

AVAILABLE
FORT MYERS, FL

INDUSTRIAL OUTSIDE STORAGE
WITH SERVICE BUILDING



SITE AVAILABLE

4130 Wausau Rd, Fort Myers, FL 33916



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**FOR LEASE
FORT MYERS, FL**

INDUSTRIAL OUTSIDE STORAGE (IOS) OPPORTUNITY



BUILDING COVERAGE
5,852 SF

LOT SIZE
2.52 AC

ZONING
IH — Heavy Industrial

ACCESS
Wausau Rd / Rockfill Rd

ASKING RATE
Contact Broker

CLEAR HEIGHTS
18' Clear Height

DRIVE - IN & DOCK HIGH
3 Drive-In Doors (10'W x 14'H)



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PROPERTY OVERVIEW



4130 Wausau Road is a rare, immediately operational Industrial Outside Storage (IOS) opportunity situated within Fort Myers' established heavy industrial corridor. The property is zoned IH — Industrial Heavy, the City of Fort Myers' most permissive industrial designation, with outdoor storage permitted by right — providing the regulatory certainty critical to IOS operators and investors alike.

The site consists of approximately 5,852 square feet of warehouse/service building space on 2.52 acres (±109,767 SF) of fenced yard, yielding an exceptional 18.8:1 land-to-building ratio that maximizes outdoor storage utility. The building features 18' clear height and three (3) drive-in doors (10'W × 14'H), offering functional flexibility for equipment-intensive operations. The property benefits from confirmed rail line adjacency and 13 surface parking spaces within a fully fenced, security-appropriate perimeter.

The property demonstrates proven functionality for truck fleet operations, heavy equipment storage, and contractor yards — all permitted by right under IH zoning. With Southwest Florida's industrial market continuing to experience significant rent growth and supply constraints, this asset offers a compelling entry point into one of the region's most in-demand IOS corridors.

Ideal User Profiles

Equipment Rental Operators

Contractors & Building Supply Distributors

Truck / Trailer Fleet Operators

Heavy Equipment Dealers

Landscaping & Utility Companies

Last-Mile Logistics & Construction Staging



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PRIME LOCATION



Strategic Location & Regional Access

4130 Wausau Road is strategically positioned within Fort Myers' established heavy industrial corridor, offering direct access to Southwest Florida's major transportation infrastructure. The property sits within the City of Fort Myers IH-zoned industrial zone — one of the most supply-constrained IOS markets in the state.

The site benefits from proximity to major arterials including Flint Drive and Benchmark Avenue, and is located approximately 20 minutes from Southwest Florida International Airport (RSW), supporting logistics, fleet, and distribution operations across the broader Lee and Collier County markets.

Regional Connectivity:

Fort Myers and Southwest Florida have emerged as one of the nation's fastest-growing industrial markets, driven by sustained population growth, major infrastructure investment, and an active construction pipeline. The property's IH corridor location offers efficient access to SR-82, I-75, and US-41, providing regional reach across Lee, Collier, and Charlotte Counties.

IH-zoned sites with meaningful yard acreage remain extremely scarce in the Fort Myers market, creating durable demand and strong rent growth fundamentals for well-positioned IOS assets.

4130 Wausau Road is well positioned to capture this demand, offering a rare combination of IH zoning, meaningful outdoor storage utility, functional building improvements, and established transportation access in a supply-constrained Southwest Florida industrial market.



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SOUTHWEST FLORIDA MARKET



Fort Myers Population & Infrastructure Growth:

Fort Myers and surrounding Lee County rank among the fastest-growing markets in Florida, with a consistent influx of residential development, commercial construction, and infrastructure investment. This sustained growth creates long-term demand for equipment rental operators, contractors, fleet operators, and IOS-dependent businesses — all ideal users for this asset.

IOS Market Supply Constraints:

True IH-zoned sites with functional outdoor storage acreage are extremely scarce in Fort Myers. As competing municipalities tighten industrial zoning designations and developers repurpose legacy industrial parcels, the inventory of operational IOS sites continues to compress. This supply-demand imbalance supports sustained rent growth and strong investor interest in well-located IOS assets.

Construction & Contractor Demand:

Southwest Florida's active construction pipeline — spanning residential, commercial, retail, and infrastructure projects — drives persistent demand for contractor staging yards, equipment storage, and fleet maintenance facilities. The Wausau Road / Rockfill Road corridor is an established location for heavy industrial and service users, with neighboring tenants including similar truck and equipment operations.

As Southwest Florida's population and development activity continue to accelerate, demand for functional IOS sites with IH zoning and established infrastructure is expected to remain at a premium. Assets with outdoor storage permitted by right, fenced perimeters, and proximity to major arterials — such as 4130 Wausau Road — are increasingly difficult to source.



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