

# IRONBRIDGE DISTRIBUTION CENTER

## 48,000 SF DOCK-HIGH WAREHOUSE WITH YARD

3695 IRONBRIDGE BLVD, FORT MYERS, FL 33916



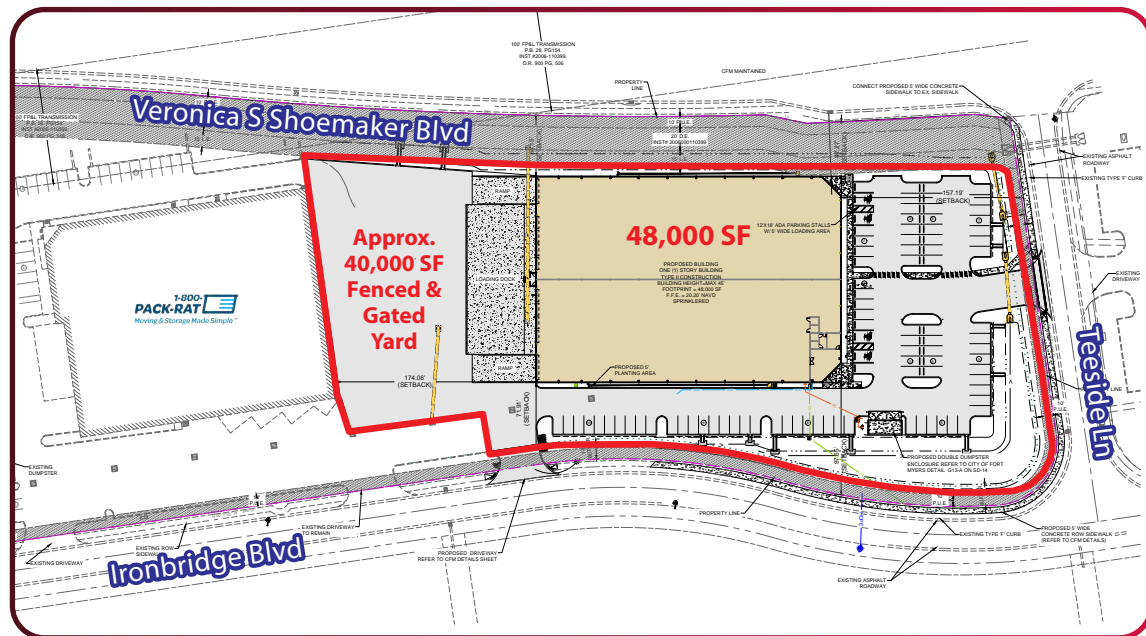
Click to View Property Video

**AVAILABLE:**  
**48,000 SF**  
(Divisible to 24,000 SF)  
**1,048 SF Office**

**LEASE RATE:**  
**\$13.95 / SF NNN**

**CAM RATE:**  
**\$2.85 / SF**  
(Estimated)

**Approximately 1 Acre Gated & Fenced Yard**



Please Contact:

**Bob Johnston**  
Principal

**239.210.7601**

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

**Adam Bornhorst**  
Senior Vice President

**239.210.7616**

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

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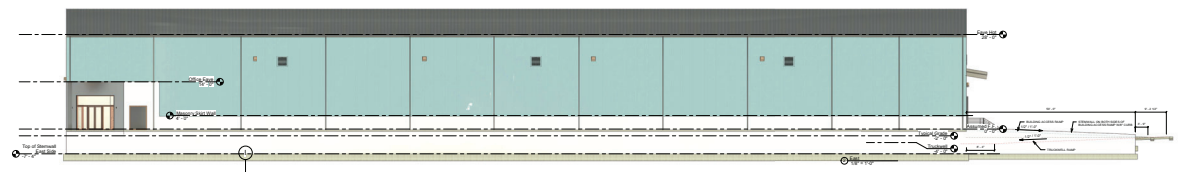
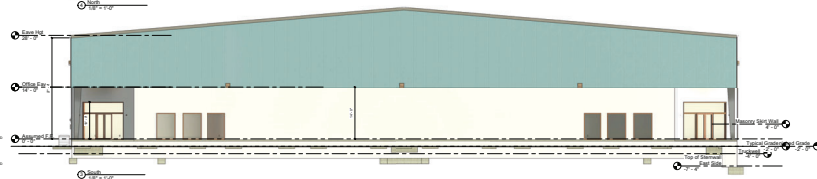
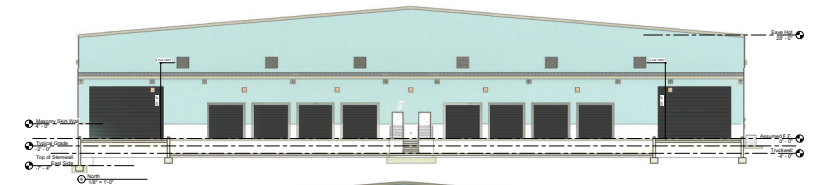
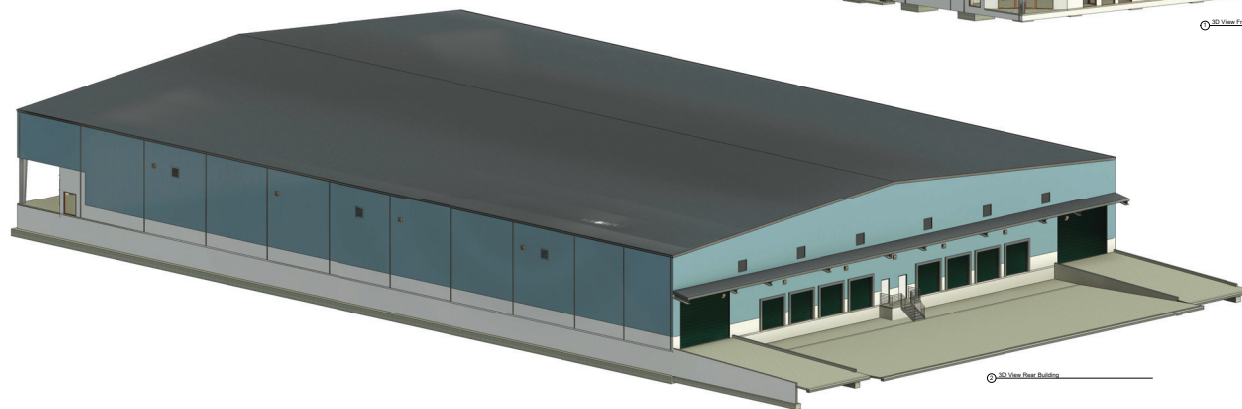
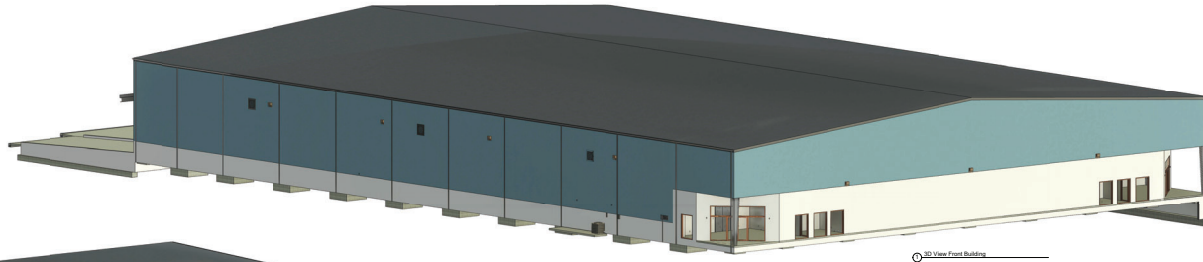
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## BUILDING FEATURES

- 1,048 SF Office
- Eight (8) 14' x 14' Dock-High Doors
- Two (2) 20' x 14' Drive-In Ramps
- 24' to 28' Building Clearance
- LED Lighting
- 120/240V/600 Amp 3-Phase Electrical Service
- Fully Sprinklered (ESFR)
- Zoned Light Industrial



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# CONSTRUCTION STATUS

DECEMBER 15, 2024



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