

3580 Work Dr. Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Sub-Lease Opportunity!

SUB-LEASE INFORMATION

- **±30,000 SF** of warehouse and office space
- Sublease expires **4/30/2027** with one option to renew for five years expiring on **4/30/2032**
- Column spacing: **40' x 40'**
- Wide range of industrial uses
- Strategic access to major arterial roads
- Clear Height: **19'**
- Zoning: **IH - Heavy Industrial**

Building SF	Lease Rate	CAM Rate	Monthly Rent	CAM not included
±30,000 SF	\$7.50 NNN	TBD	\$18,750.00	

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Senior Director
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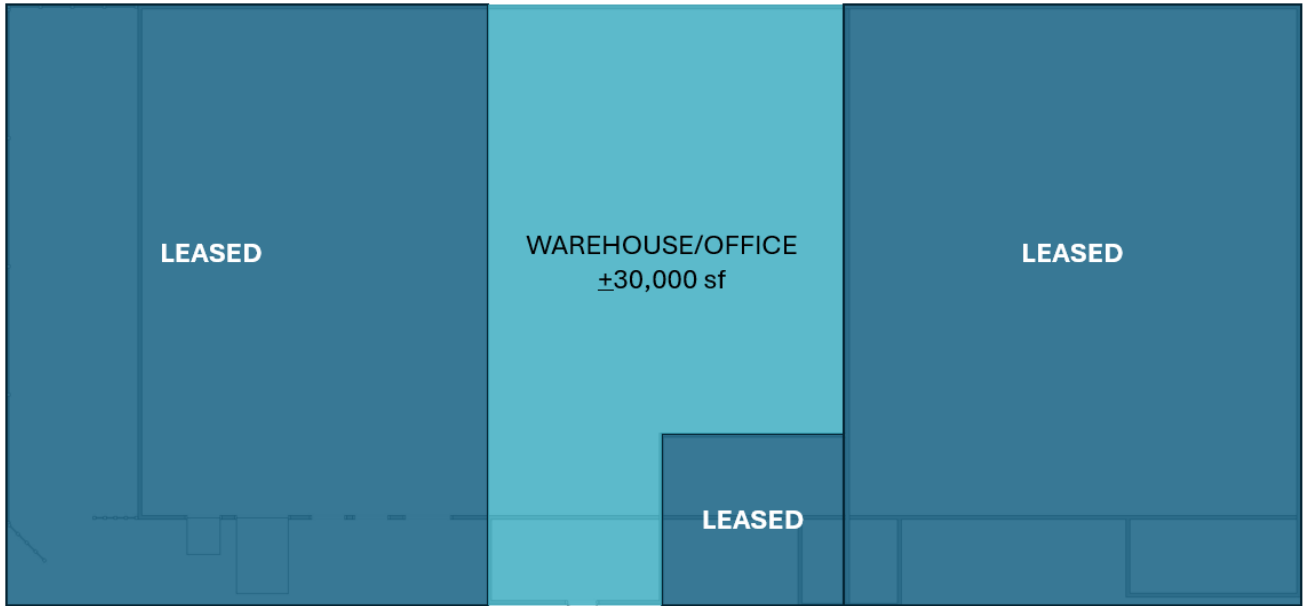
Better never settles

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*not to scale

- Fully built-out office space
- Air-conditioned
- Kitchenette with sink



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CENTRAL LOCATION:

LOCATED IN A GROWING INDUSTRIAL HUB JUST MINUTES FROM I-75, DOWNTOWN FORT MYERS, AND RSW AIRPORT. MIDWAY BETWEEN TAMPA AND MIAMI, WITH RAIL ACCESS AND PORT PROXIMITY, IT'S IDEAL FOR LOGISTICS, MANUFACTURING, AND DISTRIBUTION.



GROWING INFRASTRUCTURE:

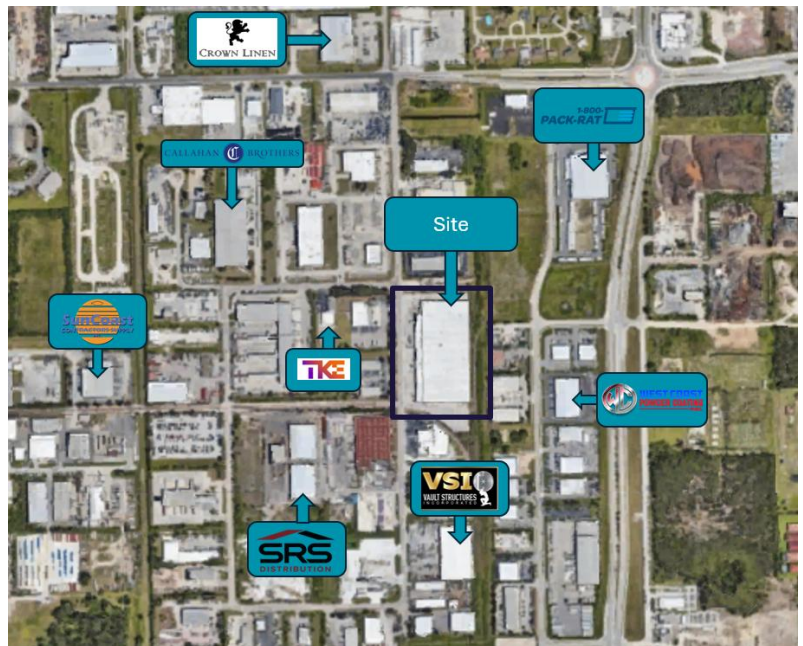
LOCATED IN A RAPIDLY DEVELOPING INDUSTRIAL ZONE WITH EXPANDING ROADS, UPGRADED UTILITIES, AND IMPROVED RAIL. CLOSE TO I-75, RSW AIRPORT, AND MAJOR COMMERCIAL CORRIDORS—IDEAL FOR GROWTH-FOCUSED BUSINESSES.



MAJOR TRANSPORTATION ROUTES:

JUST MINUTES FROM I-75, US-41, SR-82, AND RSW AIRPORT, WITH ON-SITE RAIL ACCESS—PERFECT FOR REGIONAL AND STATEWIDE DISTRIBUTION.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	7,285	69,574	147,576
Projected Population 2029	8,697	83,171	175,331
Total Households	2,920	28,564	61,549
Annual Population Growth 2024-2029	3.9%	3.9%	3.8%
Construction / Manufacturing Workers	1,449	5,828	10,716



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