



3756 IRONBRIDGE BLVD, UNIT A | FORT MYERS, FL 33916

# 5,500 SF HEAVY INDUSTRIAL ZONING

FOR LEASE

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## Turnkey Industrial Space: Renovated Office/Warehouse with Premium Upgrades and Secure Yard

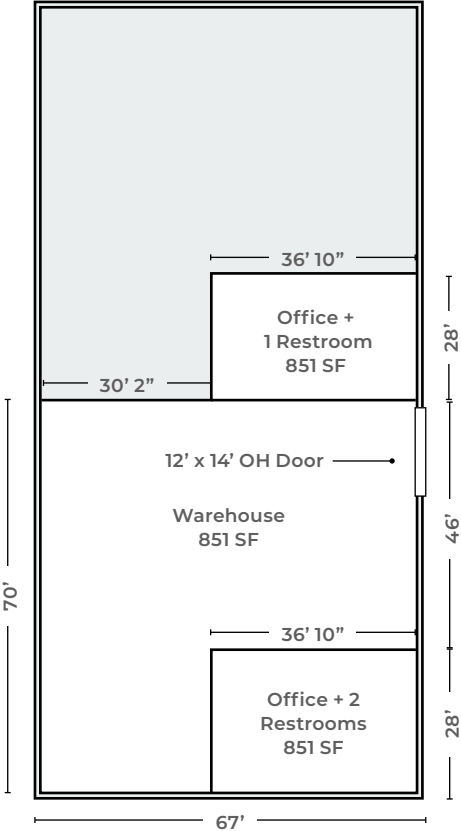
Available Now - 5,500± SF office/warehouse with Heavy Industrial Zoning. Building was completely renovated in 2022. Two large office areas with a 3,800± SF warehouse in between with a single electric OH Door. Three total restrooms. Completely insulated warehouse with 4-8' concrete block base and metal frame, plus ventilation fan. Brand new roof 2025. 14 total parking spots. Building is fire sprinkled. Semi-secured fenced in yard shared with the owner's building next door. Call us today to schedule a tour.

PROPERTY DETAILS

LEASE RATE	\$14.00 NNN
AVAILABLE SF	5,500± SF (Office: 1,700 SF   Warehouse: 3,800 SF)
ZONING	IH
CLEAR HEIGHT	18' - 20'
OH DOOR	(1) 12' w x 14' h
PARKING RATIO	2.55 / 1,000 SF



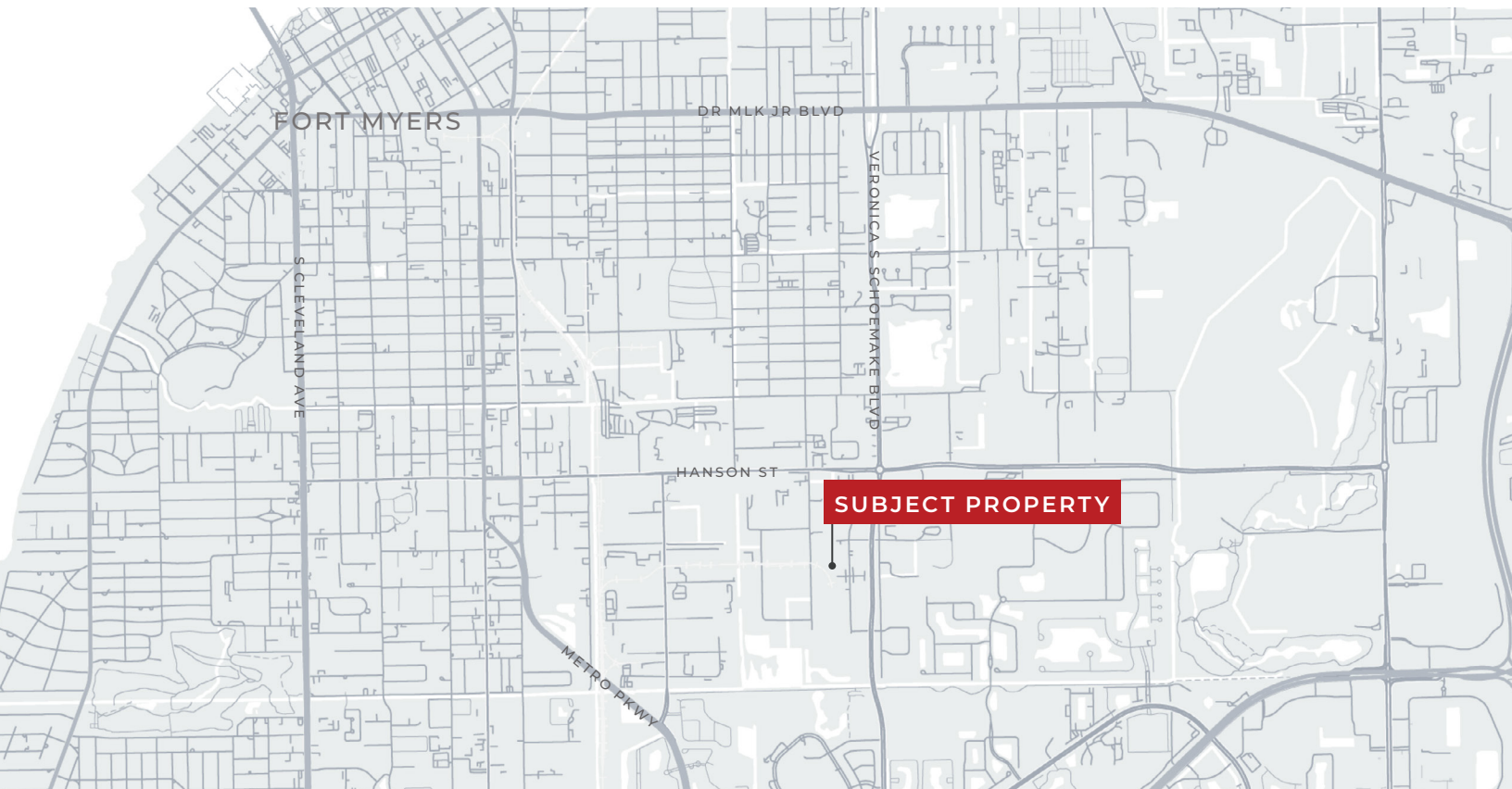
FLOORPLAN



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







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