

FOR SALE OR LEASE

UP TO 49,092 SF WAREHOUSE / COLD STORAGE SPACE

3760 FOWLER STREET, FORT MYERS, FLORIDA 33901

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**AVAILABLE
JANUARY 1,
2027**



- **AVAILABLE:** 24,500 SF to 49,092 SF
- **LEASE RATE:** \$12.50 - \$15.00 / SF NNN
- **CAM:** \$4.00 / SF
- **SALE PRICE:** Call for Pricing

BUILDING DETAILS

- 49,092 SF Warehouse / Cold Storage Facility
- Total cold storage space: Approximately 6,227 SF
- Freezer space: Approximately 2,301 SF
- Cooler/refrigerated space: Approximately 3,926 SF
- 6,232 SF Office
- Eight (8) Dock-High Doors
- Standard Wet Sprinkler System
- Sixty (60) Parking Spaces
- Roof was Replaced in 2023
- Convenient Location with Easy Access to Interstate 75 & Cleveland Avenue (US 41)



Please Contact:

Colton Brausen
Vice President

239.210.7608

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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**

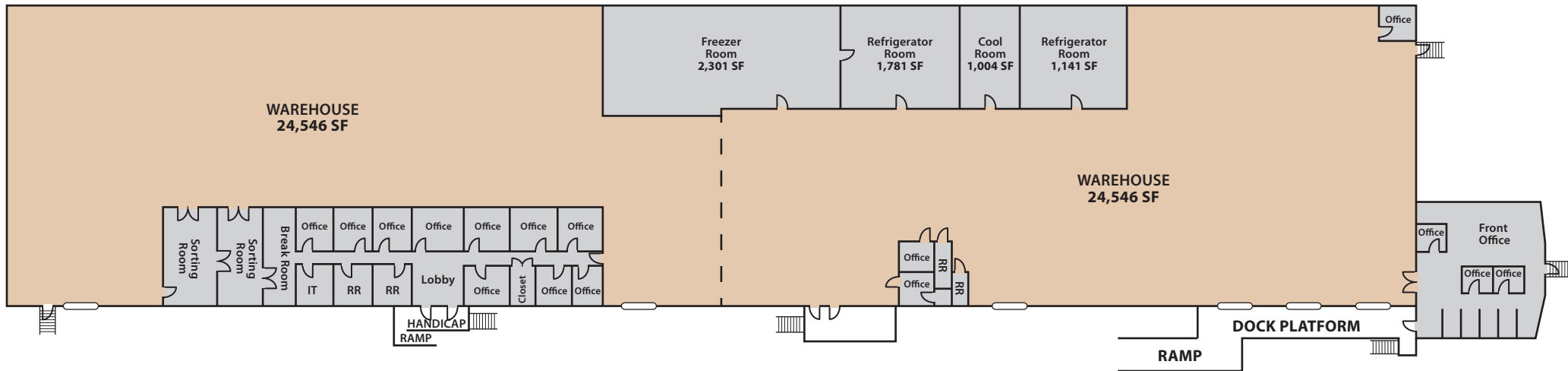
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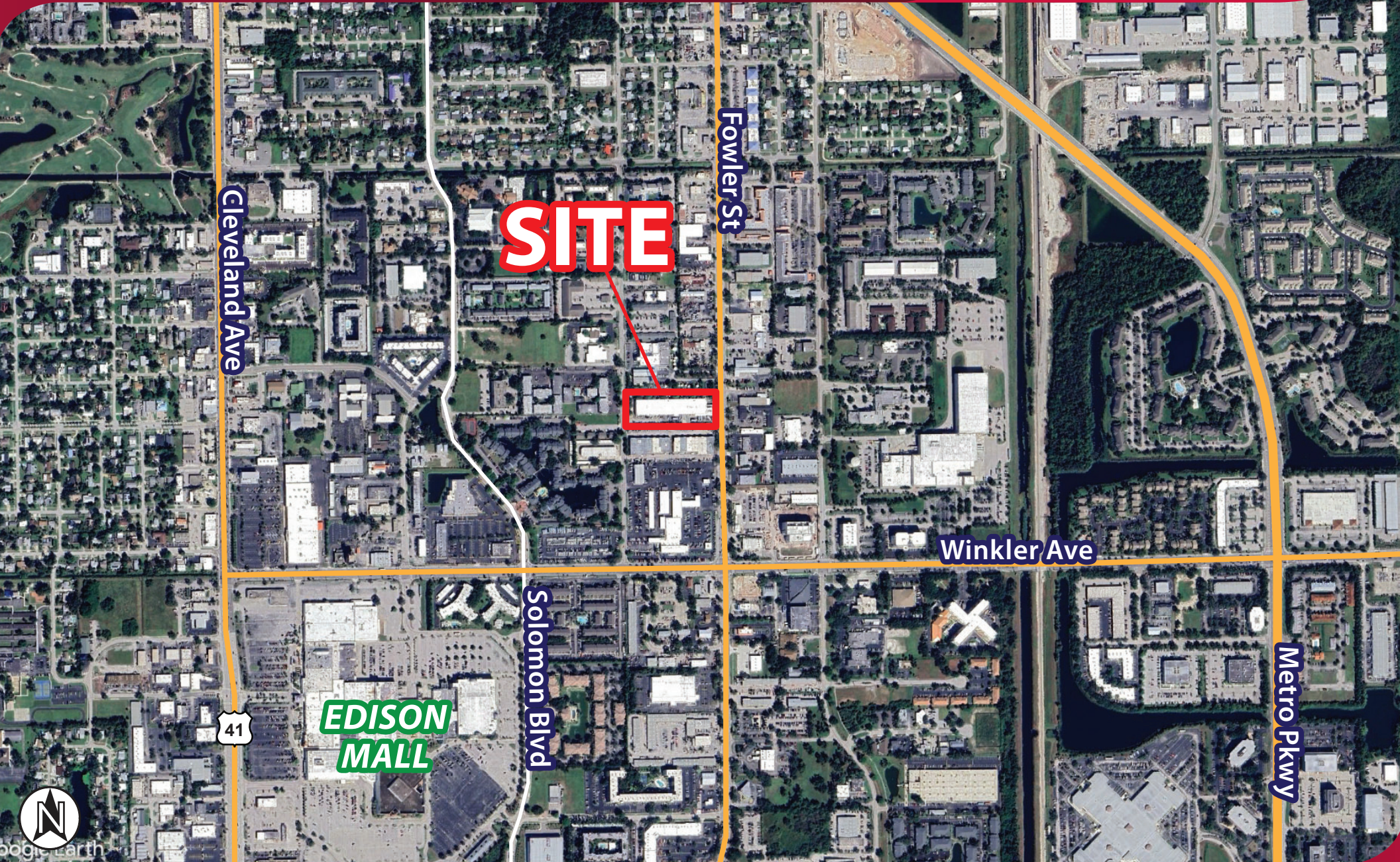
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