



FOR LEASE

36,800 SF  
Freestanding Industrial  
Building on 7 Acres

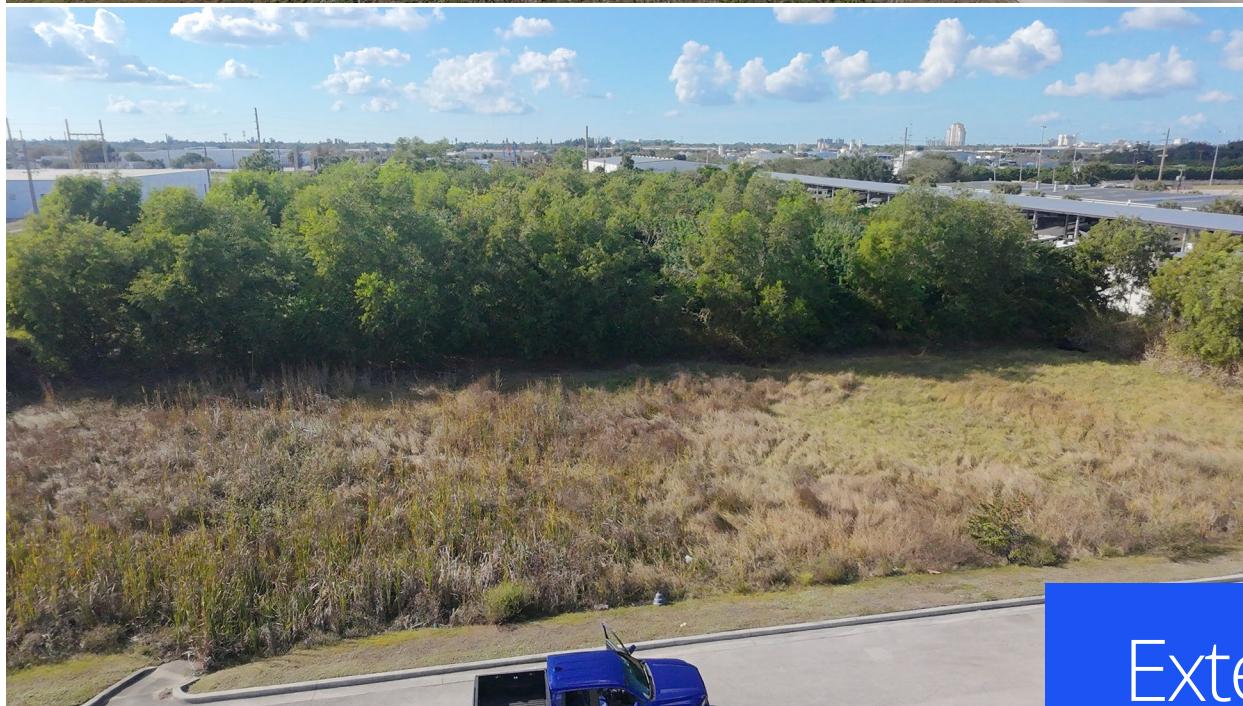
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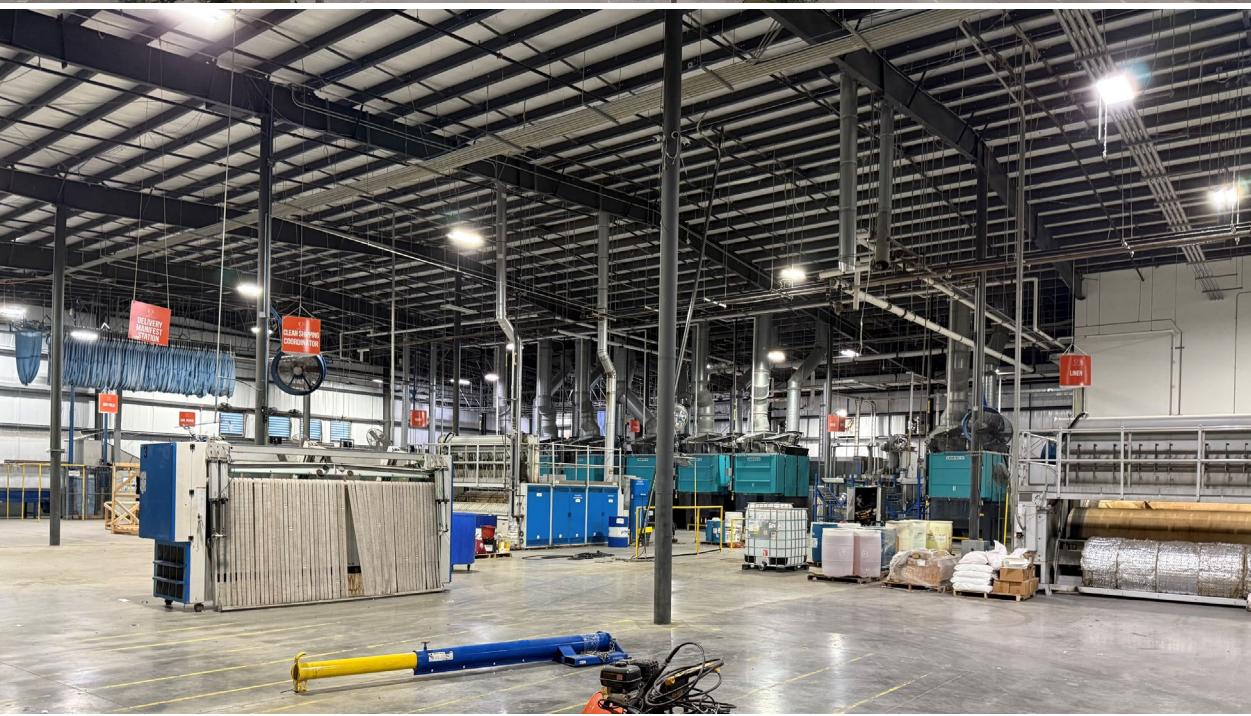
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Exterior  
Photos



## Additional Photos

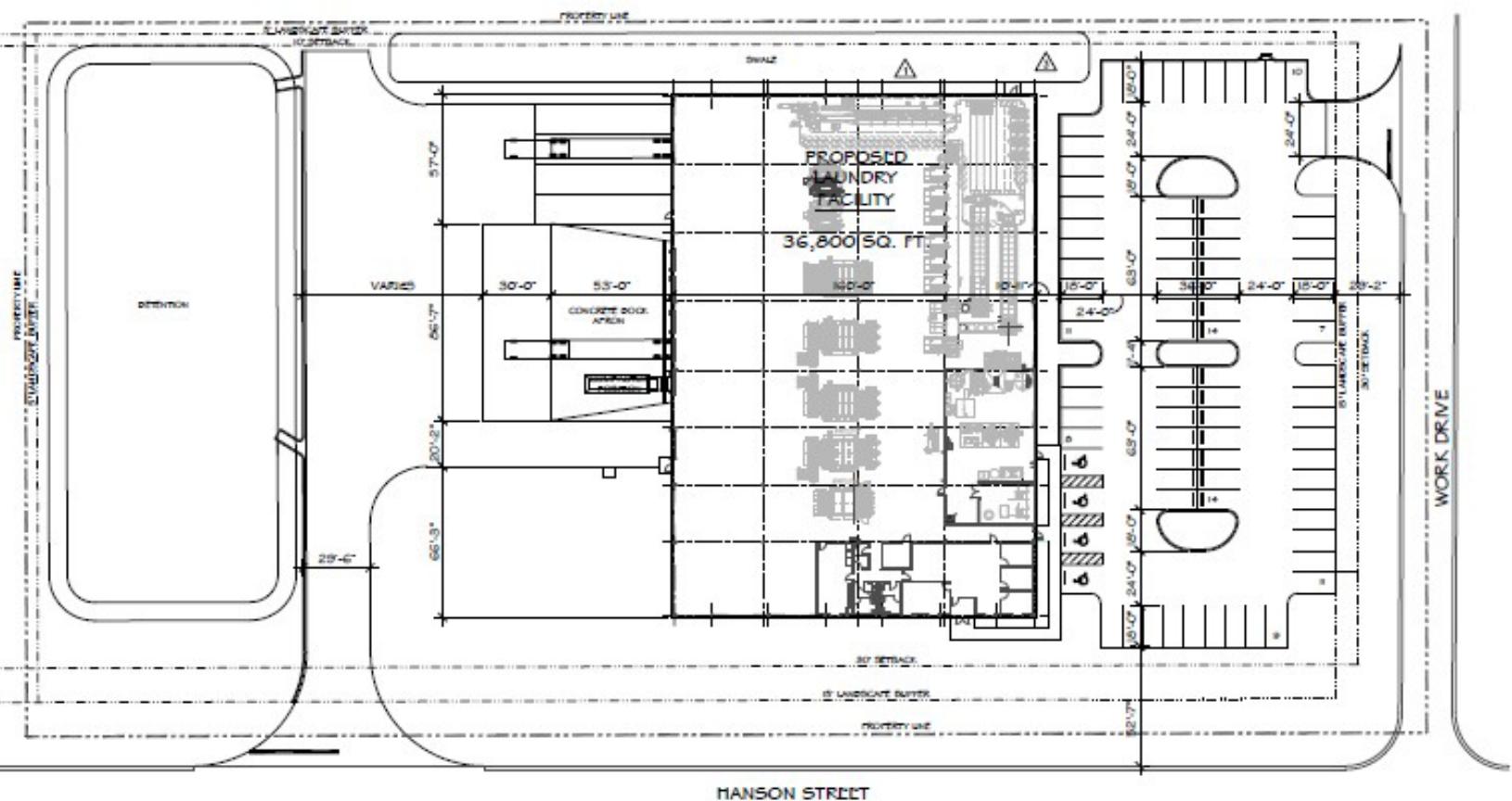


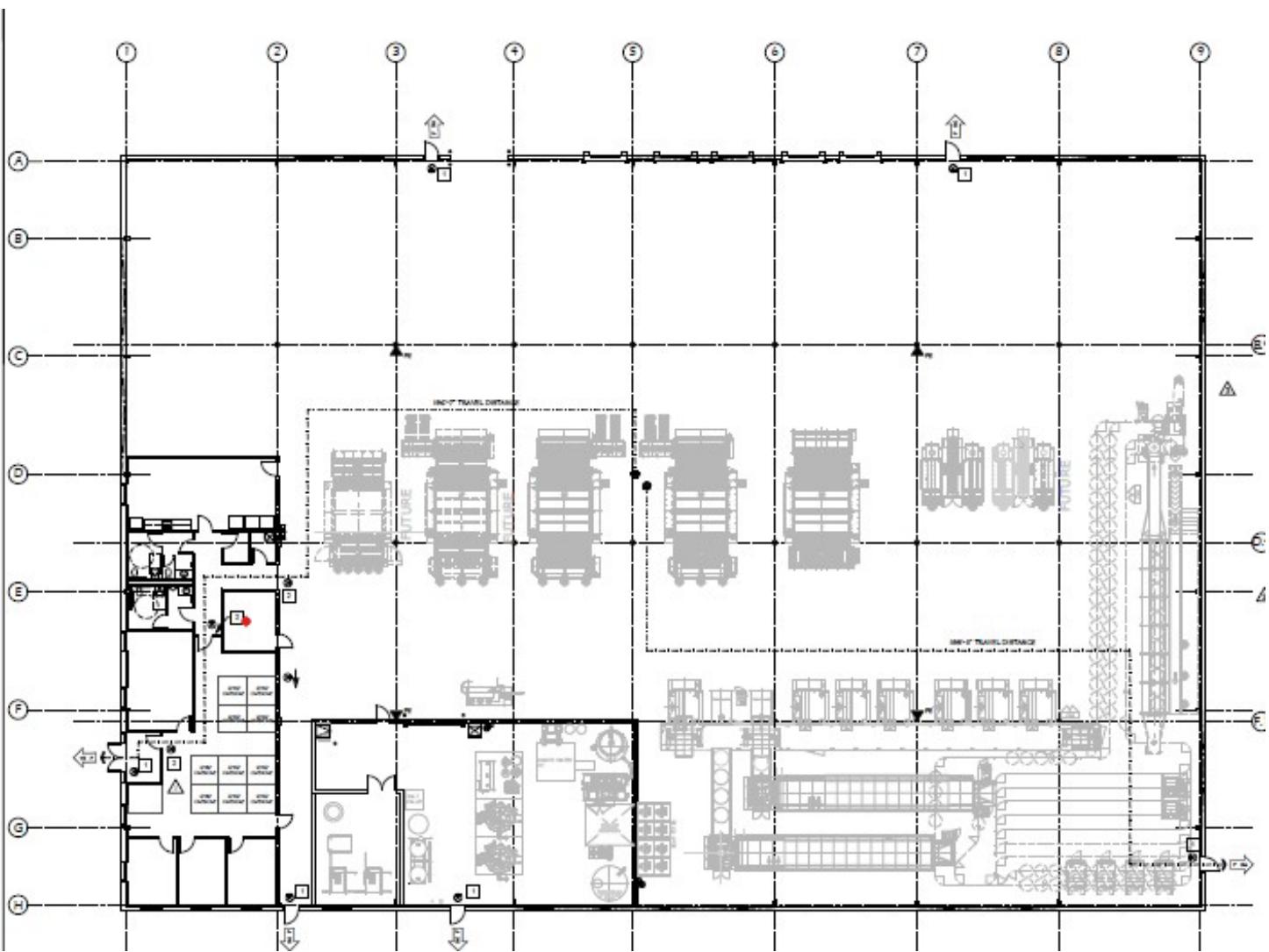
Aerial



# Site Plan

SEE CIVIL DRAWINGS FOR  
BUILDING LOCATIONS,  
ELEVATIONS, GRADES, SITE  
DETAILS, AND PARKING LAYOUT.





**The Building:**

36,800 SF  
 1 drive in door  
 5 dock high doors  
 27' eave height  
 84 parking spaces

**Build Out:**

Commercial Laundry Facility

**Land:**

7.70 Acres

**Zoning:**

IL (light industrial) City of Fort Myers

**Utilities:**

City Water and Sewer (oversized service)

**Office:**

3,072 SF

**Power:**

3 phase electric, heavy power

**Pricing:**

\$12.50 / SF NNN

**Available:**

March 1, 2026 (earlier occupancy is possible)

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