

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**

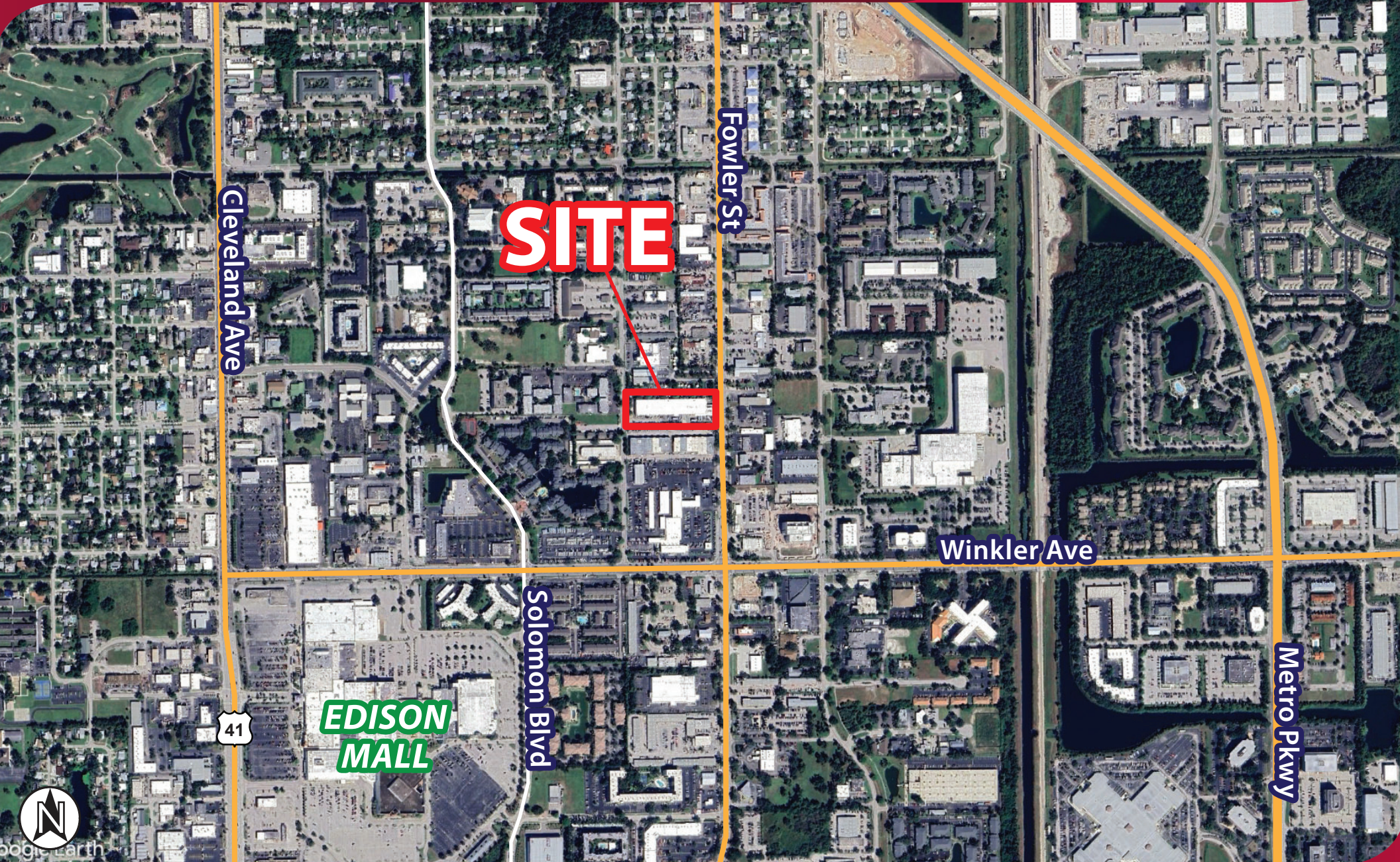
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



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WHY

SOUTHWEST FLORIDA?

#1

Best Tax Climate in the Southeast

~ Florida Trend 2020

#1

Best Airport in the US

~ Travel Lens 2023

#2

Future Job Growth

~ Florida Trend 2020

#2

Largest Workforce in the US

~ U.S. Chamber of Commerce



1,100+

People Moving to Florida Daily

~ U.S. Census Bureau



86% ↑

Corp HQ Migration to Florida

~ The Capitolist



75%

of Cargo Traffic Into Florida Handled by I-75



SOUTHWEST FLORIDA'S ECONOMY IS GROWING

Southwest Florida continues to show heavy economic growth as the population has increased over 45% in the past 17 years. In fact, the region's population is expected to increase by another 40% over the next 45 years.



Notable Companies in Fort Myers

amazon.com

Cheney Brothers C-B-I

Coca-Cola

Frito Lay
food for the fun of it!

Hertz

pepsi

TRANE

Arthrex

chico's

FERGUSON

Gartner

THE HOME DEPOT

TESLA

wayfair

SOUTHWEST FLORIDA DEMOGRAPHICS



1,452,948

Total Population



\$130,869

Average Household Income



1,563,215

Expected Population by 2029



596,919

Labor Force



3.0%

Unemployment Rate (July 2024)

