



3843 IRONBRIDGE BLVD.
FORT MYERS, FL 33916



35,000 SF

on 5.2 Acres with
Industrial Outdoor
Storage

Industrial Space for Lease

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CBRE



3843 Ironbridge

Located in Westbury Park, an 84-acre master-planned commercial development

CBRE, Inc. as exclusive leasing agent, is pleased to offer 35,000 SF of prime industrial space with outdoor storage at 3843 Ironbridge Boulevard in Fort Myers, FL. Directly off Ironbridge Boulevard, the Property offers strong visibility from Veronica S Shoemaker Boulevard (14,800 AADT). Utilities (water/sewer) provided by the City of Fort Myers.

Amenities:

- Outdoor Storage
- Fenced Lot
- Front Loading
- Office Space
- Security System
- Signage Opportunity
- Skylights
- Air Conditioning
- Option to add an additional oversized drive-in door



Building Specifications

3843 Ironbridge Boulevard

Rentable Building Area:	35,000 SF
Total Land Area:	5.20 Acres
Excess Yard:	1.90 Acres
Stories:	One (1)
Construction:	Metal
Year Built:	2009
Tenancy:	Single
Clear Height:	30'
Dock-High Door(s):	20
Drive-In/Grade-Level Door(s):	One (1) – 8' x 10' Option for additional 18' x 18' door
Power:	600 Amps, 277/480v – 3 Phase
Parking Spaces:	30 (0.69/1,000 SF Ratio)
Zoning:	IL





Outdoor Storage



Former Distribution Center



Clear Span Warehouse



Excellent Visibility/Signage Opportunity along Veronica S Shoemaker Boulevard



Office Space

Survey

5.20-Acre Lot

- Dock-High Door (20)
- Drive-In/Grade-Level Door (1)
Option for additional 18' x 18' door

Ironbridge Boulevard

35,000
SQUARE
FEET

1.90 AC
EXCESS
YARD

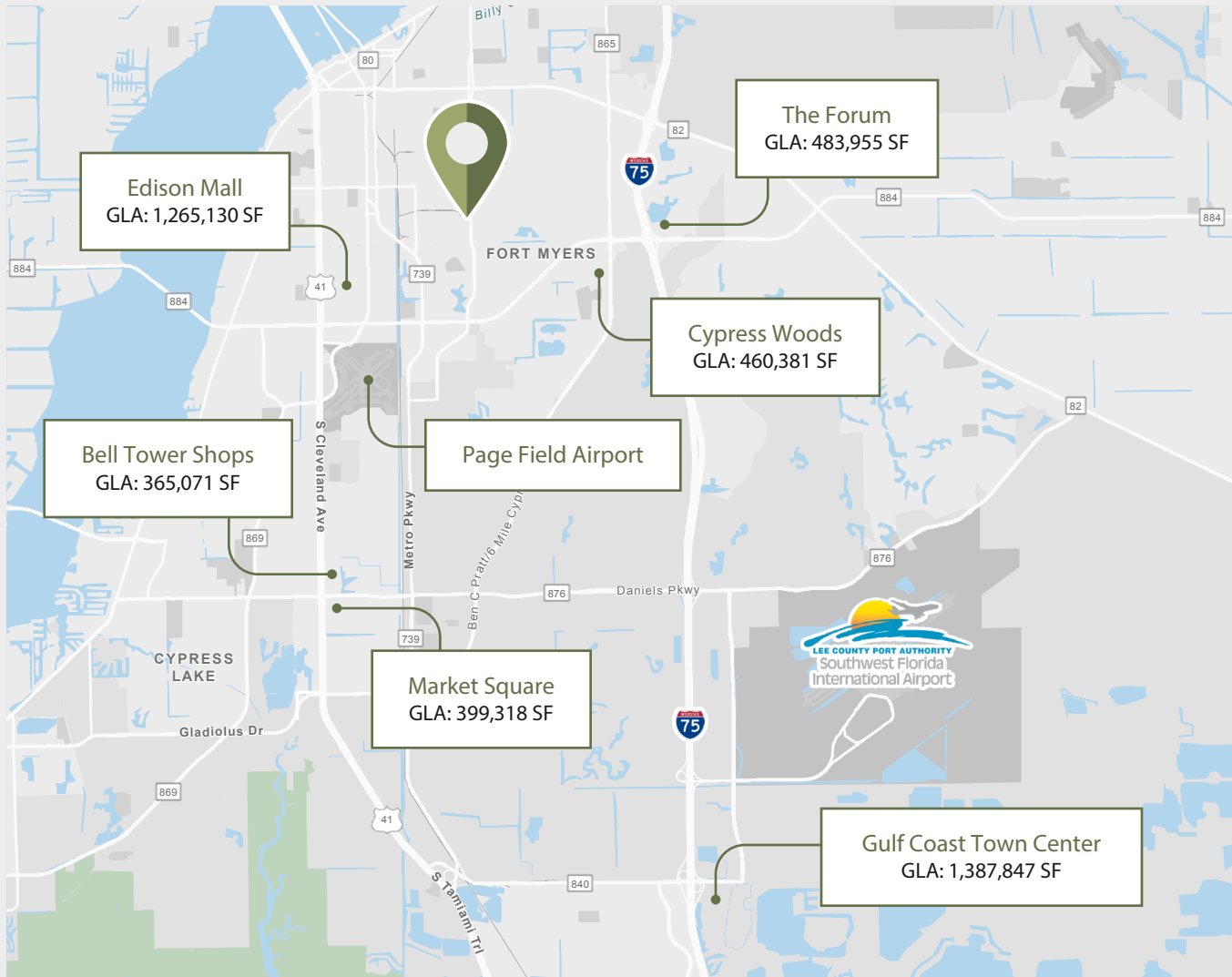
Humberside Lane

Veronica S Shoemaker Boulevard – 14,800 AADT



Area Overview

Strategic Location



KEY DISTANCES

Veronica S
Shoemaker Boulevard
Direct Frontage

US-41 (Tamiami Trail)
2.9 Miles | 6–9 Minutes

Interstate-75 (Exit 136)
3.2 Miles | 6–8 Minutes

Page Field Airport
3.7 Miles | 8–10 Minutes

Downtown Fort Myers
3.9 Miles | 8–10 Minutes

Southwest Florida
International Airport
13.3 Miles | 18–20 Minutes

Miami
153 Miles | 150–180 Minutes

Demographics

3 MILES	BUSINESSES	5 MILES	BUSINESSES	10 MILES	BUSINESSES
	5,041		9,791		23,954
	EMPLOYEES		EMPLOYEES		EMPLOYEES
	59,801		99,453		229,954
	POPULATION		POPULATION		POPULATION
	73,001		151,649		504,602
	HOUSEHOLDS		HOUSEHOLDS		HOUSEHOLDS
	31,323		66,013		216,175
	AVG. HOUSEHOLD INCOME		AVG. HOUSEHOLD INCOME		AVG. HOUSEHOLD INCOME
	\$90,154		\$99,394		\$102,177

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