



FOR LEASE

**CONTACT**

**Chris Ferritto**

239-310-6257

chris@mayhughcommercial.com

**Chase Mayhugh, SIOR, CCIM**

239-278-4945

chase@mayhughcommercial.com

## Heavy Industrial Yard & Warehouse Space

Strategically located at the corner of Hanson Street and Work Drive, this Heavy Industrial (IH)-zoned property offers two versatile spaces available for lease within an established industrial corridor. The property includes a fully secured outdoor yard, ideal for fleet or vehicle storage, boat storage, equipment laydown, and contractor operations.

Also available is Unit E, a functional industrial warehouse featuring one bay, an office, and a restroom, enhanced by a new roof and insulation installed in 2023. With strong zoning, excellent access, and flexible configurations, this property is well-suited for a wide range of industrial and commercial users.

### PROPERTY DETAILS

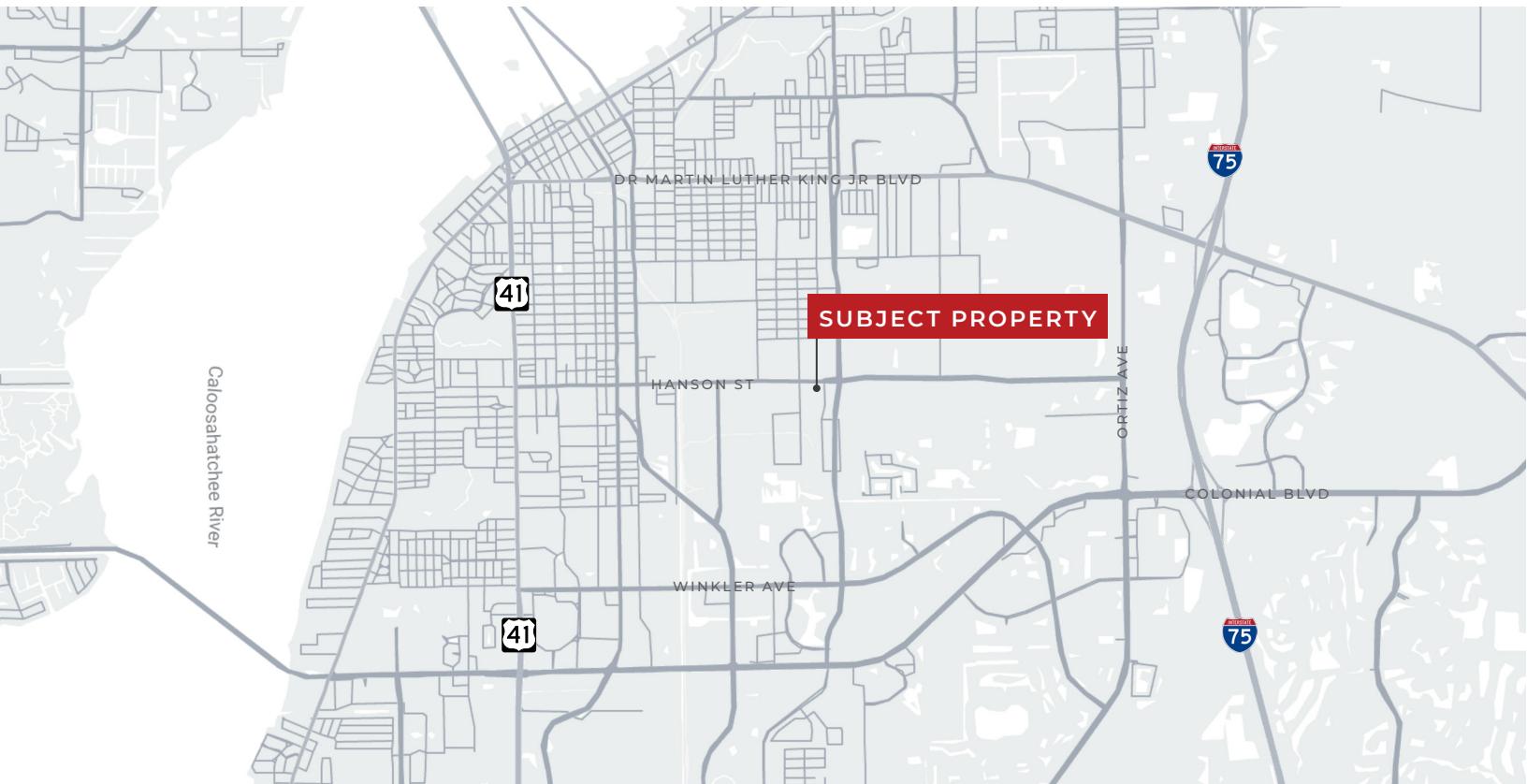
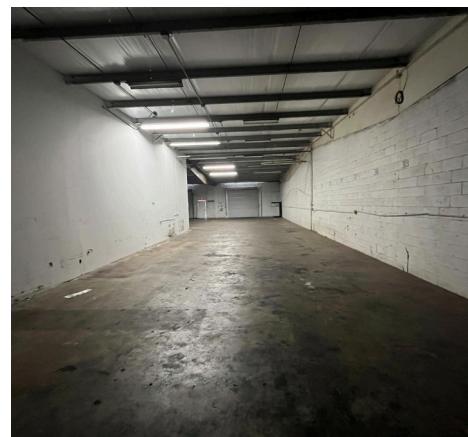
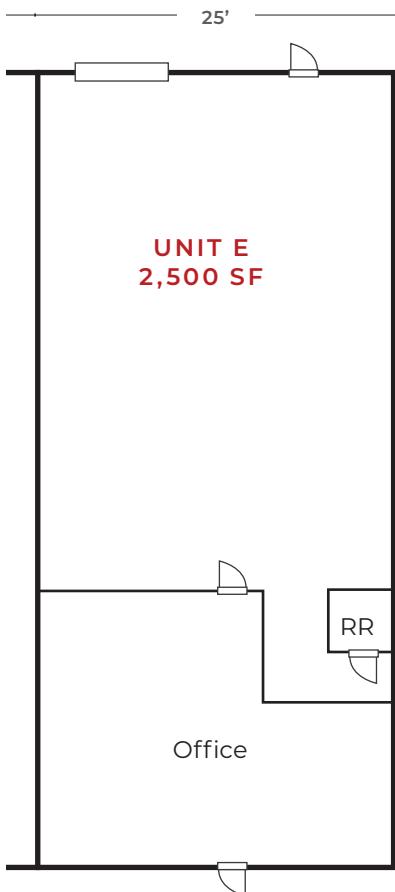
	Unit E	Unit E
SIZE	2,500 SF	10,000 SF
LEASE RATE	\$13.50/NNN	\$2,175.00/Month
CAM	\$3.44 p/s/f CAM & OPEX	-
YEAR BUILT	1975	-
ZONING	IH - Zoned Heavy Industrial	IH - Zoned Heavy Industrial
FEATURES	OH Doors - (1) 8' x 12' Restroom - 1	Secured Yard



**MAYHUGH**  
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410  
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM



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