

# 3526

WORK DRIVE  
FORT MYERS, FL 33916

FOR LEASE  
INDUSTRIAL WAREHOUSE  
WITH IOS

 **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

- 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:

### JEFF BUCKLER, SIOR

Senior Vice President

239.402.3857

[jeff.buckler@lee-associates.com](mailto:jeff.buckler@lee-associates.com)

### ZACHARY BUCKLER

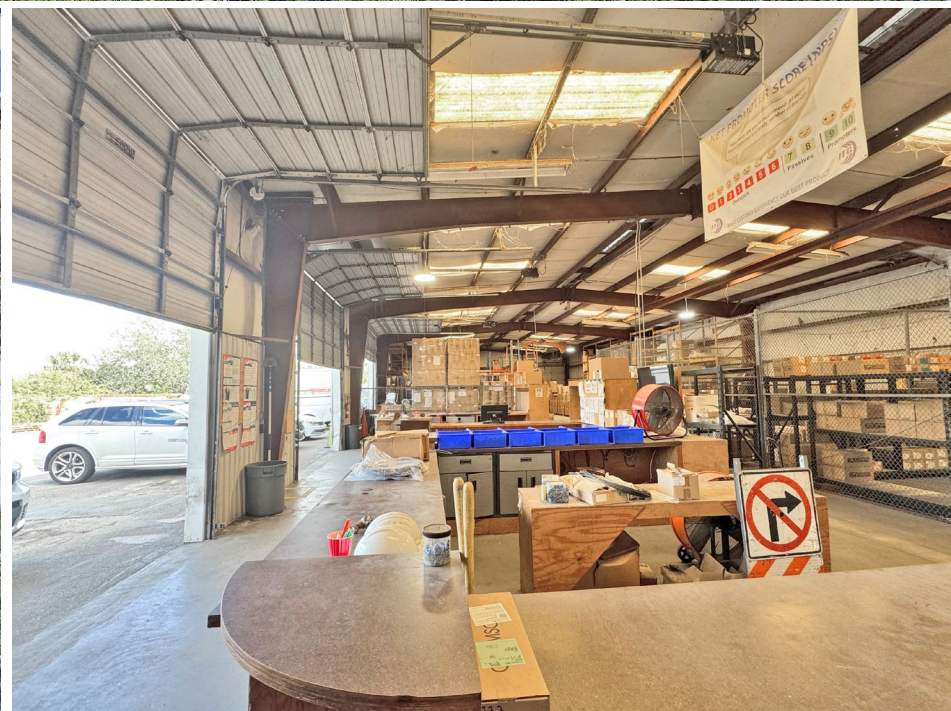
Associate

239.402.3863

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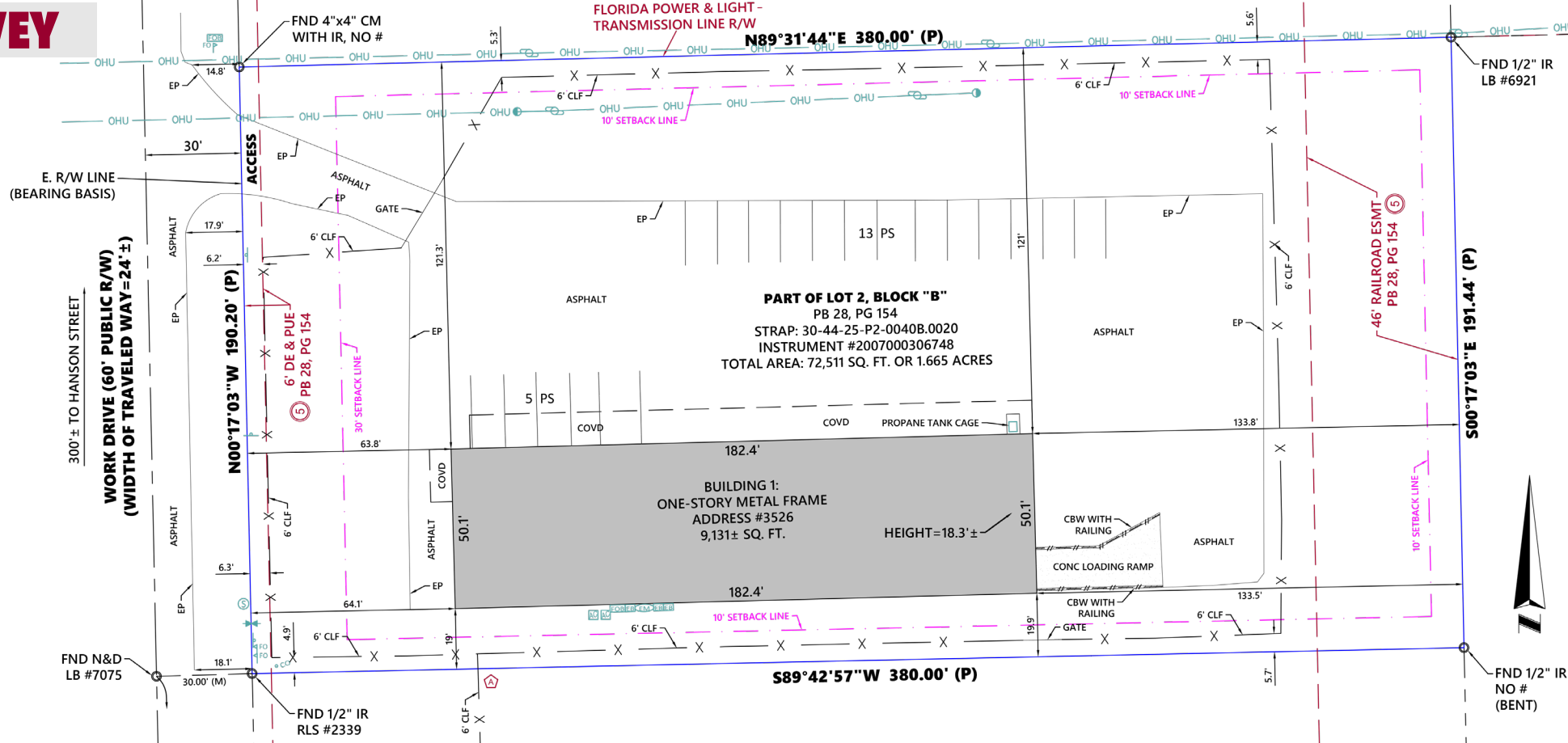


# PROPERTY PHOTOS

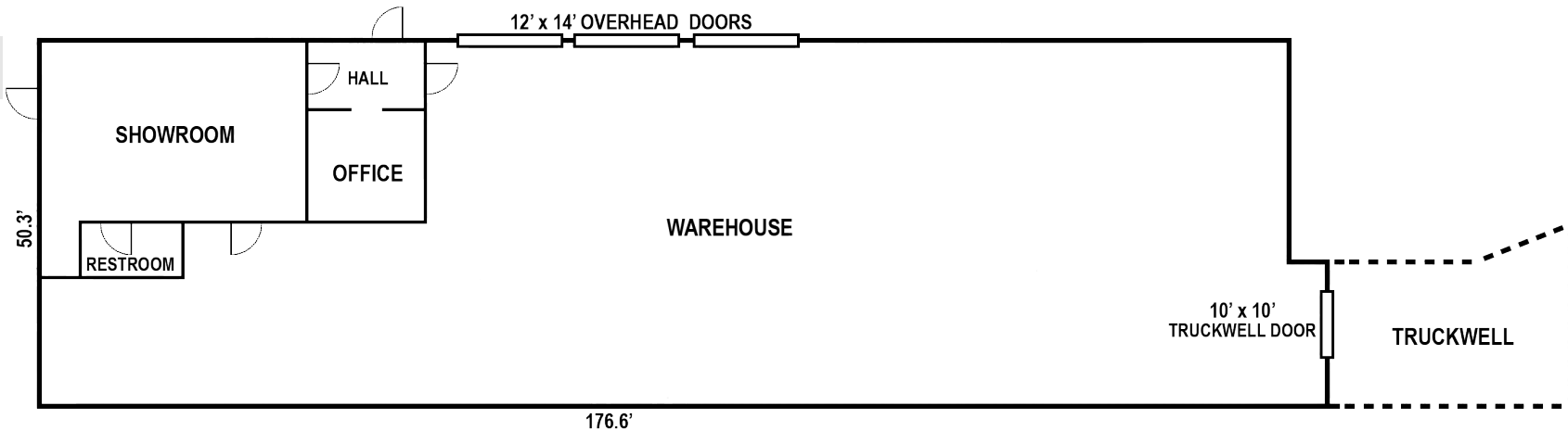




# SURVEY



# 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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1/13/2026

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