

**9,000± SF Warehouse**  
**Off Veronica Shoemaker Blvd.**  
**FOR SUB-LEASE**



**LOCATION:** 3792 Ironbridge Blvd., Fort Myers, FL 33916

**STRAP:** 30-44-25-P3-00600.0340

**ZONING:** IH - Heavy Industrial

**UTILITIES:** County Water & Sewer

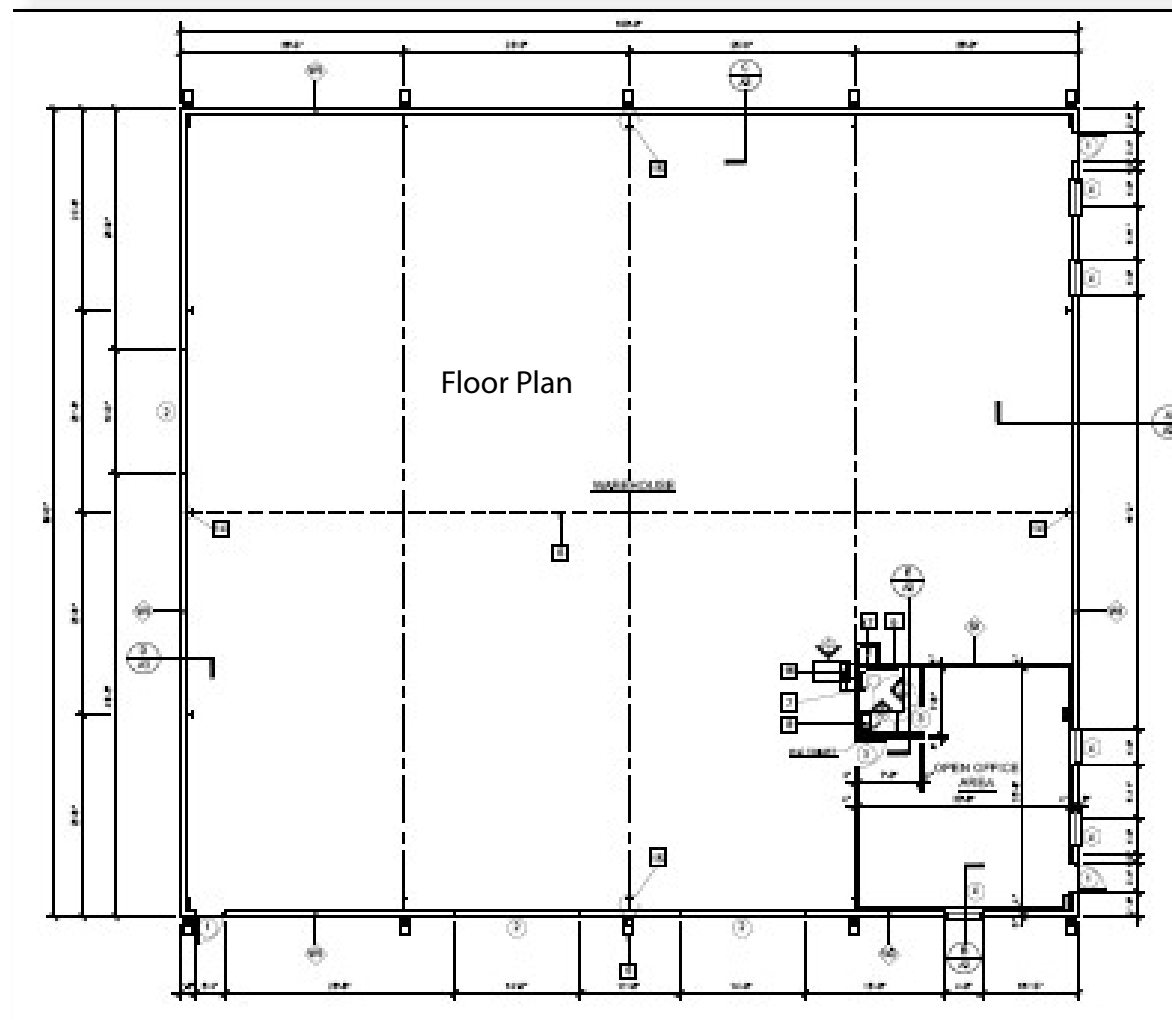
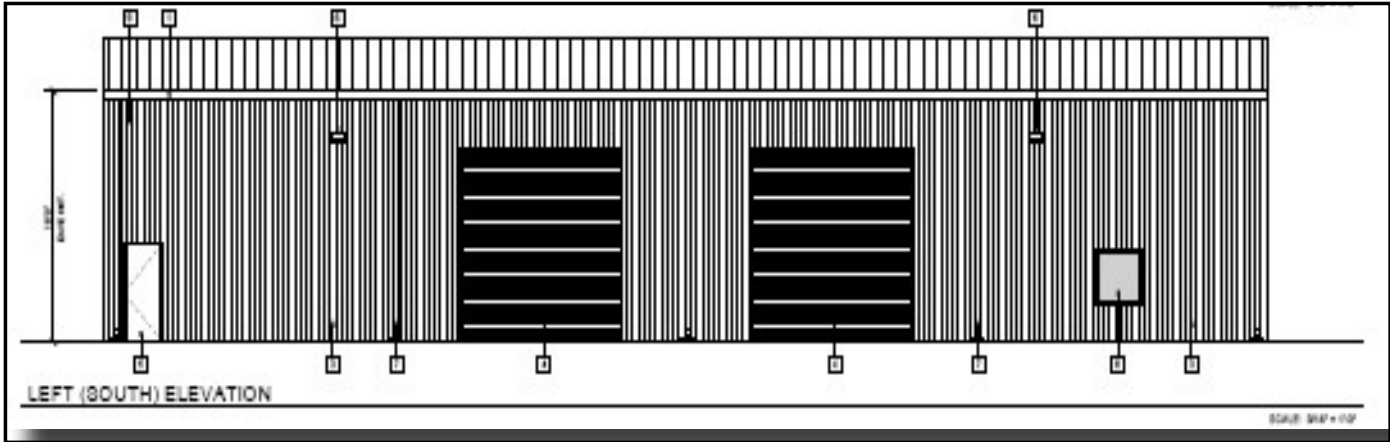
DESCRIPTION:	SIZE	RATE	*OPEX	SALES TAX	MONTHLY RATE
	9,000± SF	\$7,125/mo (\$9.50 PSF)	\$1,237.50/mo (\$1.65 PSF)	\$501.75/mo	\$8,864.25/mo
Lease expiration November 30, 2026 / Rent increases 3% every December 1st. Landlord approval of sub-tenant and tenant financials required. * Estimated OPEX for 2022					

**COMMENTS:** Located near arterials for quick and easy access to I-75 or Downtown Fort Myers. Built in 2020, surrounded by other newer construction with more new development coming soon. Features 640± SF office and 8,360± SF warehouse with three 14' overhead doors. Fully fenced. \*\*\*AVAILABLE AUGUST 1ST\*\*\*

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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