



3350 HANSON STREET, UNIT F | FORT MYERS, FL 33916

5,000± SF WAREHOUSE SPACE AVAILABLE

FOR LEASE

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Exceptional Industrial Warehouse Space for Lease

This 5,000± SF warehouse, located at the prominent corner of Hanson St & Work Drive, is zoned for Industrial Heavy use. This versatile space is ideal for a variety of business operations with two 12'x12' overhead doors, two restrooms, and two offices. New roof and insulation installed in 2023. With its strategic location and robust features, this warehouse is perfectly suited for businesses looking to optimize their operations. **Call us to arrange a tour.**

PROPERTY DETAILS

ZONING	IH (City of Fort Myers)
YEAR BUILT	1975
SIZE	5,000± SF
AVAILABLE	Available Immediately
LEASE RATE	\$13.95 p/s/f
CAM	\$3.44 p/s/f CAM/OPEX
MONTHLY RATE	\$7,245.83/month + sales tax
OH DOORS	Two 12'x12' doors
RESTROOMS	Two (2)

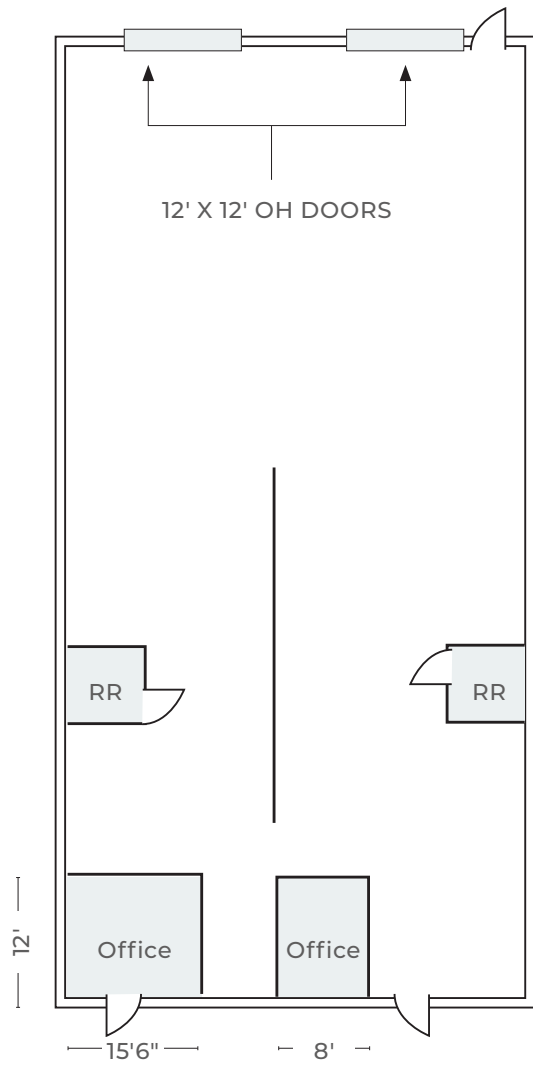


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FLOORPLAN



This floorplan is provided for illustrative purposes only and is not drawn to scale.





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