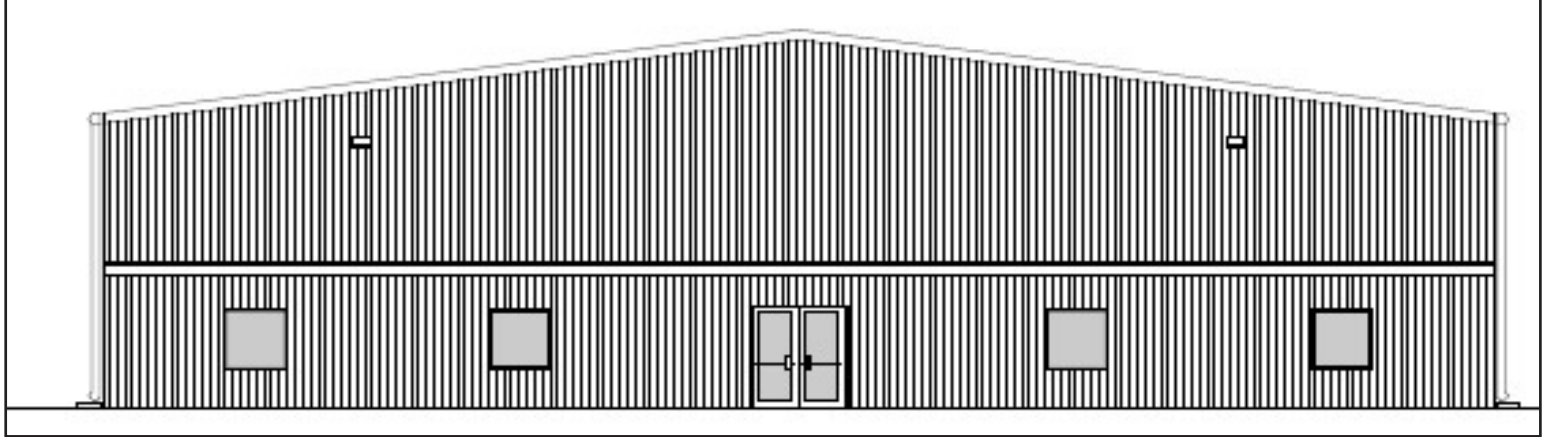
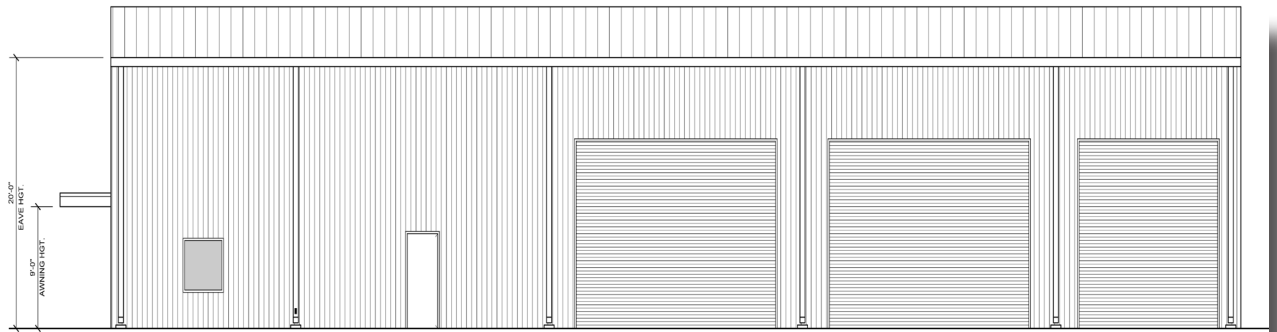


NEW BUILD FOR LEASE
10,035± SF Warehouse
Veronica Shoemaker Corridor

NOW UNDER CONSTRUCTION / ESTIMATED COMPLETION APRIL 2023



Front
and
Side
Elevations



LOCATION: 3778 Ironbridge Blvd. (Lot 33), Fort Myers, FL 33916

STRAP: 30-44-25-P3-00600.0330

ZONING: IH - Heavy Industrial

UTILITIES: County Water & Sewer

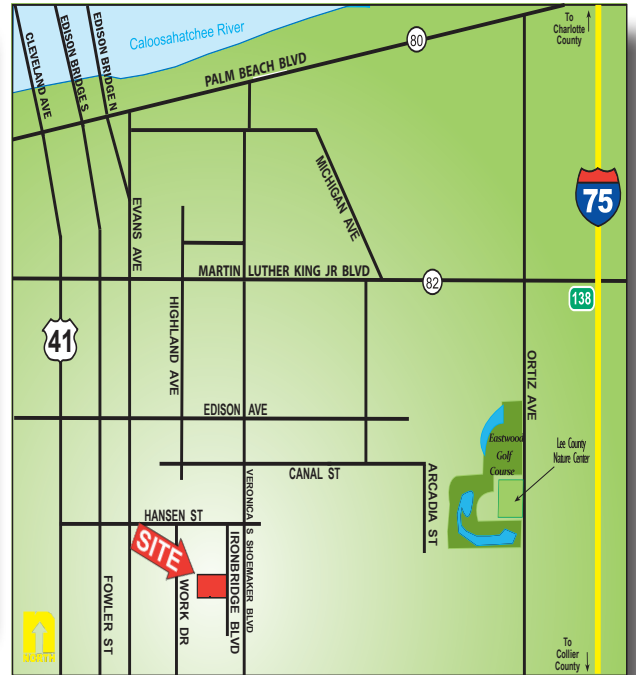
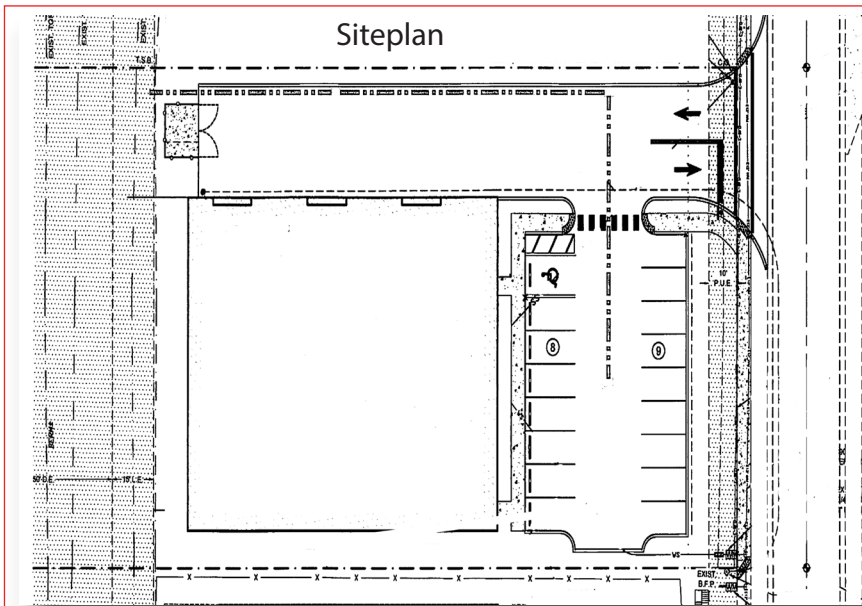
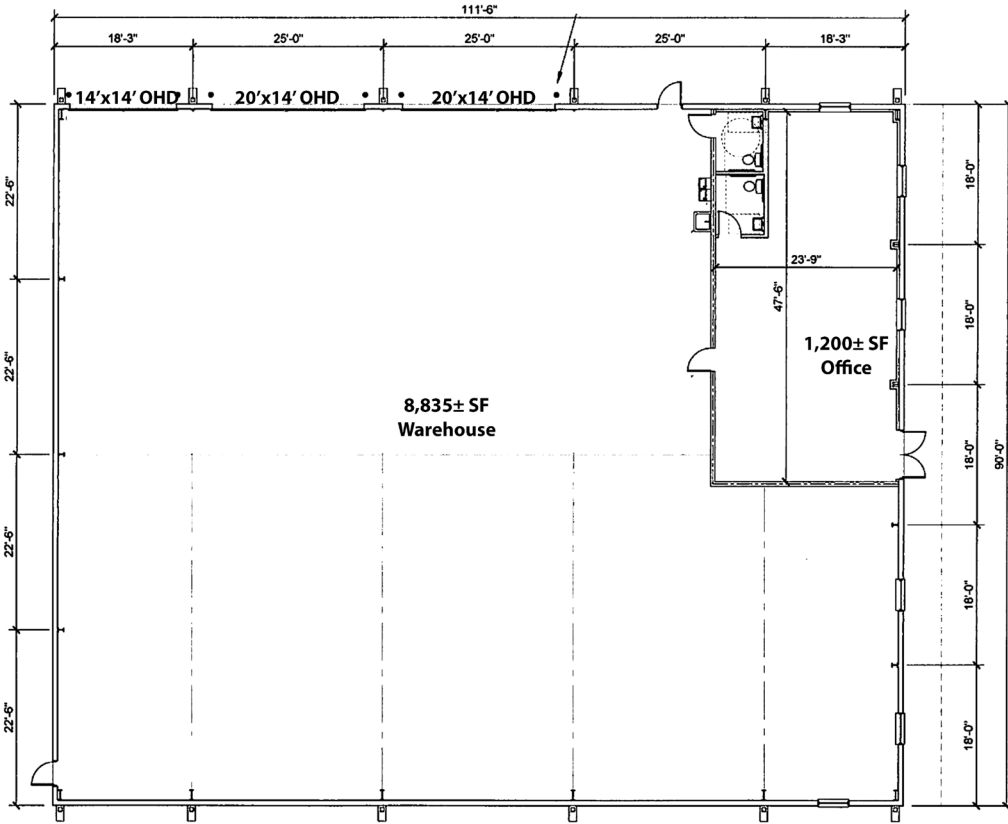
DESCRIPTION:	SIZE	RATE	*OPEX	SALES TAX	MONTHLY RATE
	10,035± SF	\$11,707.50/mo (\$14.00 PSF)	\$1,856.48/mo (\$2.22 PSF)	\$813.84/mo	\$14,377.81/mo
5 Year Minimum Lease / 3% annual increases / NNN					

COMMENTS: New build surrounded by other newer construction with more new development coming soon. Features 1,200± SF office and 8,835± SF warehouse with three overhead doors. Tenant responsible for yard, landscaping and utilities. Located near arterials for quick and easy access to I-75 or Downtown Fort Myers.

CONTACT: TODD HOLMAN
PHONE: (239) 425-6014
E-MAIL: tholman@wa-cr.com

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.

3778 Ironbridge Blvd., Fort Myers, FL 33916



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