

# FOR LEASE

## 42,220 SF INDUSTRIAL WAREHOUSE FACILITY

3661 IRONBRIDGE BLVD, FORT MYERS, FL 33916

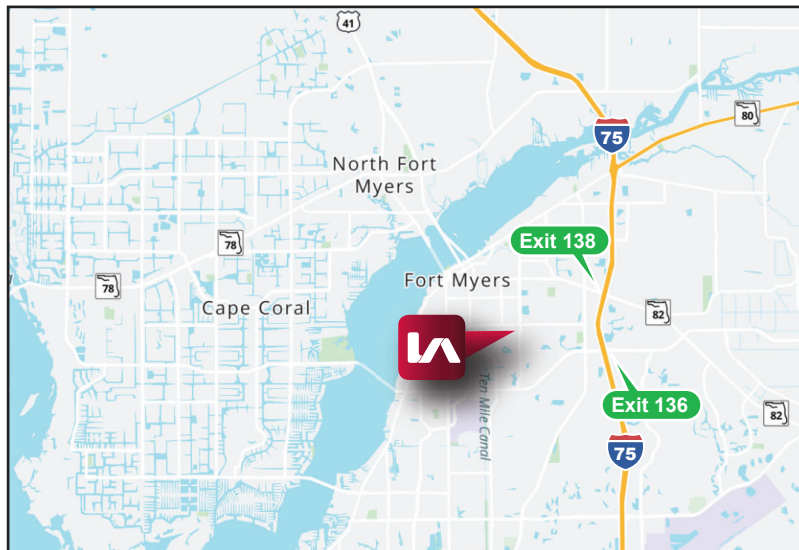
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **AVAILABLE:** 42,220 SF
- **LEASE RATE:** \$13.50 / SF NNN
- **CAM:** \$3.00 / SF
- **ZONING:** IL (Light Industrial)  
[click here for uses](#)

### PROPERTY FEATURES

- 42,220 SF Industrial Warehouse Space Available For Lease
- 500 SF Office
- Four (4) Dock High Doors with Mechanical Levelers
- Three (3) 2' Box Truck Loading Docks
- One (1) 14' x 14' Drive-In Door
- 23' to 29' Building Clearance
- LED Lighting
- 277/480V/600 Amp 3-Phase Electrical Service
- Fully Sprinklered



Please Contact:

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Principal

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**Frank Martone**  
Vice President

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7400 Trail Boulevard, Suite 101 | Naples, FL 34108 | [Lee-FL.com](http://Lee-FL.com)



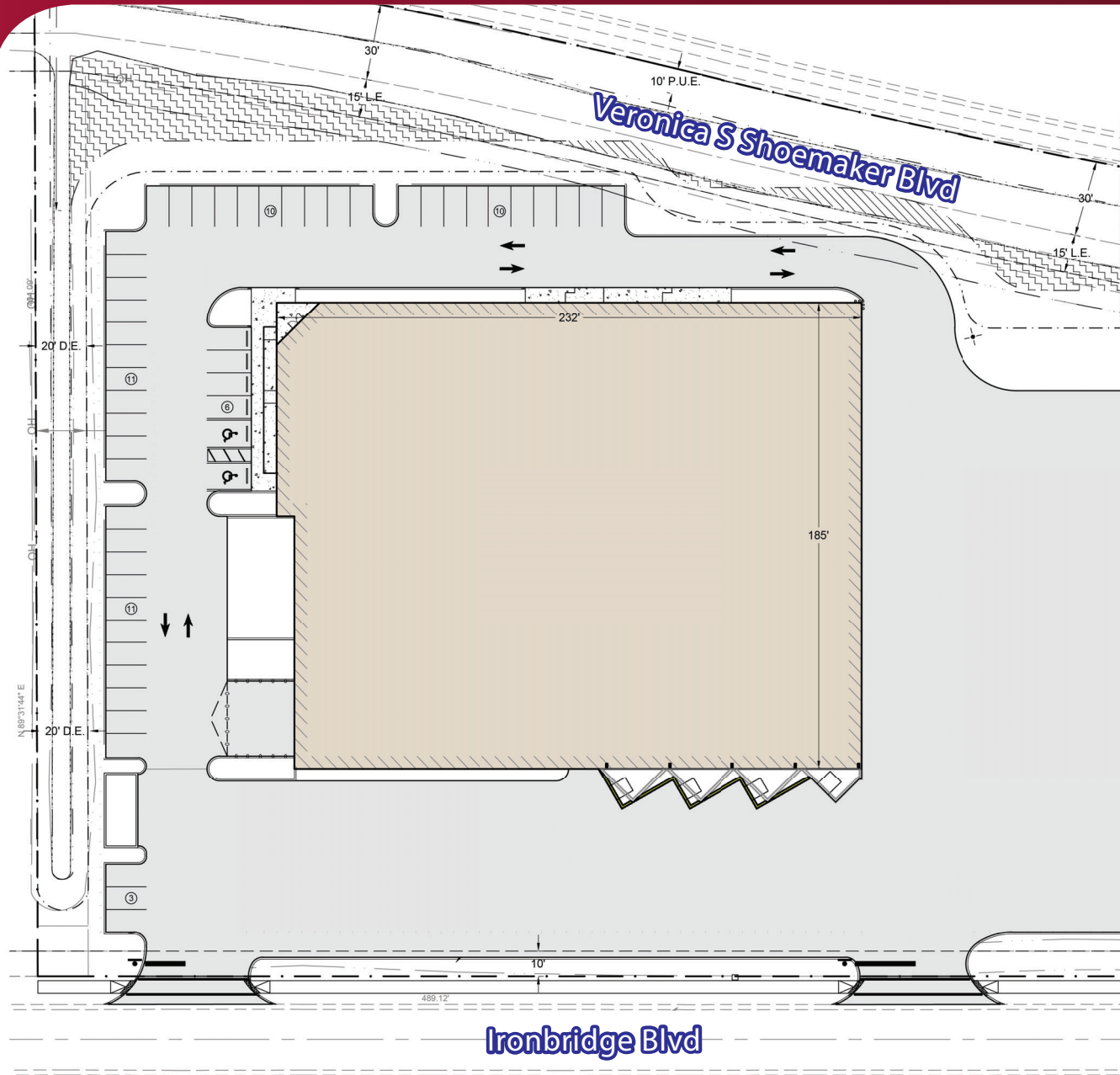


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