

FOR LEASE

42,220 SF INDUSTRIAL WAREHOUSE FACILITY

3641 IRONBRIDGE BLVD, FORT MYERS, FL 33916

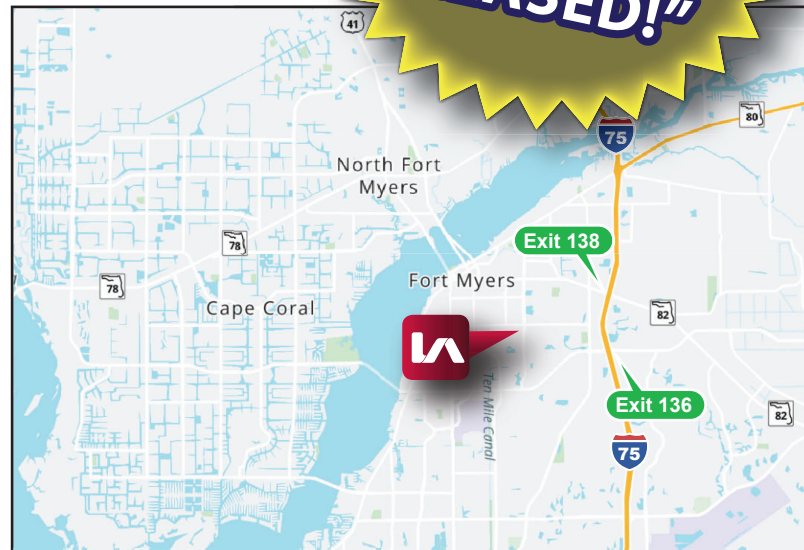


**Landlord
Says
"GET IT
LEASED!"**

- **AVAILABLE:** 42,220 SF
- **LEASE RATE:** **\$9.50 / SF NNN**
~~\$11.50 / SF NNN~~
- **CAM:** \$3.00 / SF
- **ZONING:** IL (Light Industrial)
click [here](#) for uses

PROPERTY FEATURES

- 42,220 SF Industrial Warehouse Space Available Immediately!
- 500 SF Office
- Four (4) Dock High Doors with Mechanical Levelers
- Three (3) 2' Box Truck Loading Docks
- One (1) 14' x 14' Drive-In Door
- 23' to 29' Building Clearance
- LED Lighting
- 277/480V/600 Amp 3-Phase Electrical Service
- Fully Sprinklered



~ LEASING INCENTIVES AVAILABLE! ~

Please Contact:

Frank Martone
Vice President

239.210.7605

 fmartone@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

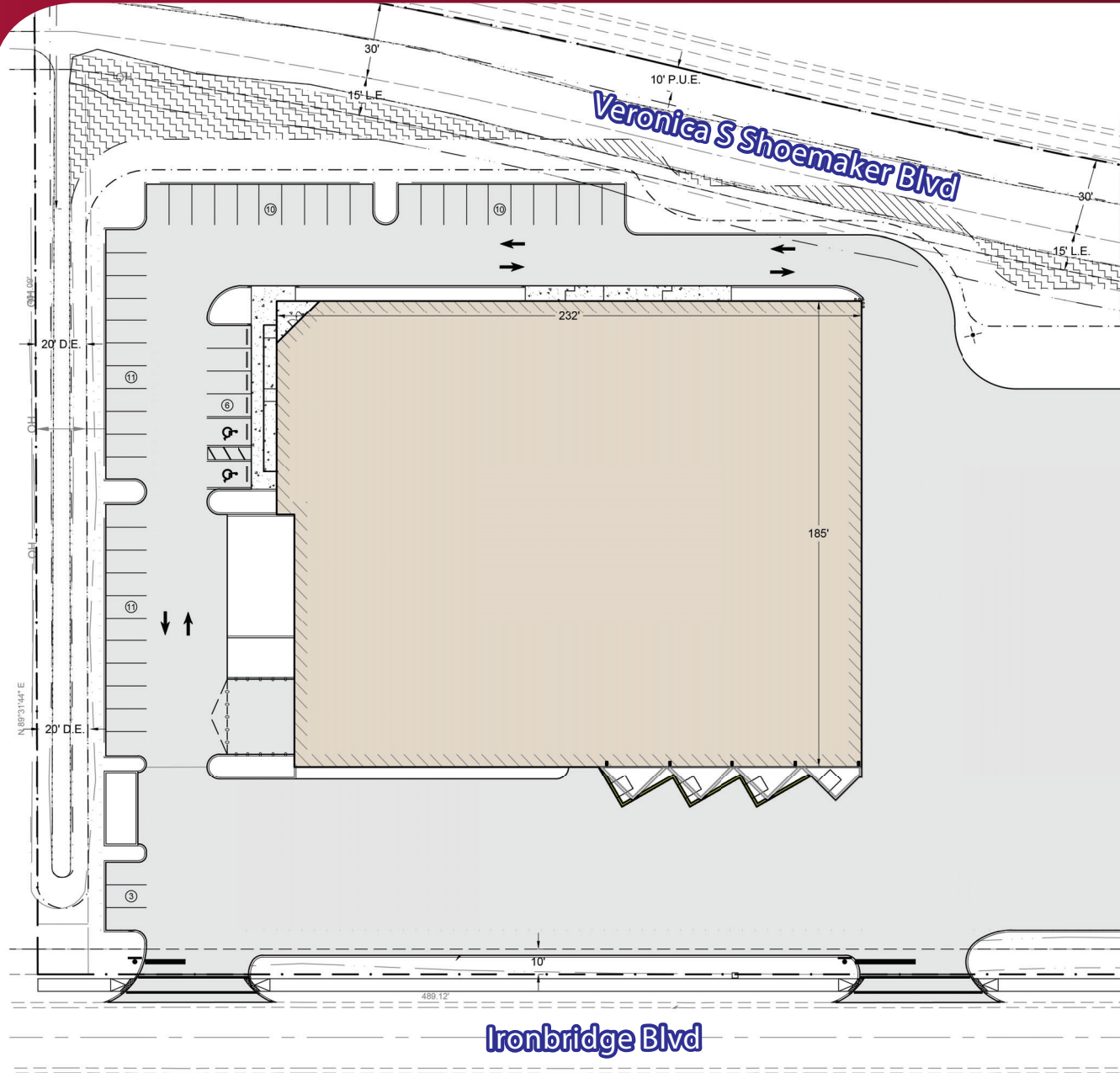
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, FL 33913 | Lee-FL.com

FOR LEASE

42,220 SF INDUSTRIAL WAREHOUSE FACILITY

3641 IRONBRIDGE BLVD, FORT MYERS, FL 33916

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, FL 33913 | Lee-FL.com

