

17,600 SQFT WAREHOUSE/OFFICE FACILITY FOR LEASE

2312 BRUNER LANE, FORT MYERS, FL 33912



FOR LEASE
\$12.00/SF/YR NNN



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REMAX
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PROPERTY SUMMARY



METRICS

ASKING LEASE PRICE:	\$12.00/SF/YR NNN
NNN:	\$1.70/SF
LOT SIZE:	1.10 ACRE
AVAILABLE SF:	4,400 - 17,600 SF
TYPE:	WAREHOUSE & OFFICE

PROPERTY HIGHLIGHTS

- C-2 (Lee County) Zoning
- 17,600 SF building
- 5,200 SF Office, 8,000 SF Mid Warehouse, 4,400 SF Back Warehouse
- Epoxy floors throughout office & mid warehouse
- (3) 12' x14' OH Doors
- 16' Eave & 19' Peak Height
- 3-Phase 600 Amp Power
- Gated open yard area w/ 6' fence
- Infrared Camera System
- LED lighting throughout interior & exterior
- Hurricane impact entry doors & windows
- Office area contains 12 private offices, Conference Room, Breakroom, Reception/Waiting area, IT Room, and 3 restrooms.

PROPERTY DESCRIPTION

*An exceptional opportunity to lease a versatile $\pm 17,600$ -square-foot warehouse and office facility located at 2312 Bruner Lane in Fort Myers. Built in 1979 and situated on property zoned C-2 (Lee County), the facility offers a flexible configuration suitable for a wide range of commercial, service, warehouse, distribution, and business operations.

*The building can be leased in its entirety or as a $\pm 4,400$ -square-foot rear warehouse space, providing tenants with the flexibility to secure the amount of space that best fits their operational requirements. The rear warehouse option also includes access to a shared gated outdoor yard area, providing valuable additional space for equipment, materials, vehicles, or business operations.

*The building includes approximately 5,200 SF of office space, 8,000 SF of mid-warehouse space, and 4,400 SF of rear warehouse space. Functional improvements include three 12' x 14' overhead doors, 16' eave/19' peak heights, 600-amp 3-phase power, epoxy flooring, and LED lighting throughout.

*The property also features a gated outdoor yard enclosed by a 6' fence, infrared camera system, and hurricane-impact entry doors and windows. The office area includes 12 private offices, conference room, reception/waiting area, break-room, IT room, and three restrooms.

*Because permitted uses can be subject to specific development standards, conditions, or approvals, prospective tenants should independently verify that their proposed use is permitted and meets all applicable Lee County requirements.



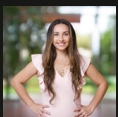
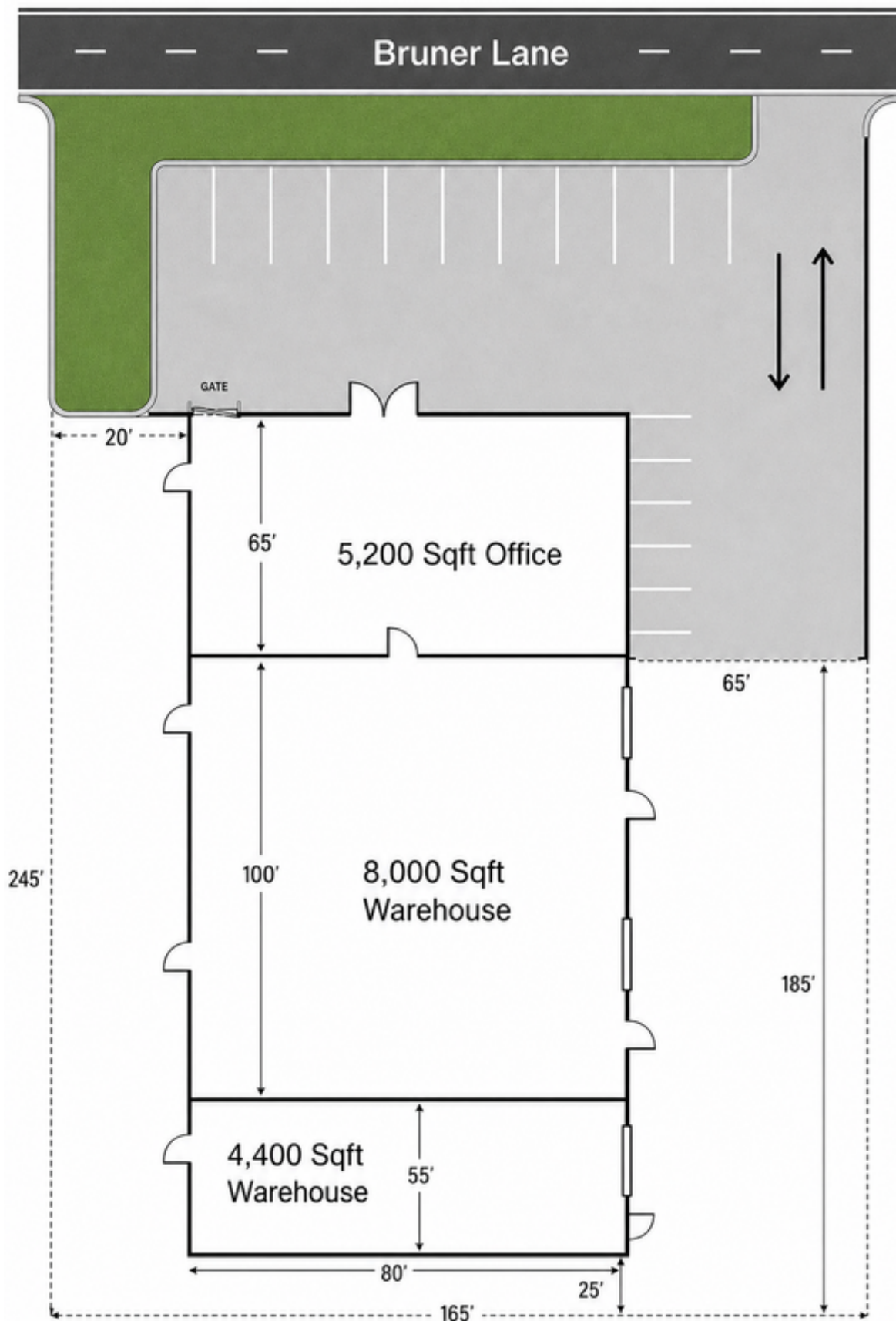
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FLOOR PLAN

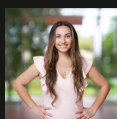
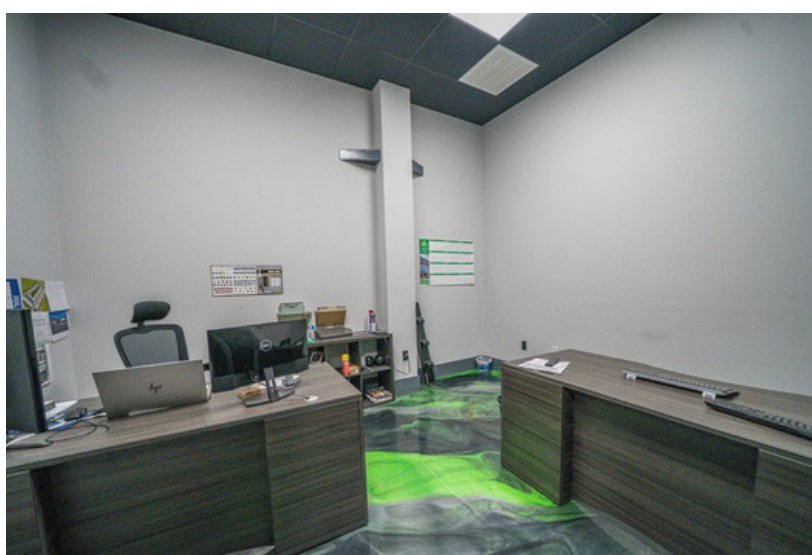
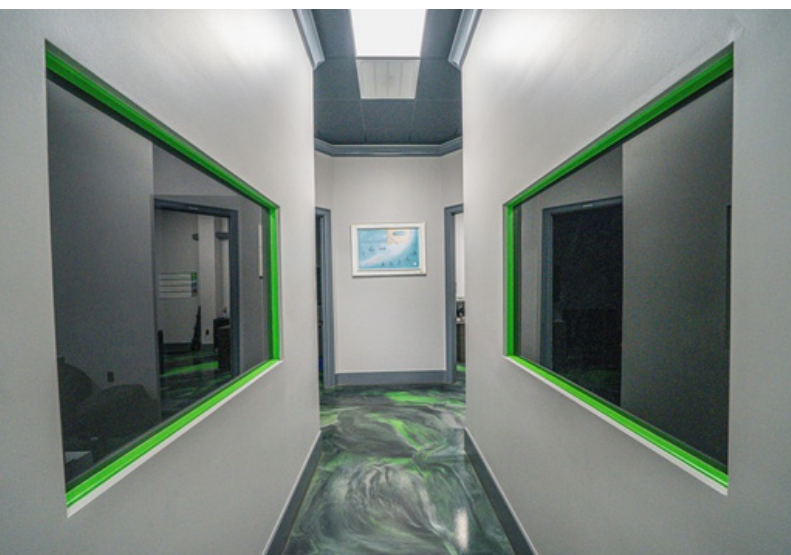


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OFFICE PHOTOS



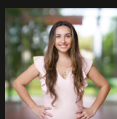
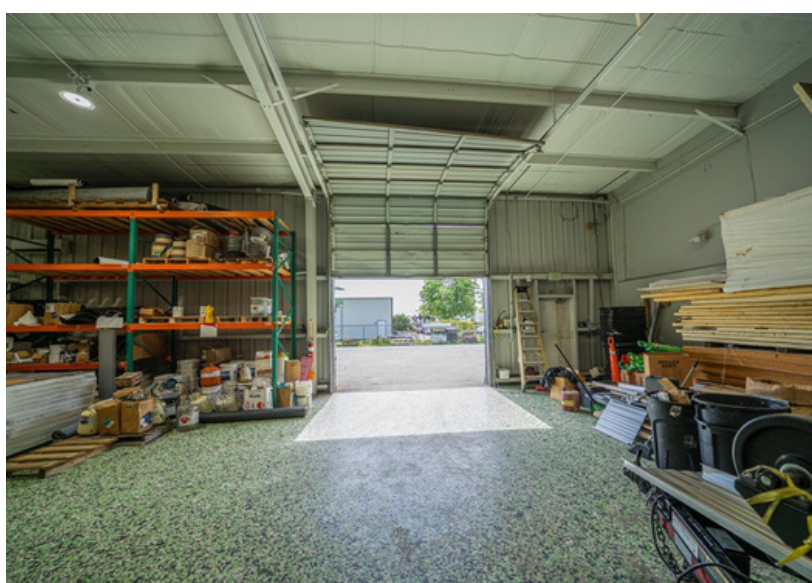
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8,000 SF WAREHOUSE PHOTOS



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4,400 SF WAREHOUSE PHOTOS



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PROPERTY PHOTOS



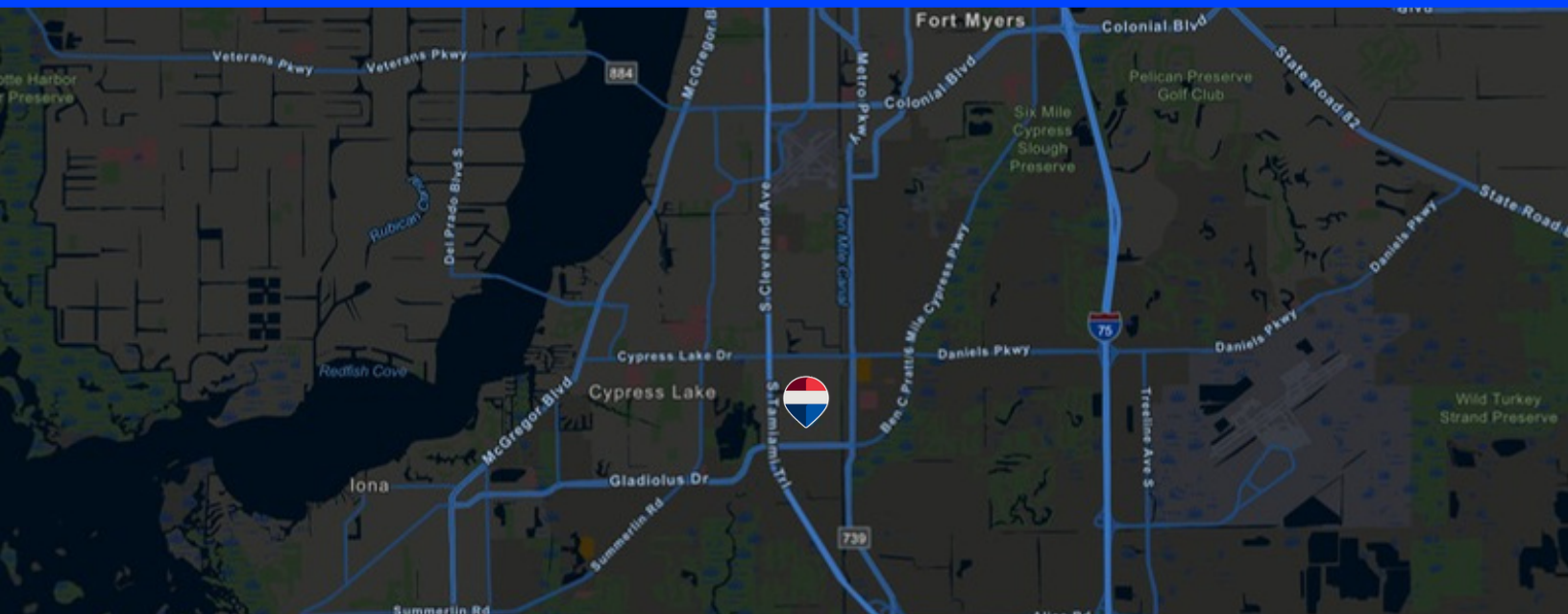
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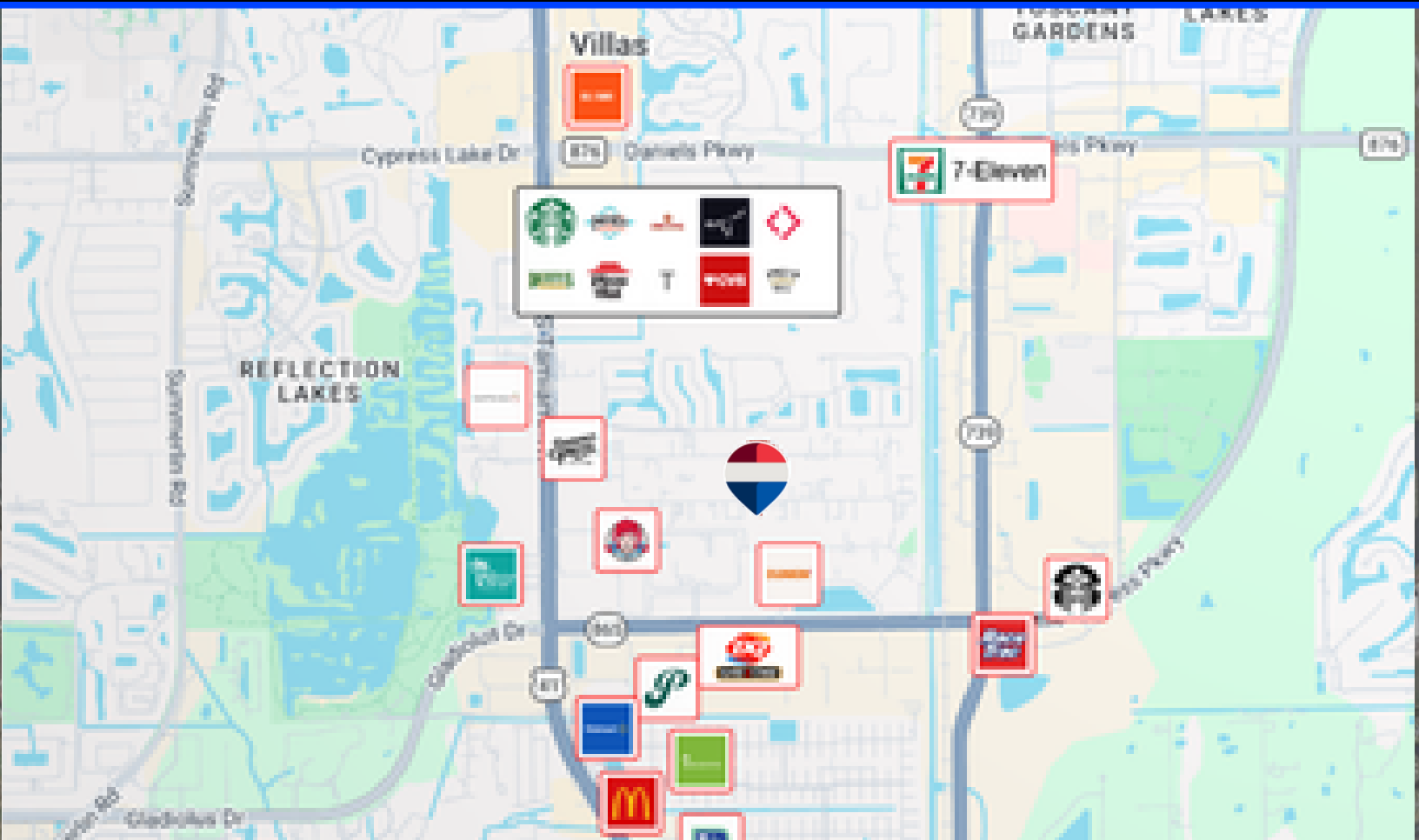
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LOCATION MAP



RETAILER MAP



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