



Accelerating Success.



For Lease

# 10,000± SF Freestanding Flex Warehouse

2559 Fourth St., Fort Myers, FL 33901

Asking Rate:  
**\$15.00 PSF NNN**

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In consultation with:  
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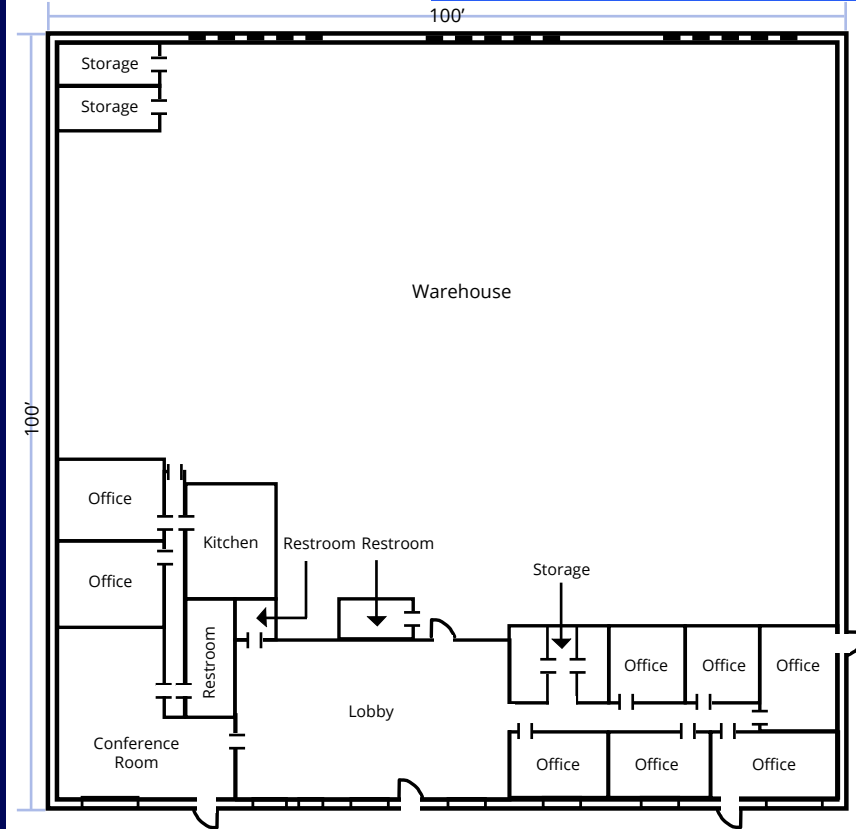
**Colliers**

12800 University Drive  
Suite 400  
Fort Myers, FL 33907  
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# Property Profile

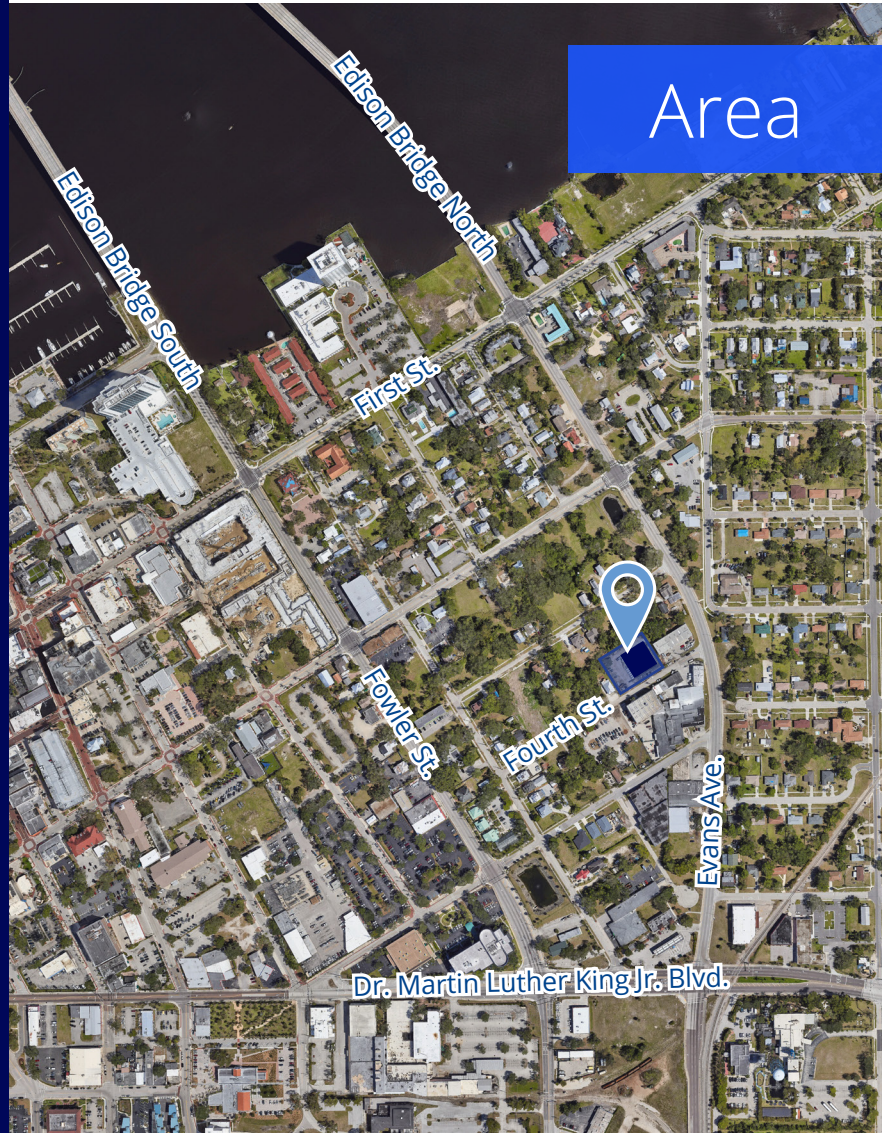
<b>Address</b>	2559 Fourth St., Fort Myers, FL 33901
<b>Building Area</b>	10,000± SF
<b>Warehouse Area</b>	7,500± SF
<b>Office Area</b>	2,500± SF
<b>Offices</b>	8
<b>Restrooms</b>	3 (1 in shop, 2 in office)
<b>Lot Area</b>	.70± Acres (AC)
<b>Flexible Zoning</b>	U-CTR (City of Fort Myers)
<b>Clear Height</b>	12'
<b>OH Doors</b>	Three - 12'w x 10'h
<b>Occupancy</b>	Within 30 days
<b>Estimated CAM 2025</b>	\$4.50 PSF/YR
<b>Parking Spaces</b>	10 up front - ample on side and back of building
<b>Parking Lot</b>	Resurfaced 9/2024
<b>Water</b>	City of Fort Myers
<b>Electric</b>	FPL
<b>Construction</b>	Concrete Block
<b>Roof</b>	Replaced in 2023
<b>Building</b>	Recently painted
<b>Yard</b>	Fenced
<b>Lighting</b>	LED

## Floor Plan



\* Approximate floor plan -- not to scale.

## Area





Aerial  
Warehouse & Fenced Yard



7,500± SF of Insulated Warehouse



Office  
2,500± SF



Lobby Area



Office



Kitchen



Conference Room

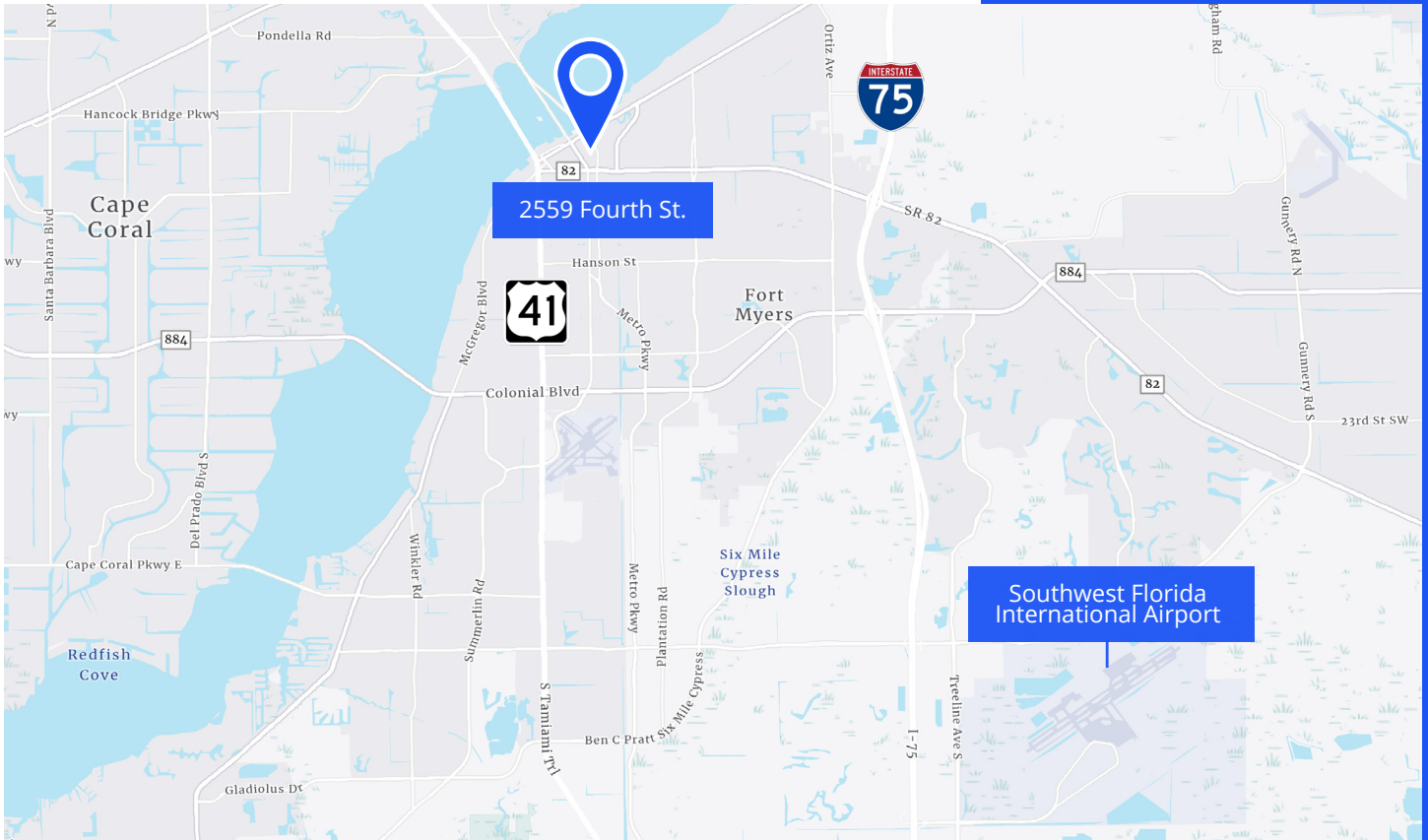
# Exterior

.70± AC



Fenced yard allows for ample parking and easy access to overhead doors in back. Driveway on both sides allows for easy through access to warehouse.

# Easy access to local highways



## Local Drive Times

**I-75** 10 minutes

**US-41** 5 minutes

**Southwest Florida International Airport** 22 minutes

## Regional Drive Times

**Tampa** 2 hours

**Miami** 2.5 hours

**Orlando** 3.25 hours

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**Ample parking and yard space**

**Excellent access to area highways**

**Downtown Fort Myers location**

**Freestanding with existing office buildout**

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