

FOR LEASE
10,035± SF Warehouse
UNDER CONSTRUCTION

ESTIMATED COMPLETION 1st Quarter 2024



LOCATION: 3768 Ironbridge Blvd. (Lot 32), Fort Myers, FL 33916

STRAP: 30-44-25-P3-00600.0320

ZONING: IH - Heavy Industrial

UTILITIES: County Water & Sewer

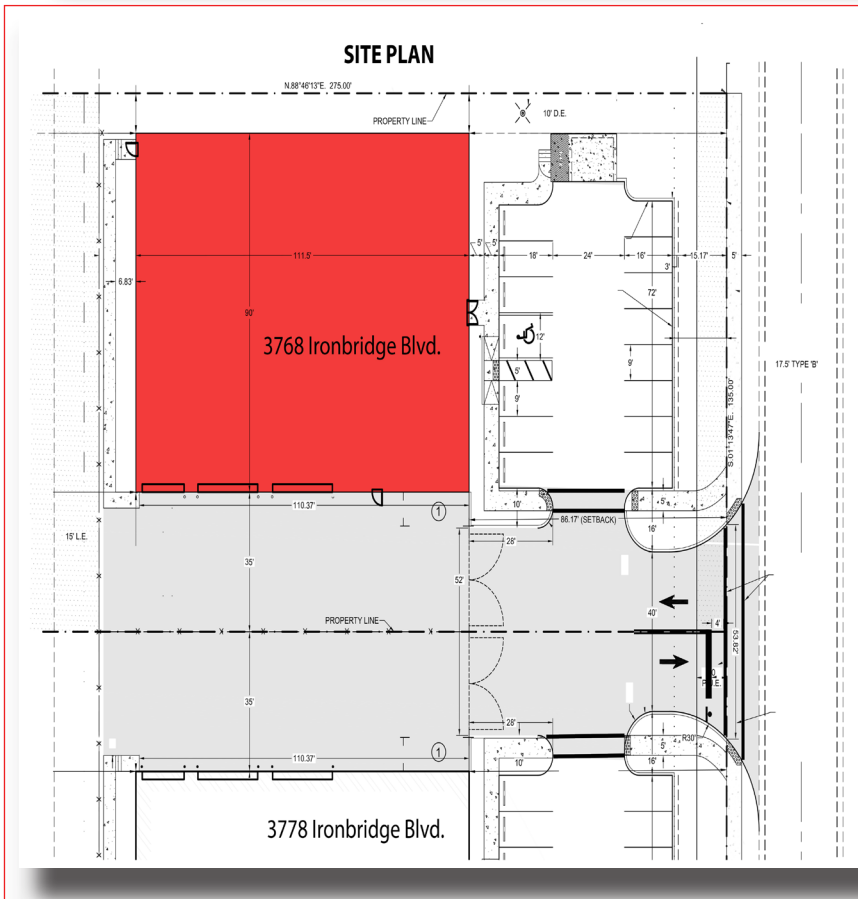
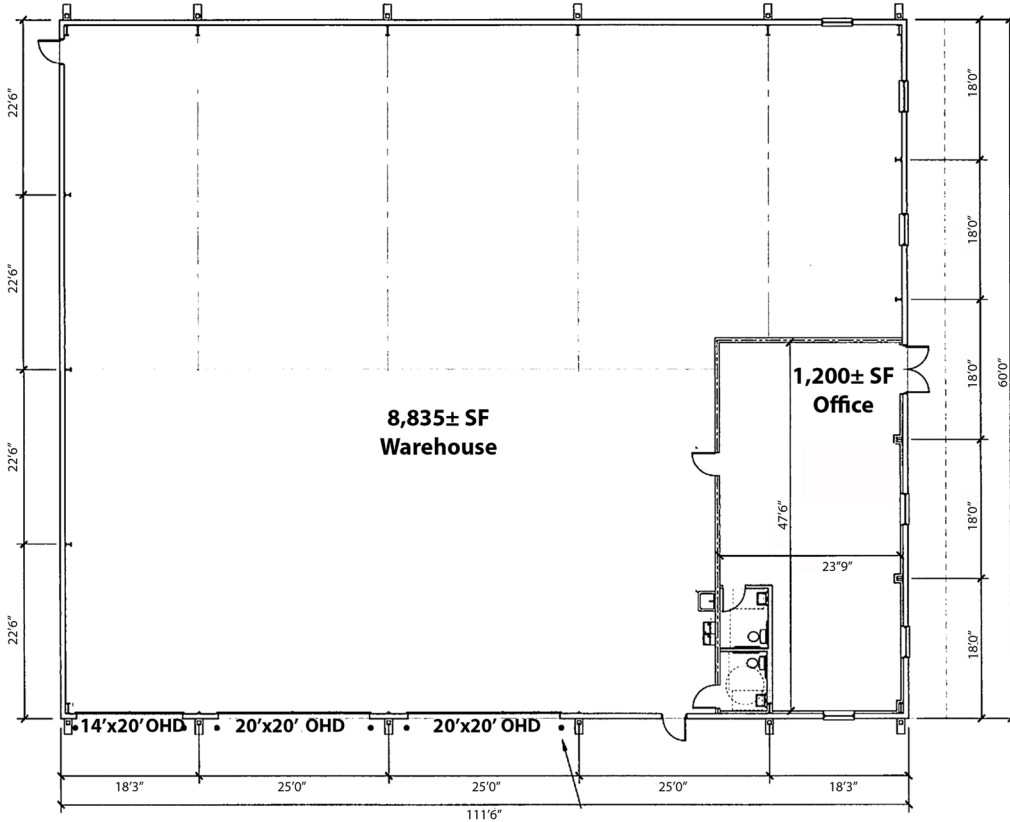
DESCRIPTION:	SIZE	RATE	*OPEX	SALES TAX	MONTHLY RATE
	10,035± SF	\$11,707.50/mo (\$14.00 PSF)	\$1,856.48/mo (\$2.22 PSF)	\$813.84/mo	\$14,377.81/mo
5 Year Minimum Lease / 3% annual increases / NNN					

COMMENTS: New Construction 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.

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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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