



Motivated Landlord

10,000 ± - 21,000 ± SF Industrial Warehouse Opportunity
For Lease | 4131 Wausau Road | Fort Myers, FL 33916

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In consultation with:
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Suite 400
Fort Myers, FL 33907
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Asking Rate:

\$9.95 - \$12.50/SF/YR NNN
CAM \$2.69/SF/YR (2024)

10,000± to
21,000± SF

Ready for Occupancy

Recent Improvements Include:

Brand NEW

- Asphalt paving
- AC and AC vents
- Water heater
- Water cooler/drinking fountain
- Fire extinguishers
- Toilet
- Dock bumpers (waiting on installation)
- New bottom rails on roll up doors
- New sink in breakroom
- New high quality pump installed for truck well

Maintenance and Repairs

- OH doors fully serviced and adjusted
- All electrical inspected and brought up to code
- Freshly painted offices, trim, and yellow poles and accessories
- Interior warehouse pressure washed

Revamped lighting:

- Office
- Warehouse
- Emergency lights
- Exterior lights

4131 Wausau Road



Recently paved to allow for 20± parking spaces!

Wausau Road

Rockfill Road*

*Major infrastructure upgrades including expanded utilities and drainage, curb cuts, and replaced roadway just completed for Rockfill Rd.



Recently paved to allow for 20± parking spaces!

Property Highlights

Address	4131 Wausau Rd., Fort Myers, FL 33916
Parcel ID	20-44-25-P3-00200.009A
Size	10,000 - 21,000± SF
Lot Size	1.24± AC (53,821± SF)
Parking	20± Spaces
Office Space	500± SF
Asking Rent	\$9.95 - \$12.50/SF/YR NNN
Estimated CAM	\$2.69± PSF/YR (2024)
Ceiling Height	14 ft. to 18 ft.
Zoning	IH (Heavy Industrial - City of Fort Myers)
Truck Wells	1-double wide (width 24 ft.)
Overhead Doors	3 (all 12 ft. x 12 ft.)

Term	Negotiable
Occupancy Date	Immediate
Security	Fenced yard
Sprinklers	Fully sprinkled
Power	480 Volt 3 Phase
Construction	Metal
Year Built	1985
Restroom	1
Utilities	Water: City of Fort Myers Power: FPL
Allowable Uses	General manufacturing, processing, construction, utility uses and all light industrial uses View allowable uses here.

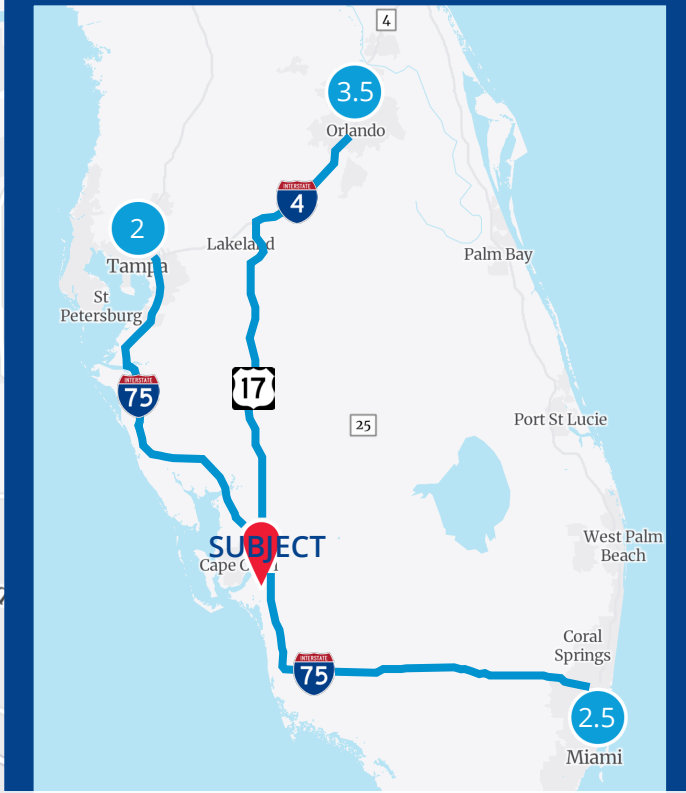
This well-maintained 21,000± SF warehouse is located within 10 minutes driving distance from I-75 and US-41, both major regional access routes.

Includes 500± SF of office and 20,500± SF of warehouse.

LL will consider demising to accommodate a 10,000± SF User.

Zoned Heavy Industrial allowing for a plethora of uses.

This opportunity offers flexibility and logistic convenience for a prospective user.



Regional Drive Time (in hours)

Local Drive Time

- 8 minute drive to I-75
- 10 minute drive to US-41
- 17 minute drive to Southwest Florida International Airport



Warehouse
21,000± SF



Exterior Images



Interior
500± SF Office





21,000± SF Heavy Industrial | For Lease

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Contact Us:

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Accelerating success.

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