

3526

WORK DRIVE
FORT MYERS, FL 33916

FOR LEASE
INDUSTRIAL WAREHOUSE WITH
FENCED INDUSTRIAL OUTDOOR STORAGE

**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

- Fully Fenced, Paved Yard Offering Approximately 0.75± Acres of Extensive Industrial Outdoor Storage (IOS)
- 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
- 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:

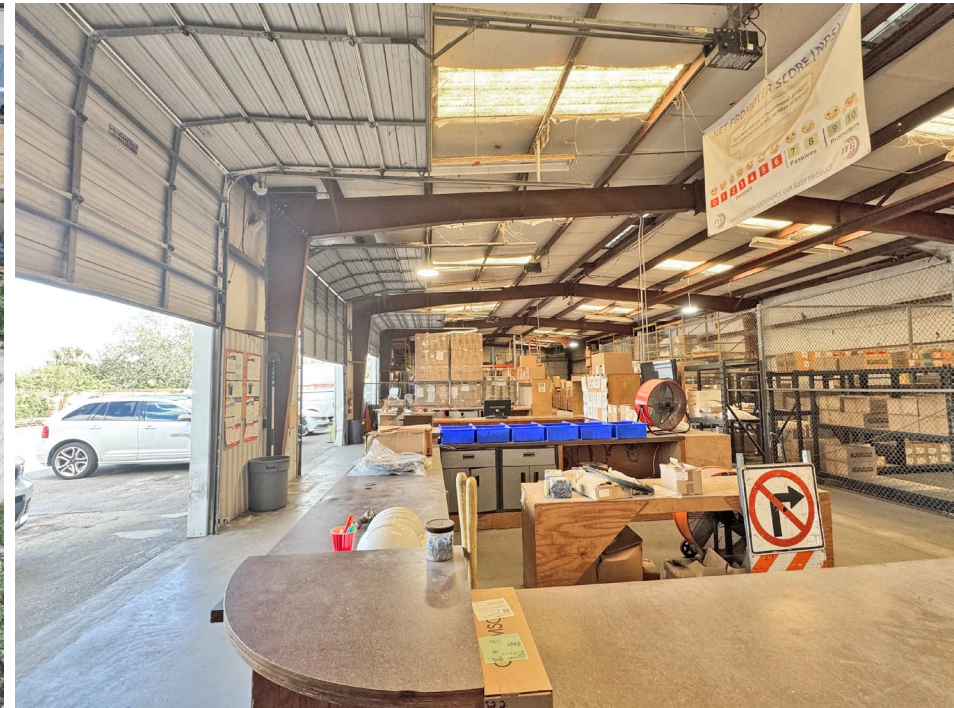
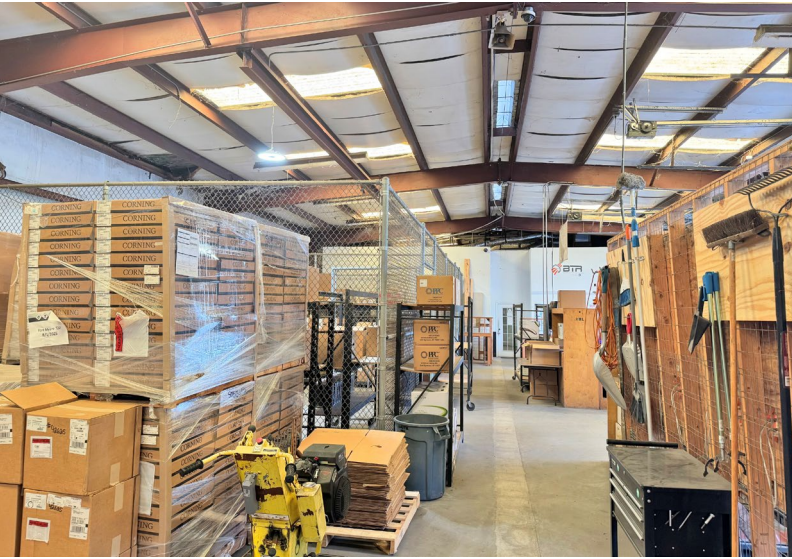
JEFF BUCKLER, SIOR
Senior Vice President
239.402.3857
jeff.buckler@lee-associates.com

ZACHARY BUCKLER
Associate
239.402.3863
zbuckler@lee-associates.com

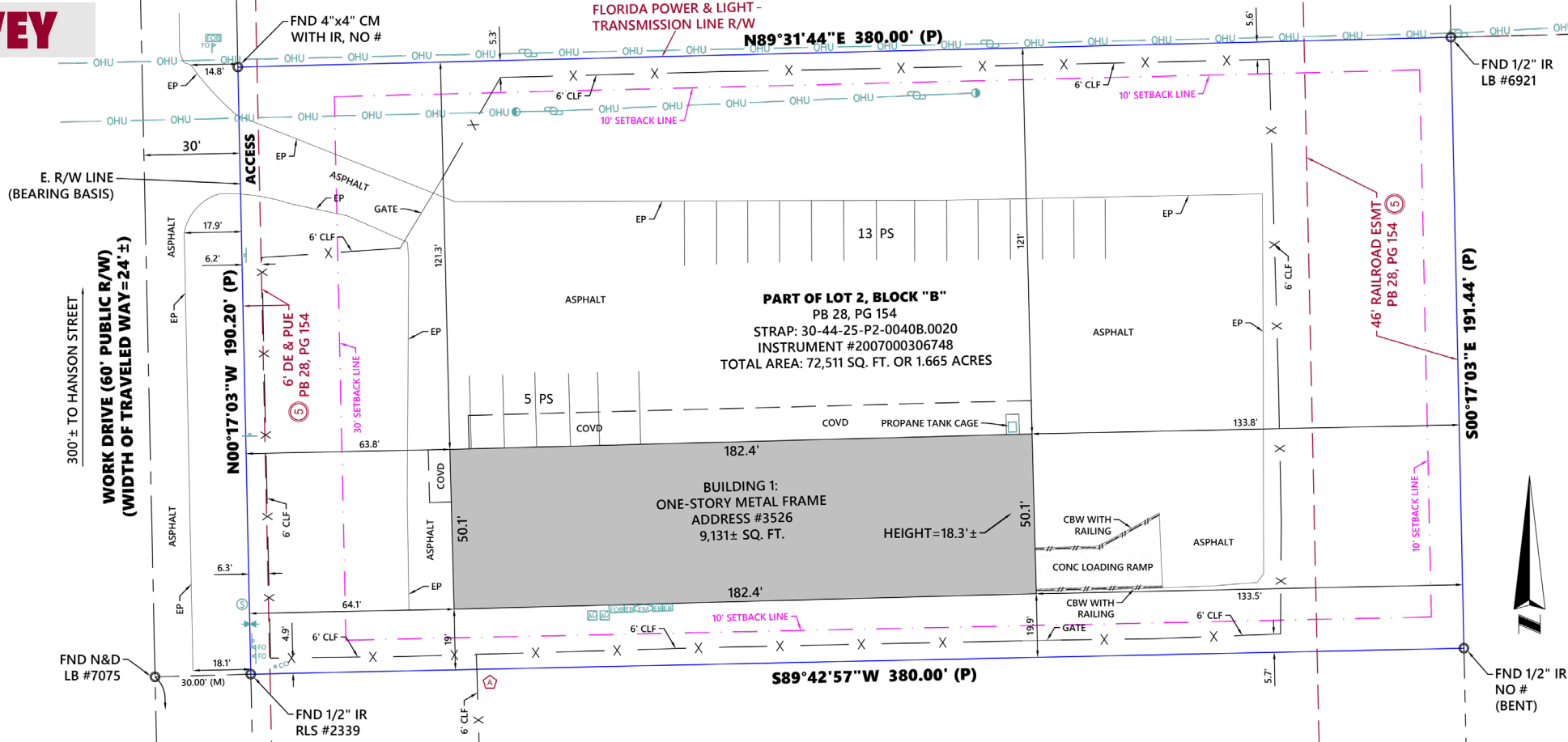
IOS & PROPERTY AERIAL VIEW



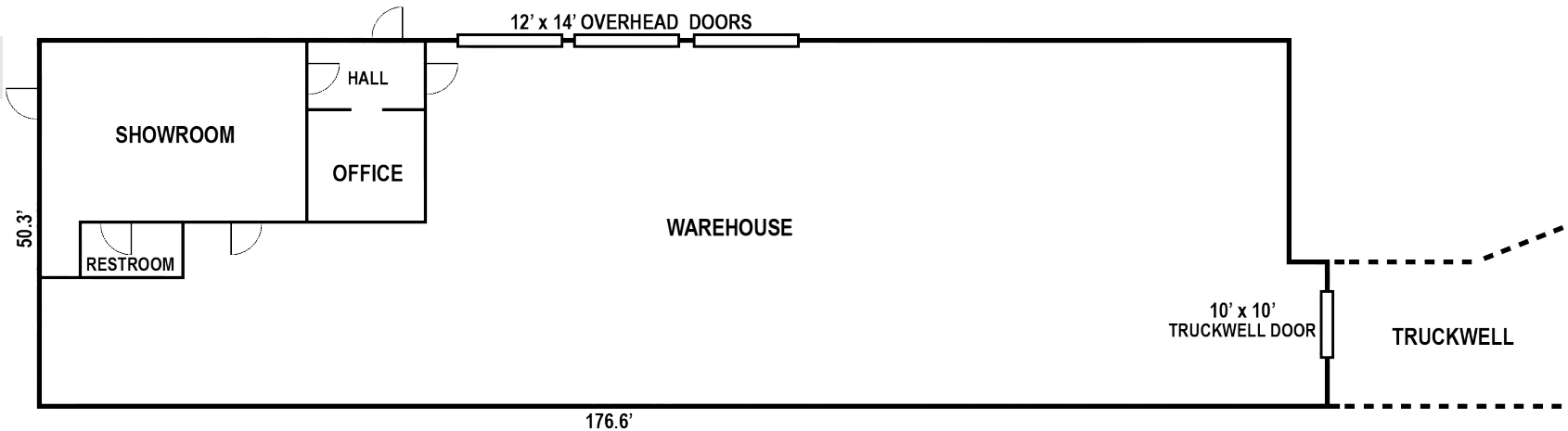
PROPERTY PHOTOS



SURVEY

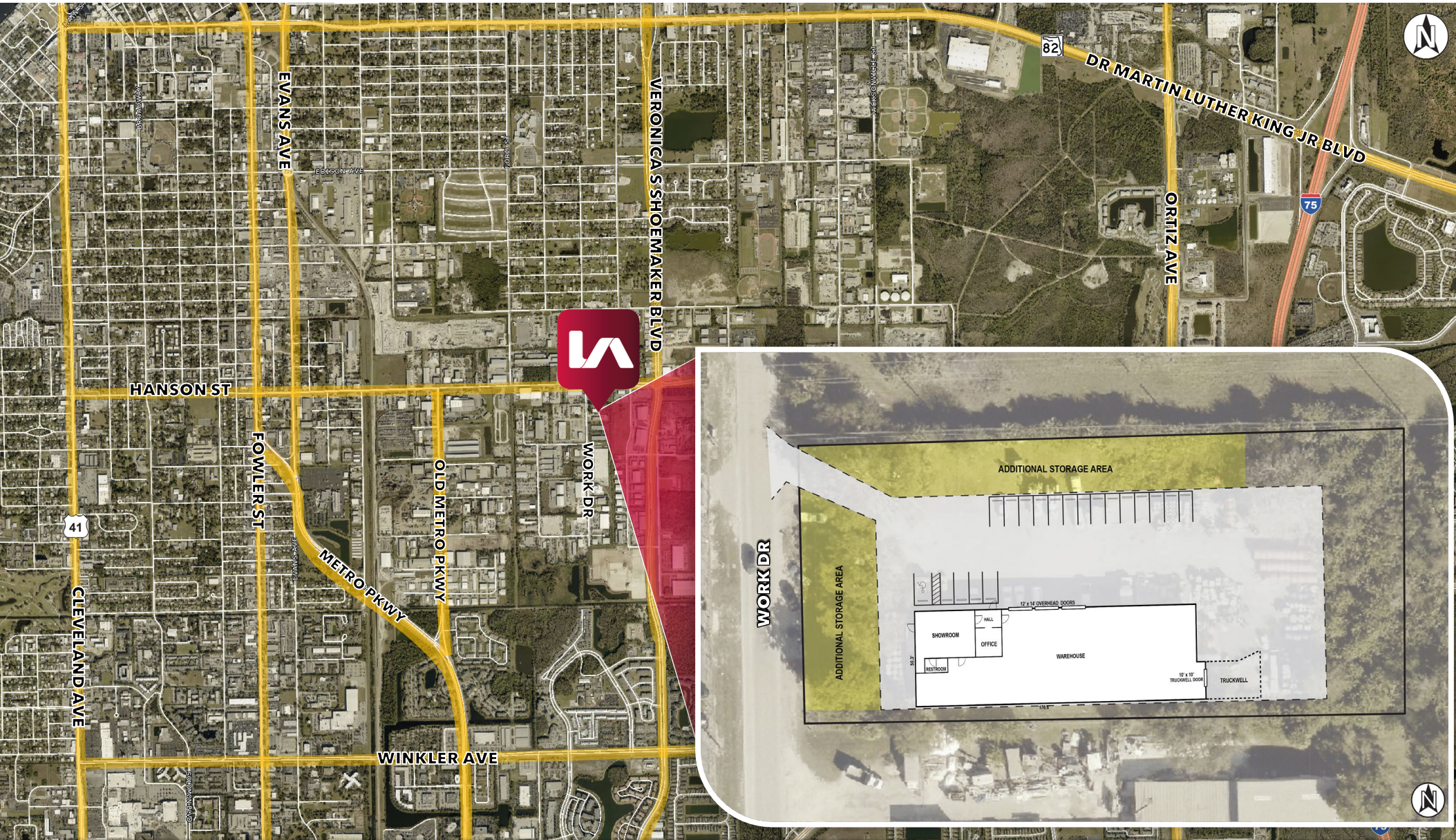


FLOOR PLAN



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.



3526

WORK DRIVE
FORT MYERS, FL 33916

EXCLUSIVE LEASING AGENTS

JEFF BUCKLER, SIOR

Senior Vice President

239.402.3857

jeff.buckler@lee-associates.com

ZACHARY BUCKLER

Associate

239.402.3863

zbuckler@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4/2/2026