

IRONBRIDGE DISTRIBUTION CENTER

48,000 SF DOCK-HIGH WAREHOUSE WITH YARD

3695 IRONBRIDGE BLVD, FORT MYERS, FL 33916



COMMERCIAL REAL ESTATE SERVICES



**Q1 2025
Delivery!**

Click to View
Property Video



AVAILABLE:

48,000 SF

(Divisible to 24,000 SF)

1,048 SF Office

LEASE RATE:

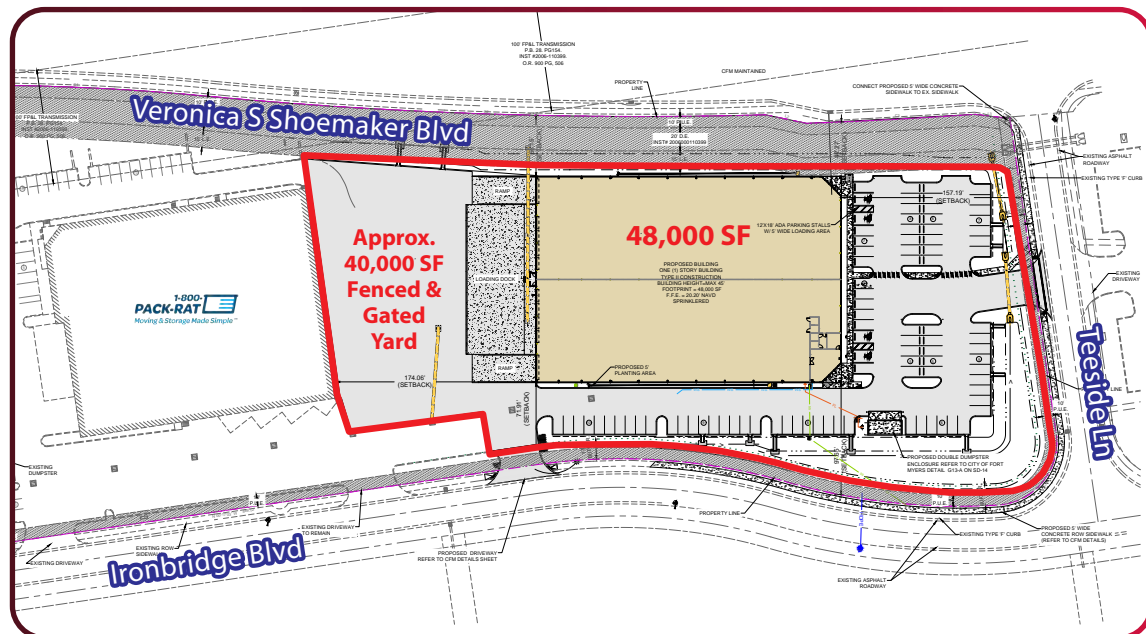
\$13.95 / SF NNN

CAM RATE:

\$2.85 / SF

(Estimated)

**Approximately
1 Acre Gated &
Fenced Yard**



Please Contact:

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Principal

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YOUR LOCAL MARKET EXPERT

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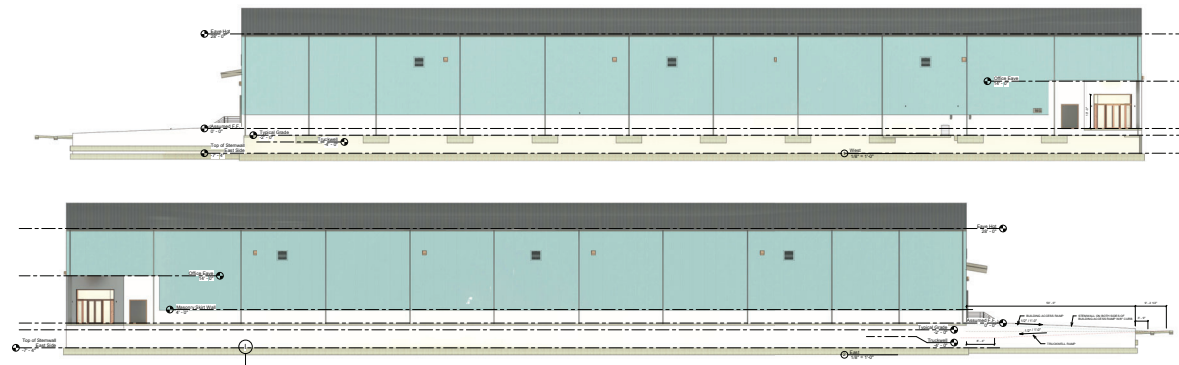
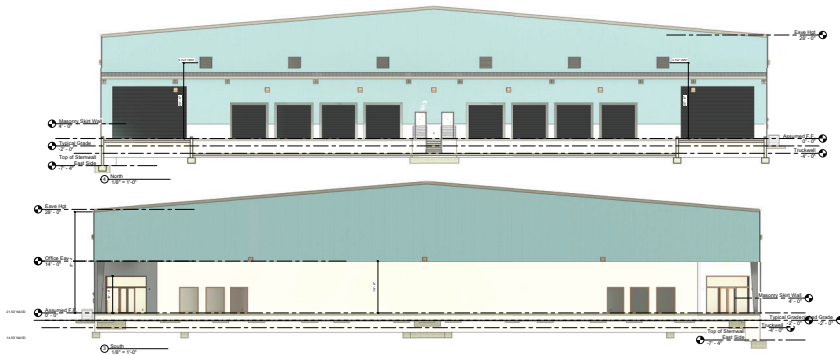
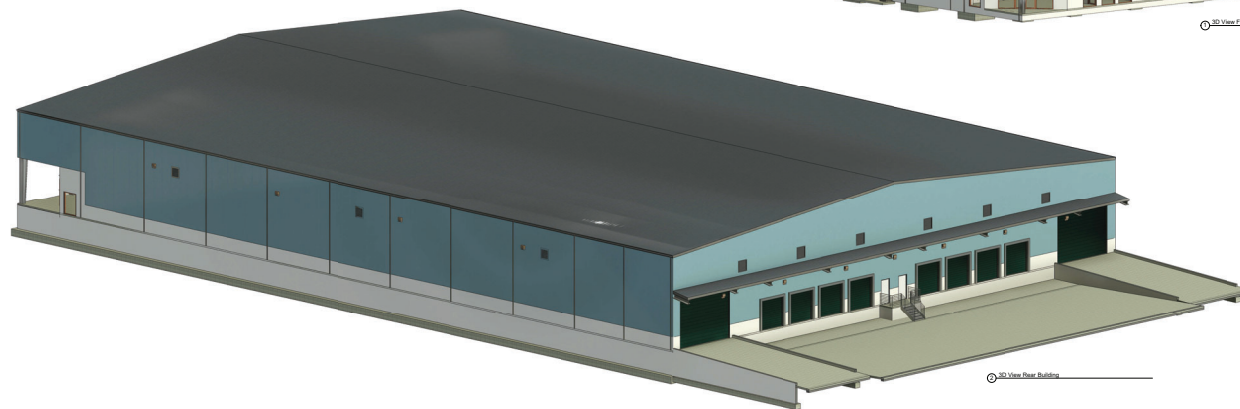
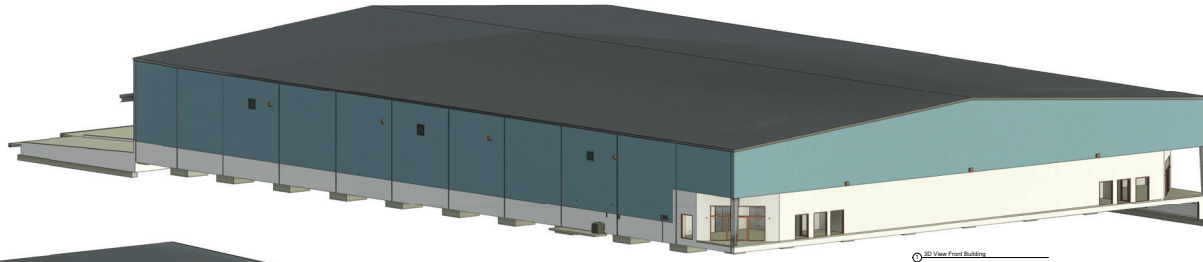
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BUILDING FEATURES

- 1,048 SF Office
- Eight (8) 14' x 14' Dock-High Doors
- Two (2) 20' x 14' Drive-In Ramps
- 24' to 28' Building Clearance
- LED Lighting
- 120/240V/600 Amp 3-Phase Electrical Service
- Fully Sprinklered (ESFR)
- Zoned Light Industrial



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CONSTRUCTION STATUS

NOVEMBER 11, 2024



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