

# 3526

WORK DRIVE  
FORT MYERS, FL 33916

FOR LEASE  
INDUSTRIAL WAREHOUSE  
WITH IOS



# PROPERTY HIGHLIGHTS



**9,131± SF**  
BUILDING SIZE



**1.67± ACRES**  
LAND SIZE



**IH-Heavy Industrial**  
ZONING

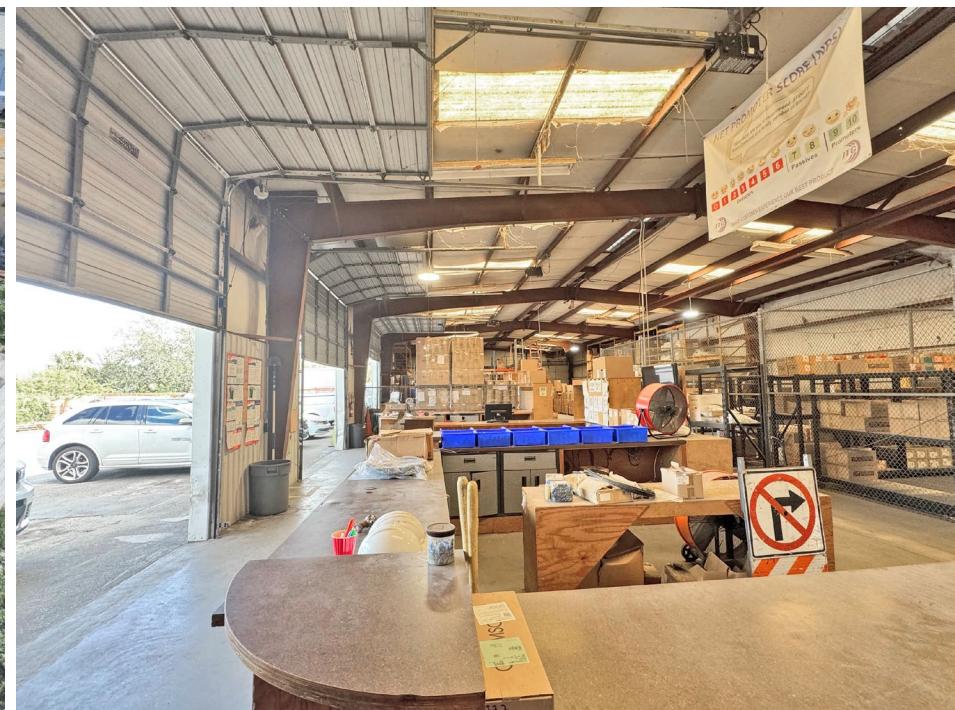
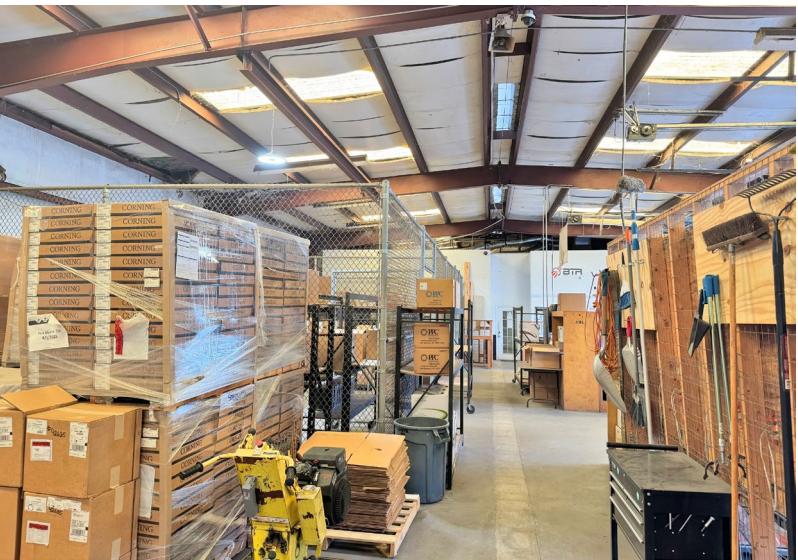
- Two (2) Offices, Showroom & Two (2) Restrooms with Showers
- Three (3) 12' x 14' Grade-Level Overhead Doors
- One (1) 10' x 10' Truckwell Door
- 18' Clear Height
- Fully Fenced, Paved Yard Offering Extensive Industrial Outdoor Storage (IOS)
- Central Fort Myers location – 1.8± mile from US 41 & 3.2±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

## EXCLUSIVE LEASING AGENTS:

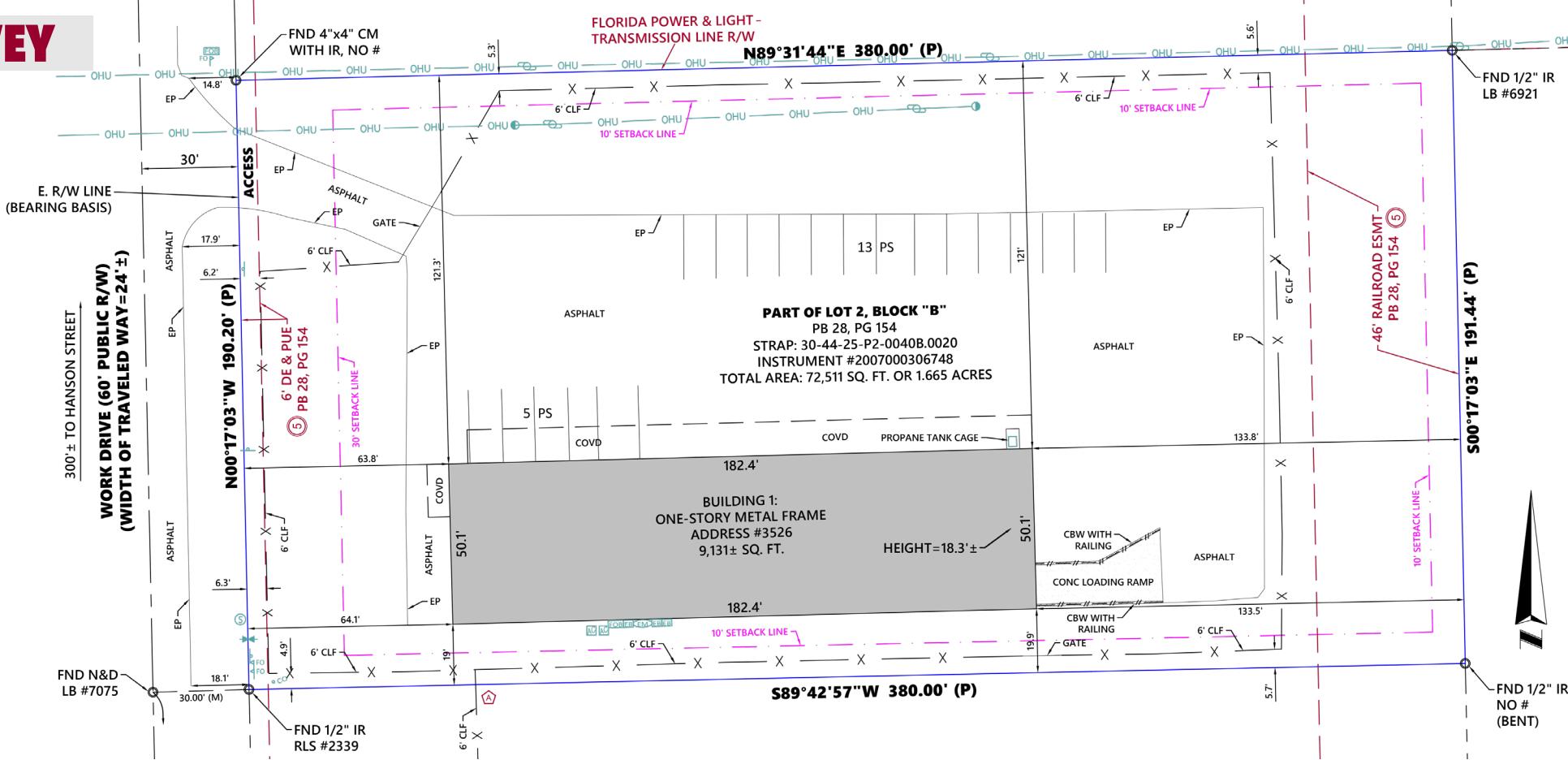
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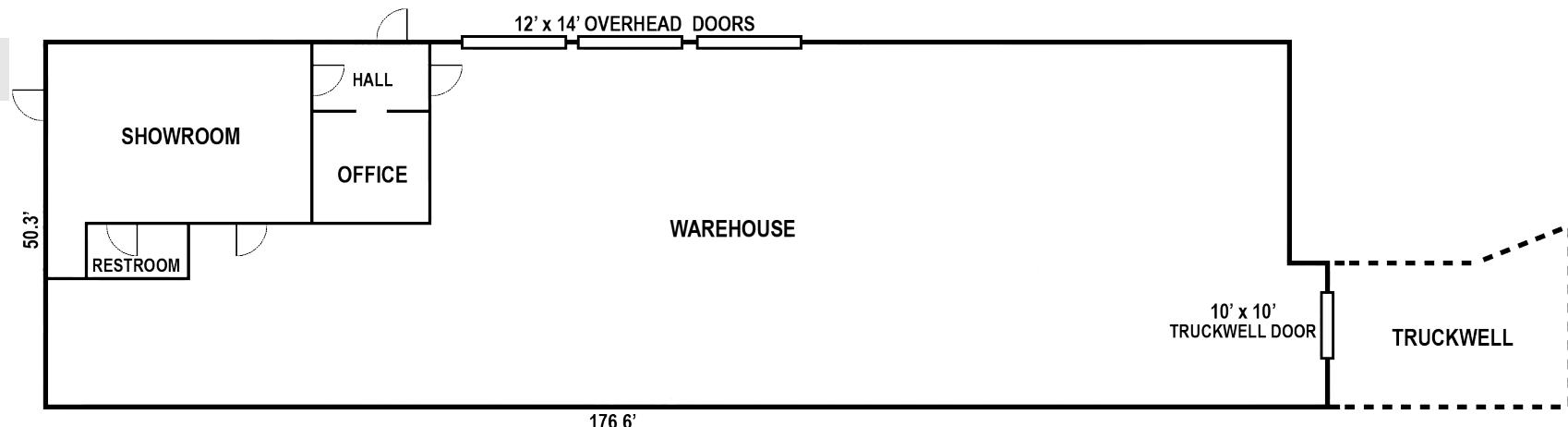
# PROPERTY PHOTOS



# **SURVEY**



# FLOOR PLAN



# LOCATION OVERVIEW

- Located just  $1.8\pm$  mile from US 41 and  $3.2\pm$  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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1/13/2026