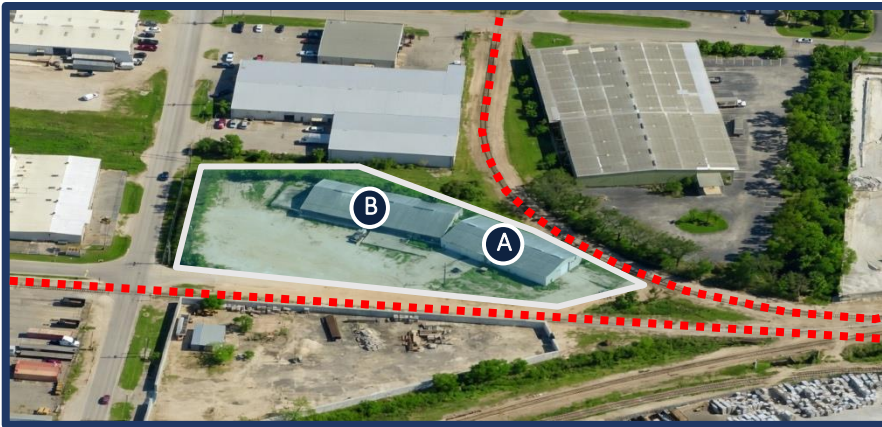


Flex Industrial + Laydown Yard

- ✓ Ample Parking & Industrial Outdoor Storage
- ✓ 16,200 SF across 2 Buildings
- ✓ Divisible down to 1,500 SF
- ✓ 16' Clear Heights · 3-Phase Power
- ✓ Heavy Industrial Zoning (IH)
- ✓ 2 Loading Docks
- ✓ 3 Dock-High Overhead Doors
- ✓ 2 Grade-Level Overheads Doors
- ✓ New Roof, Bathrooms & Office Build-Outs



// COVERED DOCKS (B)



// GRADE-LEVEL DRIVE-IN (A)



Fort Myers Industrial Flex Park

Now hosting Tenant Tours for Aug / Sep Move-In Dates

Industrial flex warehouse with Heavy Industrial zoning, extra parking for fleets, and laydown yard for materials is a supply constrained asset. Currently being renovated including a new roof completed in May 2026, New offices, bathroom, and a shower unit. Custom renovation request encouraged by landlord.

TOTAL SF

16,200

2 BUILDINGS

YARD

1.36 AC

STABILIZED

ZONING

Industrial
Heavy (IH)

INDUSTRIAL

DIVISIBLE

1,500

SF MIN

AVAILABLE

AUG/SEP
2026

MOVE-IN READY

RAIL

ACTIVE

ON-SITE SPUR

CONTACT INFORMATION

KYLE WADE

MANAGING PARTNER

(856) 745-1430
kyle.wade@wmdassetmgmt.com

THOMAS MORGAN

LEASING ASSOCIATE

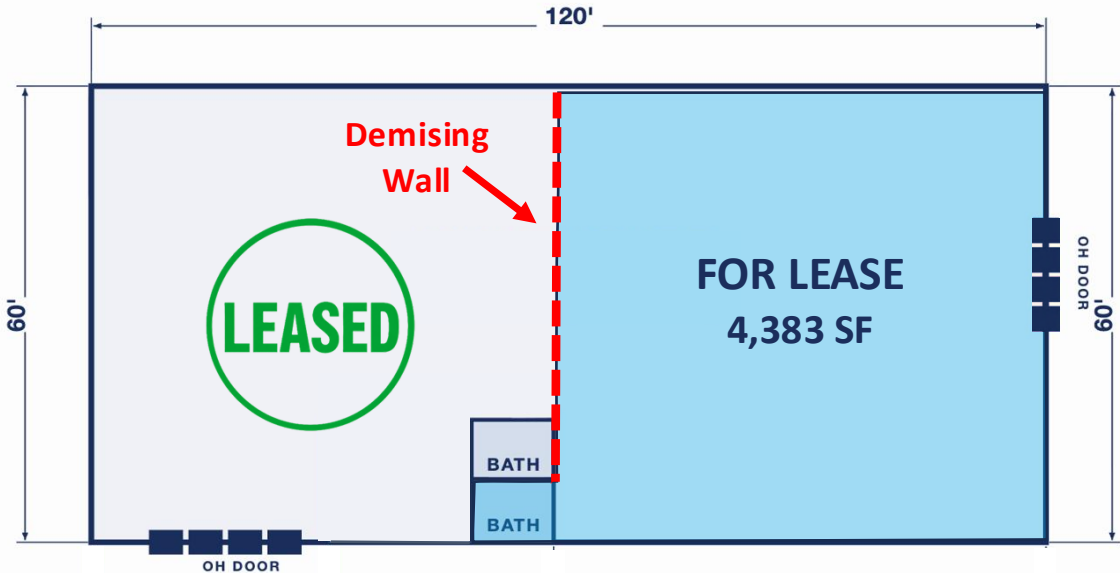
(248) 924-7178
thomas.morgan@wmdassetmgmt.com

TWO BUILDINGS - DEMISABLE TO YOUR OPERATIONAL SPEC



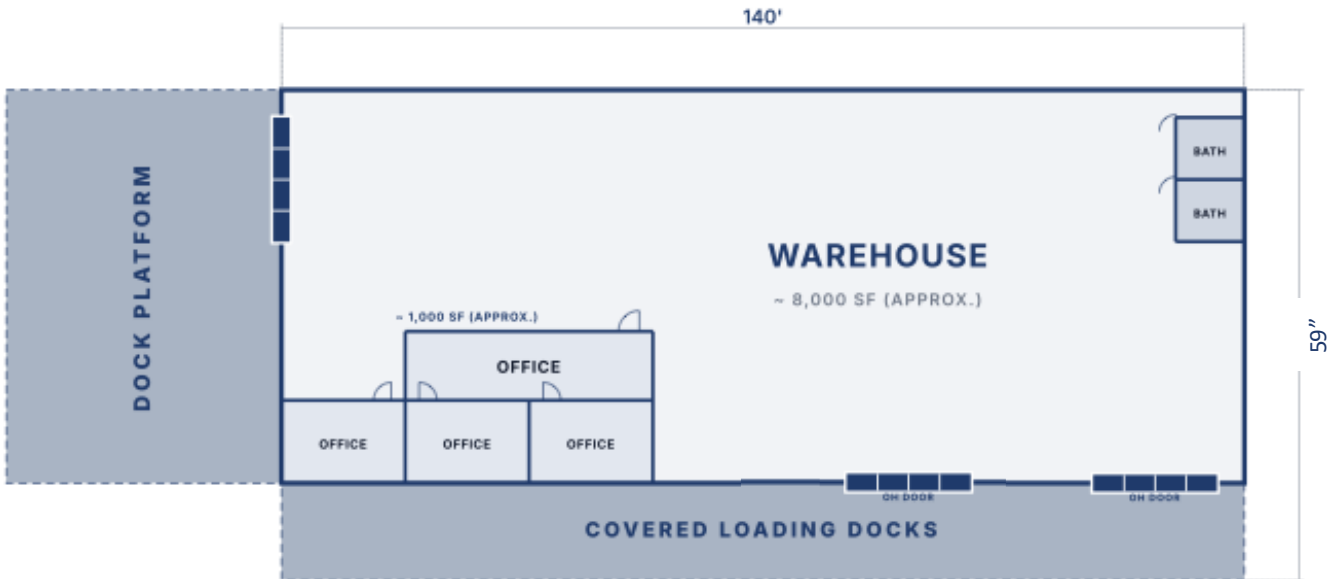
BUILDING A

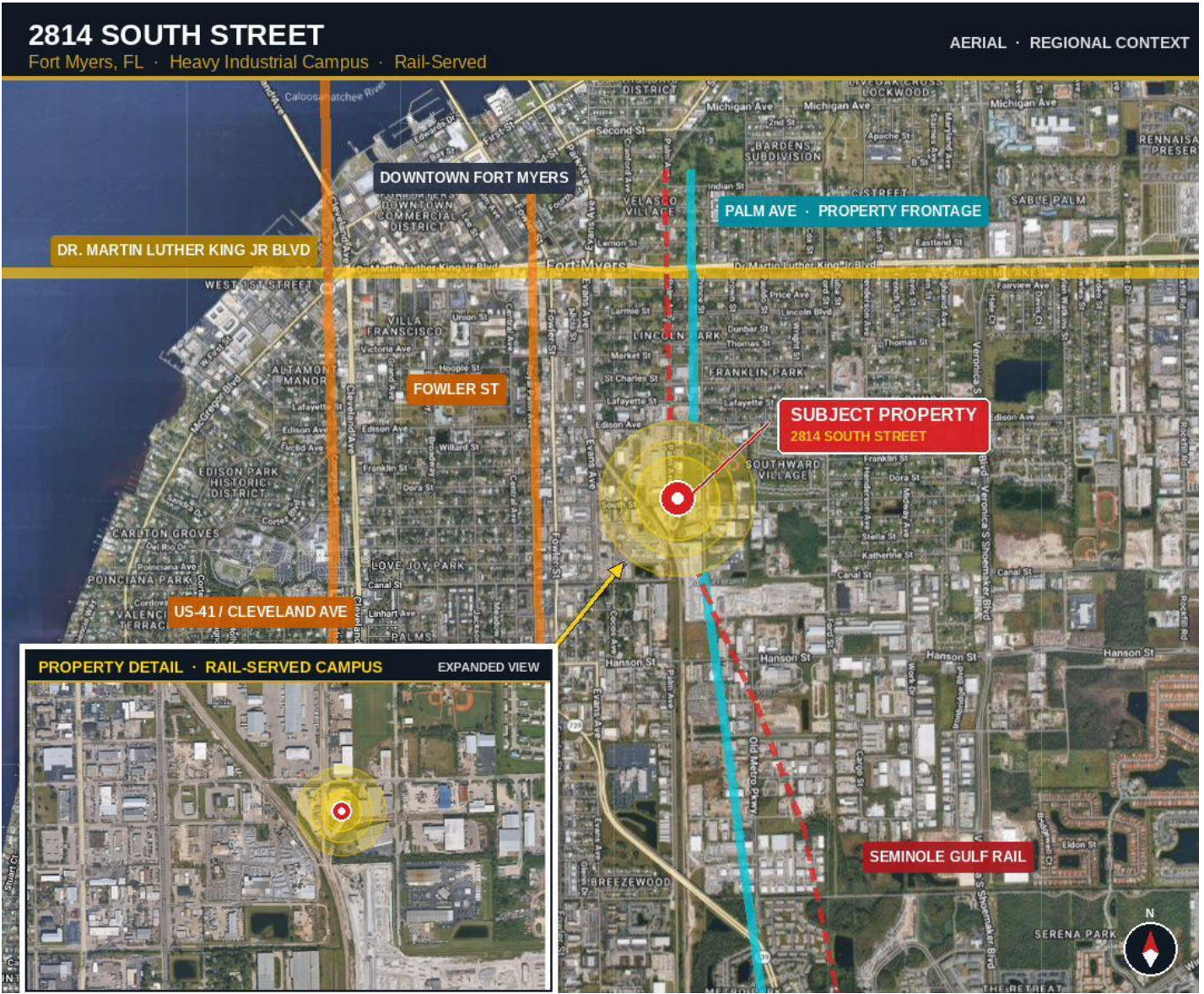
WAREHOUSE	OFFICE / BATH	LOADING	POWER
~7,000 SF (4,383 SF Available)	~200 SF	2 Grade-Level	3PH 480V



BUILDING B

WAREHOUSE	OFFICE / BATH	LOADING	FUTURE DEMISING WALLS
~8,000 SF	~1,000 SF	3 Dock-High – Edge of Dock Platform	Up to 3 Suites





AMPLE YARD.
EXTRA PARKING.

// INDUSTRIAL OUTDOOR STORAGE

- Fenced & stabilized 1.36-acre yard
- Trucks · trailers · containers equipment storage
- Active rail spur on east property line
- Heavy industrial zoning (IH) broadest by-right uses

Hosting tours · Aug / Sep move-in

KYLE WADE

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THOMAS MORGAN

(248) 924-7178