



Colliers



FOR LEASE

# 36,800 SF Freestanding Industrial Building on 7 Acres

3307 Hanson Street, Fort Myers, FL 33916

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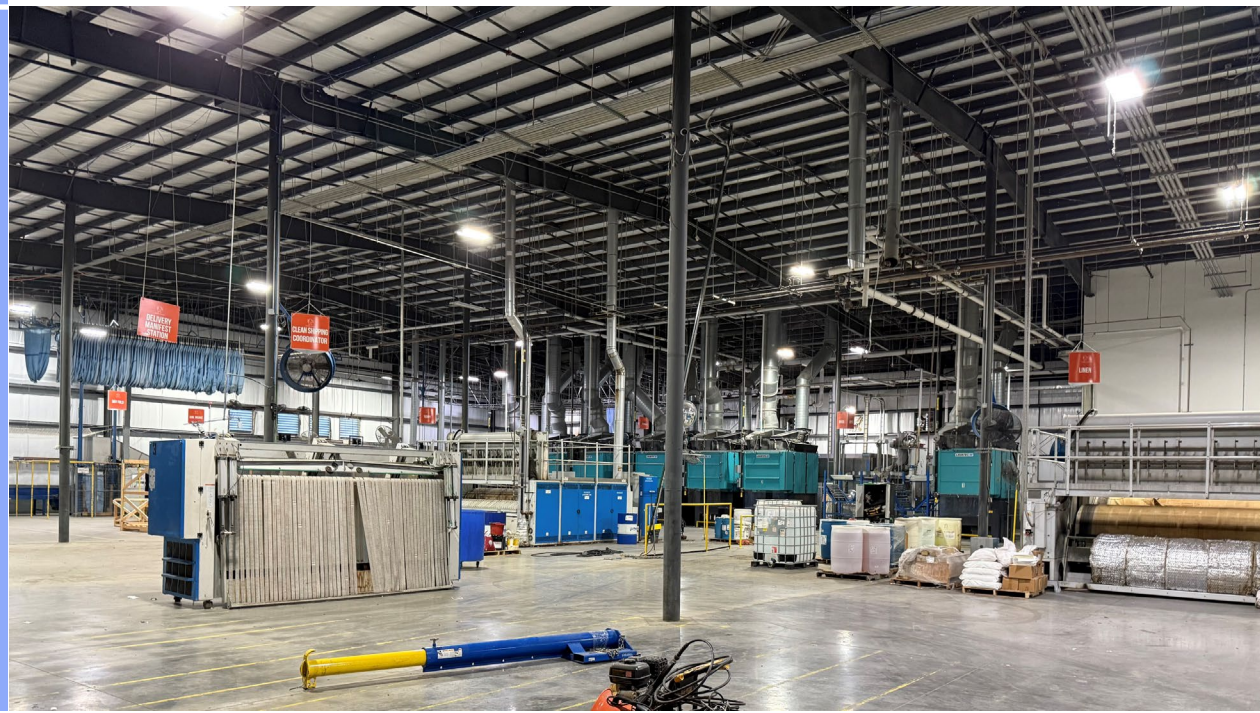


Exterior Photos





# Additional Photos



# Aerial



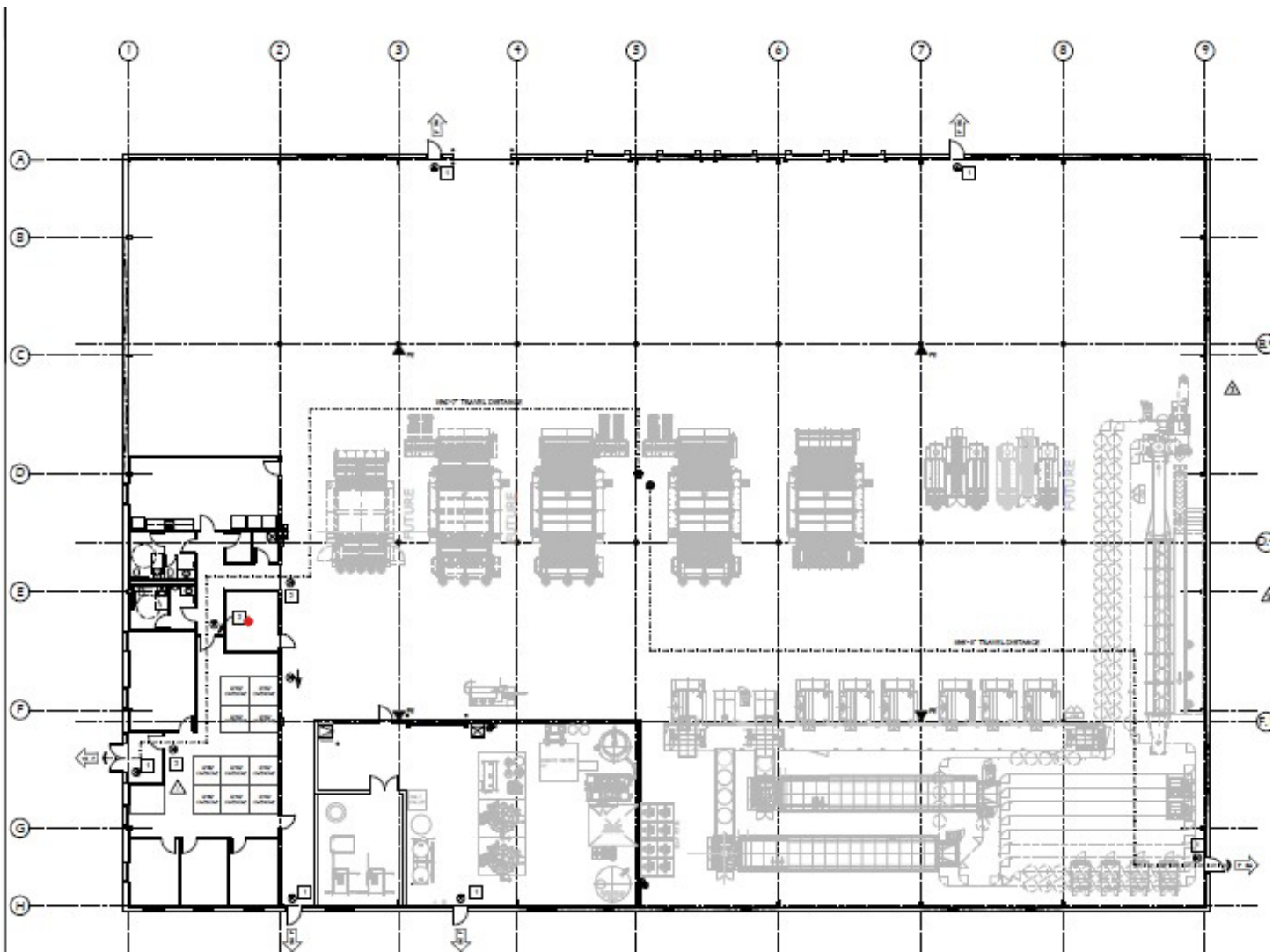
Canal Street

3307 Hanson Street

Veronica Shoemaker Blvd

500 ft





**The Building:**

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

**Office:**

3,072 SF

**Power:**

1,600 amp, 277 / 480 volt, 3-phase, 4 wire

**Build Out:**

Commercial Laundry Facility

**Pricing:**

\$12.50 / SF NNN

**Land:**

7.70 Acres

**Available:**

May 1, 2026

**Zoning:**

IL (light industrial) City of Fort Myers

**Utilities:**

City Water and Sewer (oversized service)

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