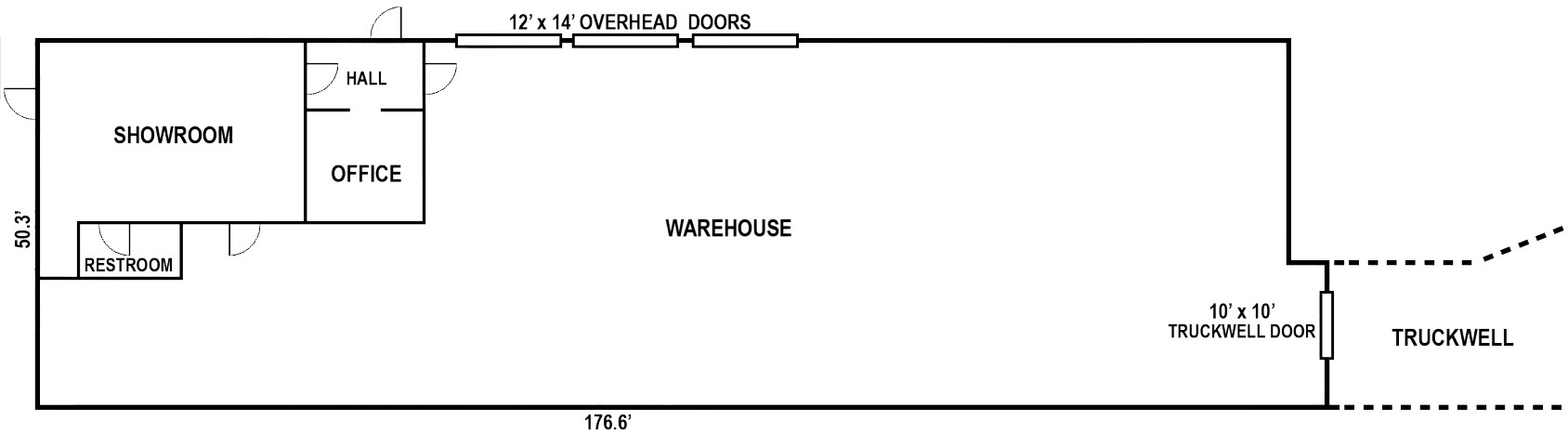
PROPERTY PHOTOS



SURVEY



FLOOR PLAN



LOCATION OVERVIEW

- Located just 1.8± mile from US 41 and 3.2± miles from I-75, the site offers excellent access to the major north-south corridors of Southwest Florida. Its central Fort Myers location provides connectivity to regional distribution, contractors, and service operators across Southwest Florida.



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