



Colliers



Heavy Industrial for lease

3670 Work Drive, Fort Myers, FL 33916

A rare industrial opportunity in the heart of Fort Myers' established industrial corridor. The complex is located within 5 miles from I-75 and US-41, both major regional access routes. Zoned for Heavy Industrial, the space offers a variety of allowable uses including manufacturing, processing, construction, distribution, storage, utility and all light industrial uses.

Accelerating success. _____

Asking Rate:

\$12.00
PSF NNN

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Details

Overview

This two-building complex offers 19,650 SF of warehouse and distribution space situated on 1.31 acres, zoned IG (Heavy Industrial) - one of the most permissive classifications available in Lee County.

Both Buildings are dock-high; two interior mezzanines add functional bonus space (not included in the base square footage). The Site is served by City of Fort Myers for water and sewer utilities.

Front Building

7,650 SF unsprinkled warehouse space with 322 SF office 2 restrooms, 16-foot clear height, 4 dock height doors 9'x10'.

Rear Building

12,000 SF unsprinkled warehouse with 816 SF of office 3 restrooms, 18 foot clear, 5 dock height doors, (2) 12'x12' (3) 9'x10'.

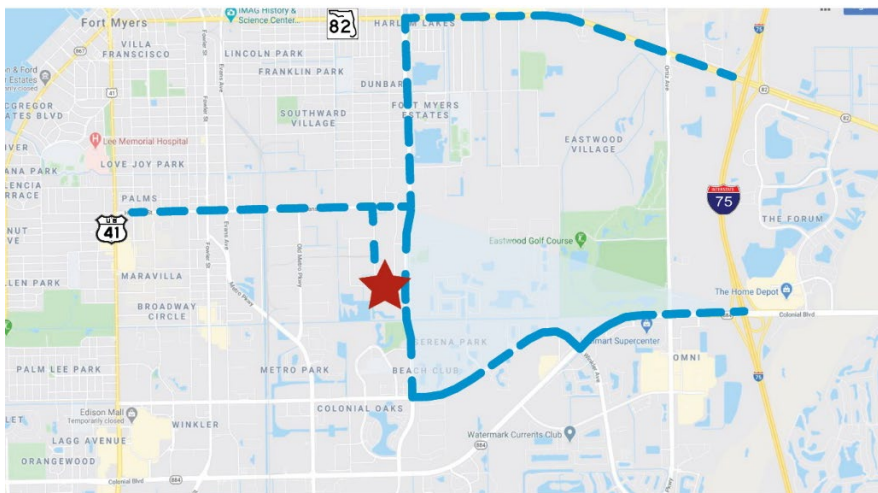
Yard

Fully Fenced 1.31 acres (57,000 SF).

Zoning

Heavy Industrial zoning, broad list of permitted uses.

Location



The property provides direct access to Interstate 75 via Exit 136 (Colonial Boulevard) approximately 3.5 miles away and Exit 138 (Martin Luther King Jr. Boulevard) approximately 5 miles away. The site is also conveniently located near US-41 and Southwest Florida International Airport, offering strong regional connectivity throughout Southwest Florida.

Surrounding Area

