

2 FREE STANDING INDUSTRIAL WAREHOUSES | FOR LEASE



3769-3777 Ironbridge Blvd

FORT MYERS, FL 33916

19,600 SQ. FT. TOTAL

9,800 SQ. FT. TOTAL - PER WAREHOUSE

PARKING: 48 SPACES

EXCELLENT LOCATION WITH CLOSE
PROXIMITY TO I-75

TOTAL LAND: 2.05 AC

FENCED OUTDOOR STORAGE

ZONING: LIGHT INDUSTRIAL

NEWER CONSTRUCTION WITH NO
DEFERRED MAINTENANCE

CBRE

Property Description



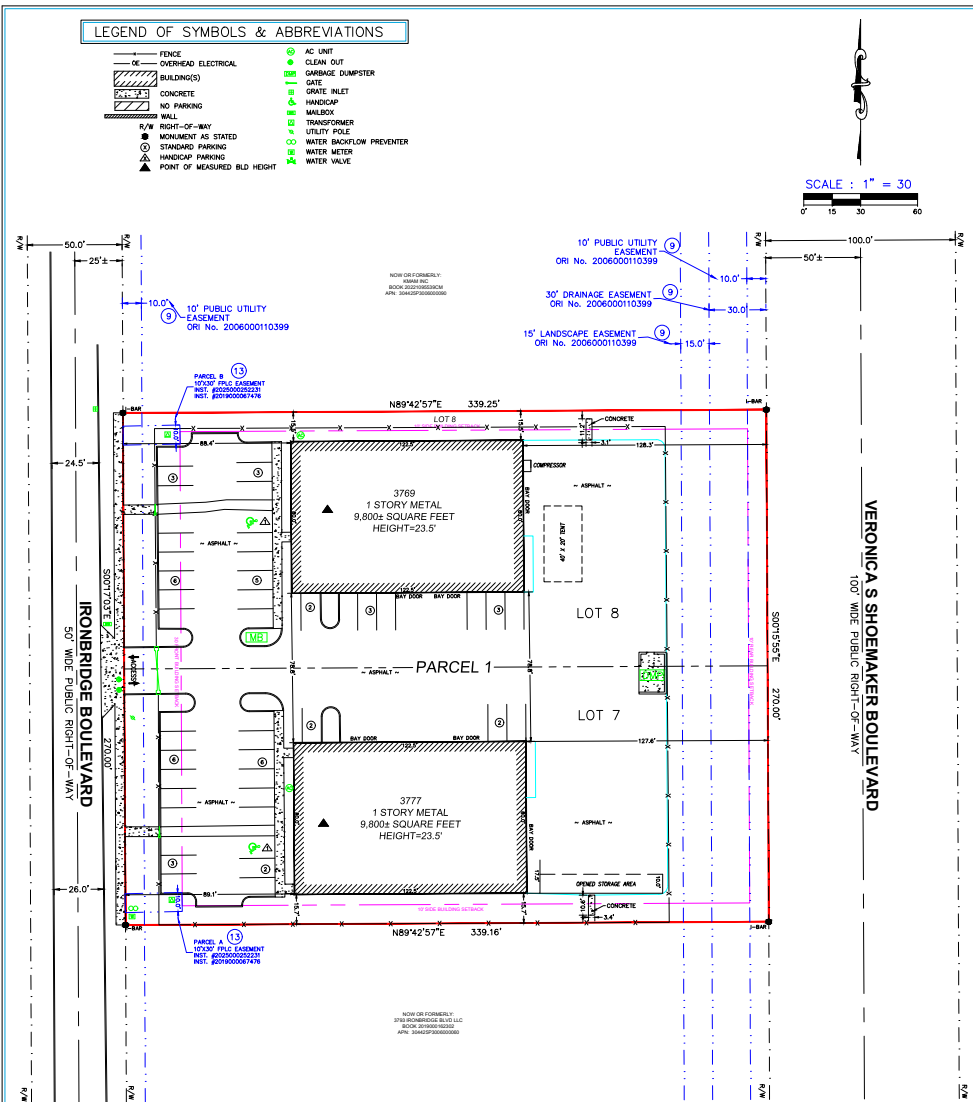
3769 IRONBRIDGE BLVD, FORT MYERS, FL

- 9,800 SF - Total
- Office Size - 1,344 sq. ft.
- (3) 12' x 14' Overhead Doors
- Clear Height - 23.5 ft
- Fenced Outdoor Storage
- Built in 2019

3777 IRONBRIDGE BLVD, FORT MYERS, FL

- 9,800 SF - Total
- Office Size - 1,899 sq. ft.
- (2) 12' x 14' Overhead Doors
- Clear Height - 23.5 ft
- Fenced Outdoor Storage
- Built in 2019





FLOOD NOTE

THIS DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AO" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 05012, WITH A DATE OF EFFECTIVE DATE OF 12-1-2004. FOR COMMUNITY NUMBER 10070, IN LEI COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AND IS IN A SPECIAL FLOOD HAZARD AREA.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
8/27/25	NETWORK COMMENTS	9/20/25	CLIENT COMMENTS
9/27/25	CLIENT COMMENTS	10/1/25	REVISED MNT1 & LEGAL DESC.
9/27/25	CLIENT COMMENTS		

FIELD WORK: DRAFTED: PAC CHECKED BY: MEP FB & PG

SIGNIFICANT OBSERVATIONS

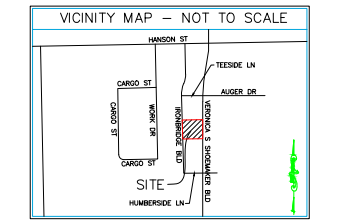
THESE WERE NO SIGNIFICANT OBSERVATIONS AT THE TIME OF SURVEY.

SURVEYED AREA

WETTED IN
CENTRAL LINE PROPERTIES, LLC
INSTRUMENT 80020000000000000000
APR 30-44-25-P3-00660.0070

TOTAL LAND AREA: 91,500.42± SQUARE FEET
2.103± ACRES

- MISCELLANEOUS NOTES**
- SURVEY PREPARED BY MICHAEL E. PETULLA, 1 NORTH 1ST STREET JR, COODA BEACH, FL 32074-48813.
 - THE MERIDIAN FOR ALL BEARINGS SHOWN HEREON IS THE REFERENCED LINE OF SUBJECT PROPERTY, KNOWN AS BEING HANSON'S PDE ORI NO. 200600010399 OF LEI COUNTY RECORDS.
 - THERE IS STREET ACCESS TO THE SUBJECT PROPERTY VIA IRONBRIDGE BOULEVARD, A PUBLIC RIGHT-OF-WAY.
 - THE POSTED ADDRESS ON SITE IS 3769-3777 IRONBRIDGE BOULEVARD.
 - THE NEAREST INTERSECTION STREET IS TEESIDE LANE & IS APPROXIMATELY 496.46 FEET NORTH.
 - ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO LEI COUNTY, FLORIDA.
 - ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 - THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS AND CONTAINS NO GAPS, CORNERS OR OVERLAPS, ALSO, ADJOINING LOTS NOT RESEARCHED FOR GAPS, CORNERS OR OVERLAPS.
 - THIS SURVEY IS NOT FOR DESIGN PURPOSES.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT DESCRIBED IN THE RECORDS DESCRIPTION OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON, OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY EXCEPT AS OTHERWISE STATED HEREON.
 - THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DEPICTED IN DOCUMENTS PROVIDED TO BE OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY UNLESS OTHERWISE SHOWN.
 - AT THE TIME OF THE FIELDWORK, THERE WAS NO OBSERVABLE EVIDENCE OF ISOLATED GRAVE SITES, BURIAL GROUNDS, OR CEMETERIES, AT THE SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
 - THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC, SANITARY SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY.
 - FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC, SANITARY SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY.
 - THERE ARE NO VISIBLE, POSSIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY AND NO VISIBLE, POSSIBLE ENCROACHMENTS INTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS NOTED IN THE SURVEY DESCRIPTION.
 - THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTY.
 - THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING CERTAIN, RESIDENTIAL, COMMERCIAL, PUBLIC OR PRIVATE AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - TABLE A ITEM 10A, DETERMINATION OF THE RELATIONSHIP OF CERTAIN DIVISION OR PARTY WALLS TO ADJOINING PROPERTIES AS DESIGNATED BY THE CLIENT, NO PARTY WALLS WERE DESIGNATED BY THE CLIENT.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
 - THE TOTAL NUMBER OF STRIPPED PARKING SPACES ON THE PROPERTY IS 48, INCLUDING 46 REGULAR SPACES AND 2 SEPARATED HANDICAP SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.



ZONING INFORMATION

STATUS	A (LIGHT INDUSTRIAL DISTRICT)	STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE	SERVICE MANUFACTURING	SERVICE MANUFACTURING
MIN. LOT AREA	10,000 SQ FT	91,285.42± SQ FT
MIN. FRONTAGE	100 FEET	270 FEET
MIN. BLDG COVERAGE	45%	21%
MINIMUM SETBACKS		
FRONT	30'	88.4'
REAR	10'	18.7'
STREET SIDE	30'	N/A
REAR	10'	127.6'
MAX BUILDING HEIGHT	70'	23.5'
PARKING REGULAR	37	48
PARKING HANDICAP	3	3
PARKING TOTAL	39	48

NOTE: THE NUMBER OF SPACES FOR HANDICAP PARKING IS BASED ON THE MINIMUM STANDARD DESIGN REQUIREMENTS FOR ACCESSIBLE AND COMMODIOUS PARKING SPACES IN THE SUBJECT PROPERTY JURISDICTION.

2 SPACES PER 100 SQ. FEET OF TOTAL LOT AREA

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

Parcel 1, Lots 7 and 8, WESTBURY, a subdivision according to the plat thereof as recorded in ORI No. 200600010399, of the Public Records of Lee County, Florida.

Parcel 2, Non-residue easements set forth in the Declaration of Covenants, Conditions and Restrictions for Westbury Park recorded in Instrument No. 200600018426, of Official Records and as amended by Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Westbury Park Owners Association, Inc. recorded in Instrument No. 202200056314 of Official Records, of the Public Records of Lee County, Florida.

All of easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property except as otherwise stated herein.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 9966-6579929, DATED JULY 17, 2025.

ITEMS CORRESPONDING TO SCHEDULE B-11

1. Attention drawn on the Plat of Westbury, recorded in Plat Instrument No. 200600010399, as amended by Amendment recorded in Instrument No. 202200056314.
2. Affects the SUBJECT PROPERTY - PLOTTED & SHOWN.
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ALTA/NSPS LAND TITLE SURVEY

for
ALTERRA - 3769-3777 IRONBRIDGE BOULEVARD
NV5 PROJECT NO. 202502992-001
3769-3777 IRONBRIDGE BOULEVARD, FORT MYERS, FL

BASED UPON TITLE COMMITMENT NO. 9966-6579929
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JULY 17, 2025 @ 8:00 A.M.

Surveyor's Certification

TO: ALTERRA IOS ACQUISITIONS III, LLC, IRONBRIDGE BOULEVARD PARTNERS, LLC, SHUTTS & BOWEN LLP, LAND SERVICES USA, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA. IT IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD DESIGN REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND COLLABORATED BY ALTA, NV5, AND NSPS, AND INCLUDE TABLES 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2025.

PRELIMINARY 8-27-2025 DATE

MICHAEL E. PETULLA
REGISTRATION NO. 4372
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: AUGUST 15, 2025
DATE OF LAST REVISION: OCTOBER 1, 2025
PROJECT NO. 202502992-1 - CLC

SHEET 1 OF 1

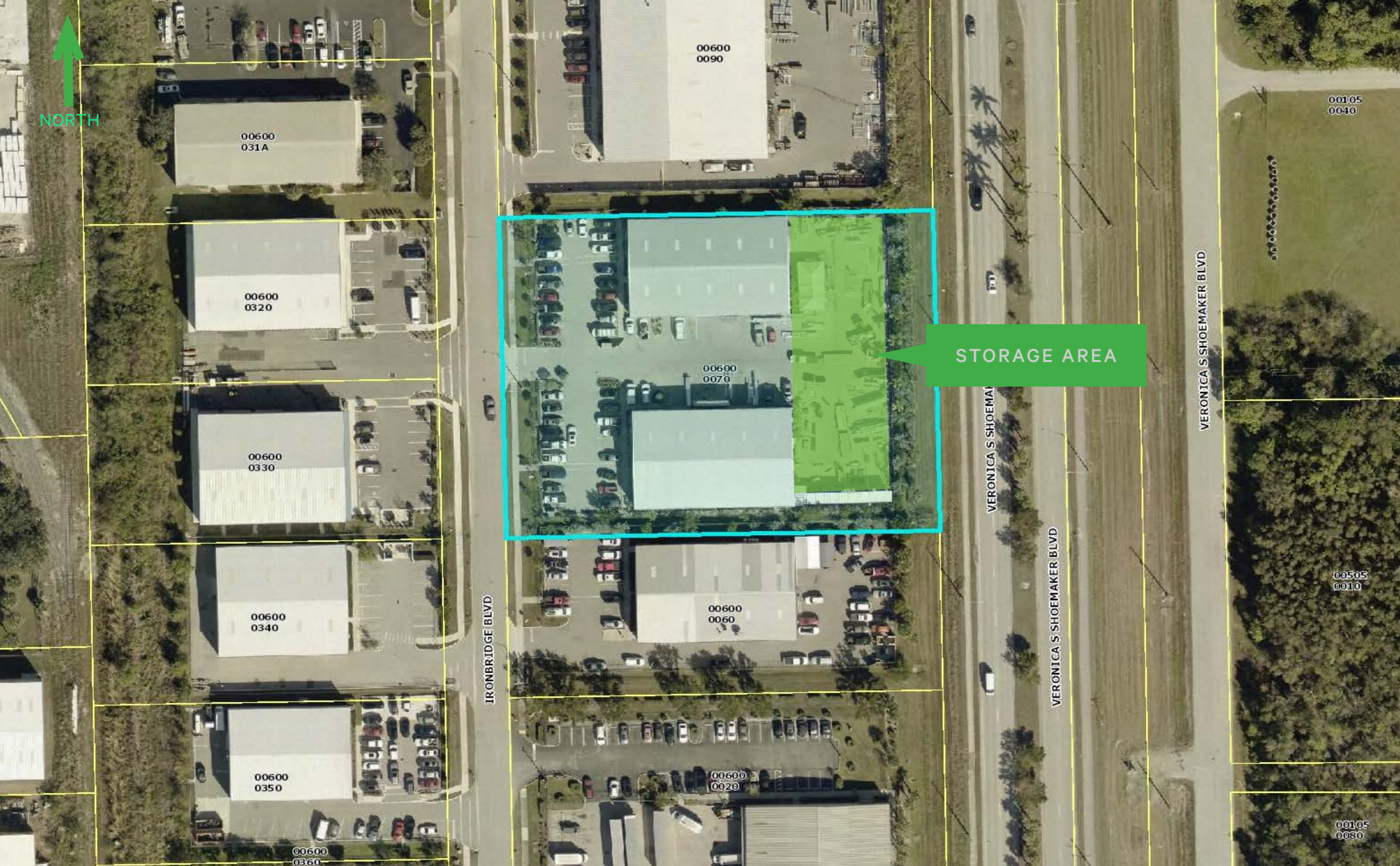
Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
4850 Stephen Circle, Suite 300, Canton, OH 44718
www.BockandClark.com mayhelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT





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IRONBRIDGE BLVD

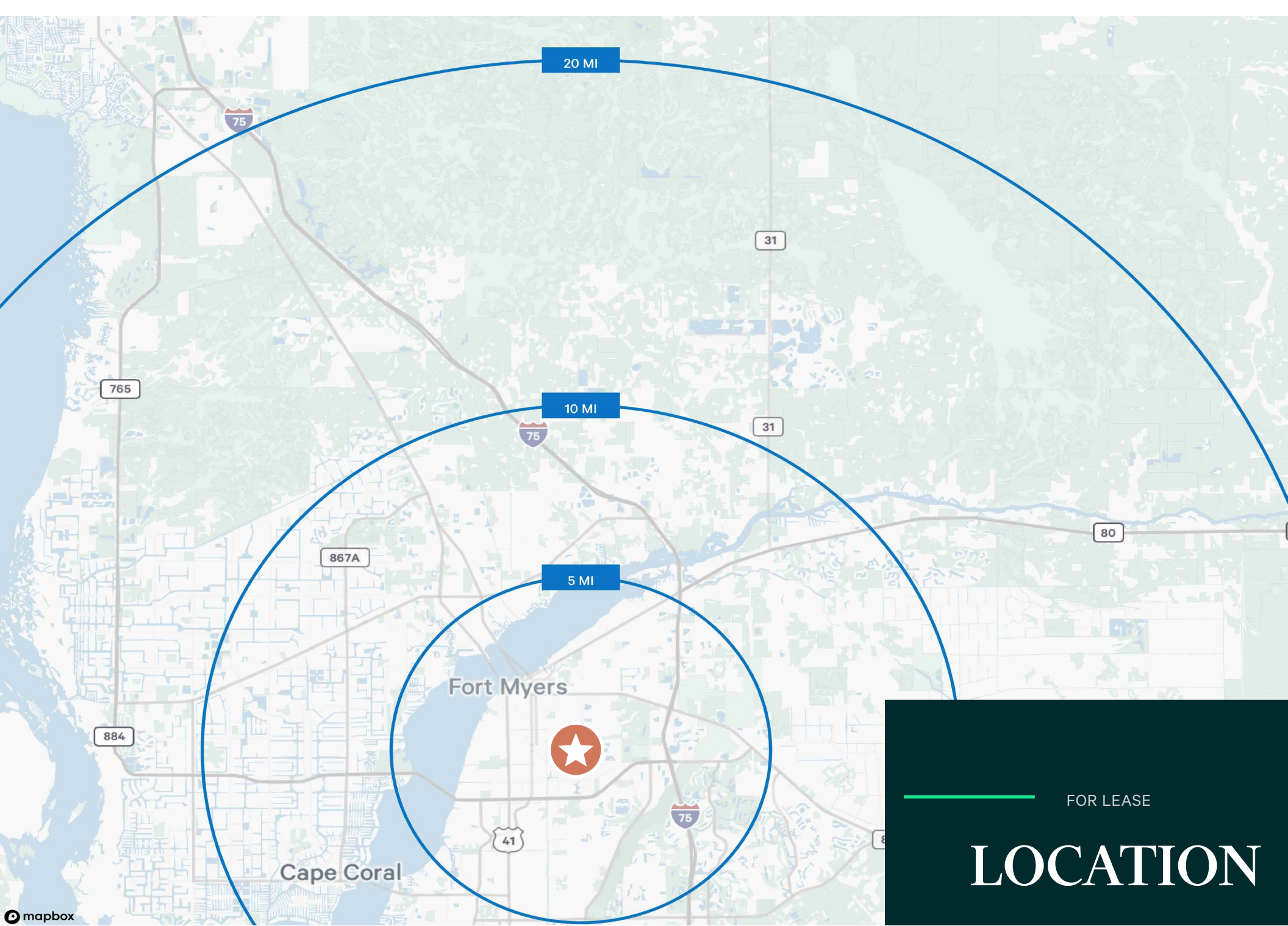
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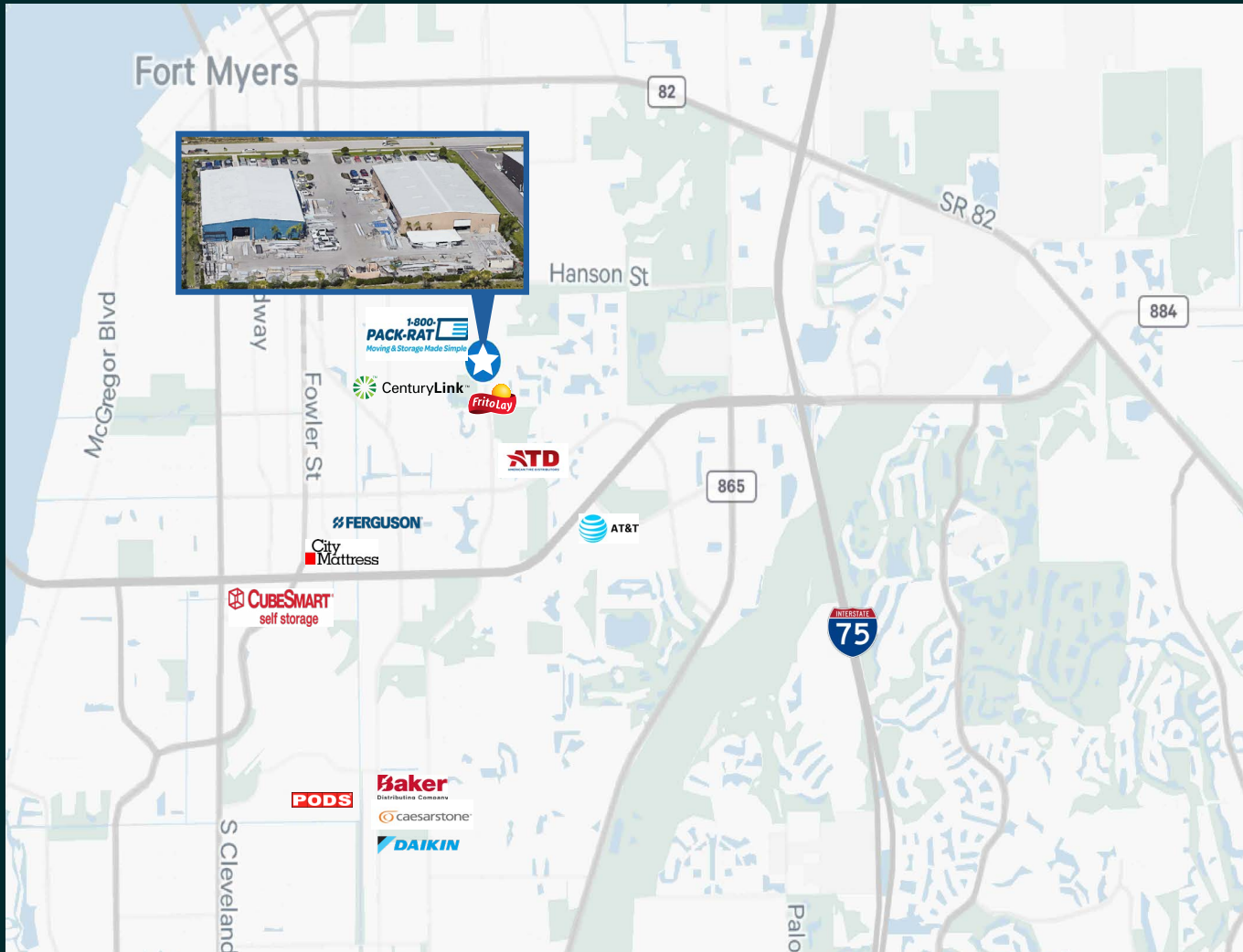
STORAGE AREA

FOR LEASE
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3769-3777 Ironbridge Blvd

FORT MYERS, FL 33916



CONTACT US:

Adam Bornhorst, SIOR

Vice President

+1 239 789 6537

adam.bornhorst@cbre.com

CBRE, Inc., Licensed Real Estate Broker