

3625

IRONBRIDGE BOULEVARD
FORT MYERS, FL 33916

FOR SALE

INDUSTRIAL / WAREHOUSE

NEWLY CONSTRUCTED DISTRIBUTION WAREHOUSE

PROPERTY OVERVIEW

- 12,000± SF Total Building Size
- Office Space Totaling 3,040 SF
- 3,040 SF of Open Mezzanine Space with the Ability to Build Additional Office in the Future
- Four (4) 12' W x 14' H Grade-Level Doors
- Four (4) Restrooms (one with walk-in shower)
- 24' to 30' Clear Height
- Impact Glass Windows
- Zoned IL (Light Industrial)
- 3-Phase 480V, 400amp Service Installed (600amp service to the site)
- 207KW Solar Roof System with 125KW Fast Charger for EV Vehicles
- Solar Generates 290,000 kWh Per Year or \$45,000 Worth of Electricity Per Year
- **Substantial Solar Tax Credit Over \$230,000 Available to New Owner! Seller to Cooperate & Provide Appropriate Paperwork!**
- 6" 4,000psi Concrete Slab with Polished Concrete Office Finish
- LED Lighting Throughout the Premises
- Fire Suppression System
- **Perfect for Contractor Office with Indoor & Outdoor Storage!**



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SALE INFORMATION

BUILDING SIZE (SF) 12,000

LAND SIZE (AC) 2.24

GRADE-LEVEL DOORS FOUR (4)

CLEAR HEIGHT 30'

YEAR BUILT 2026

ZONING IL

SALE PRICE \$4,695,000



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38'

112'

OFFICE

WAREHOUSE

80'

38'

**MEZZANINE
STORAGE**
(Ability to Build
More Office)

80'

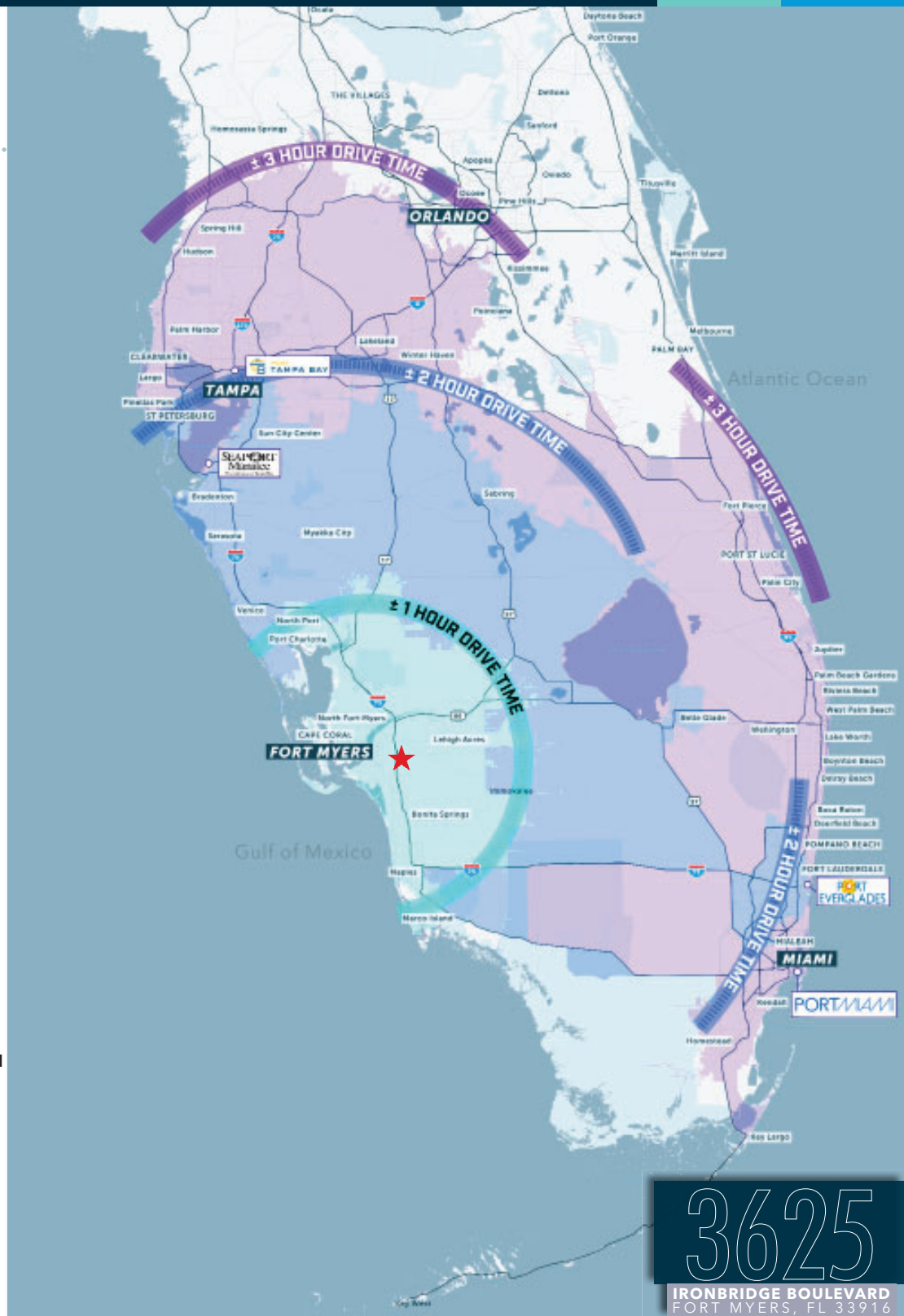
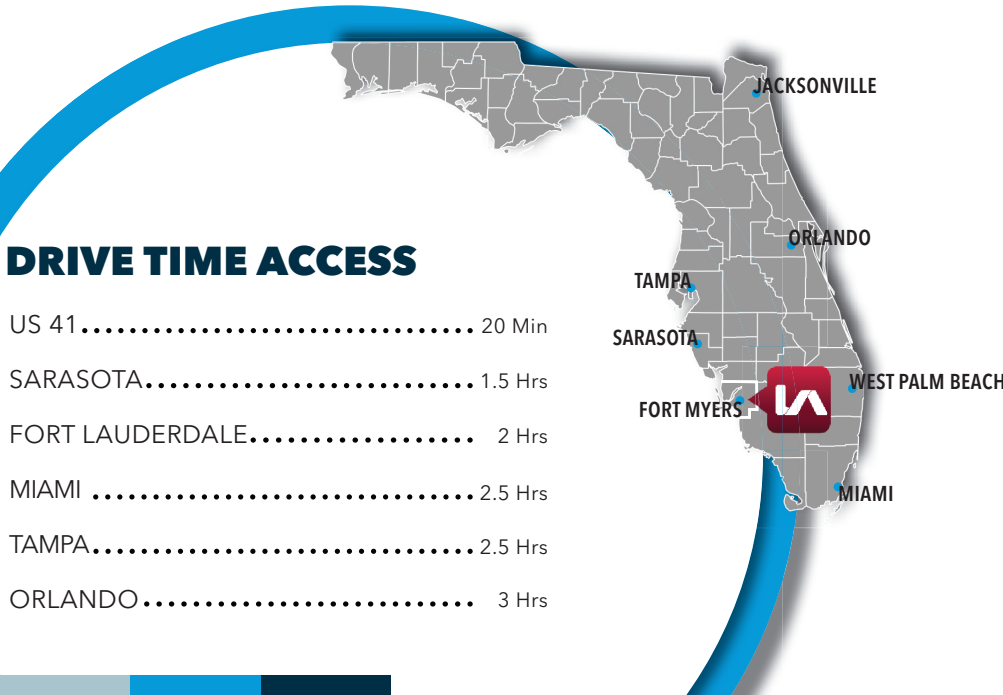
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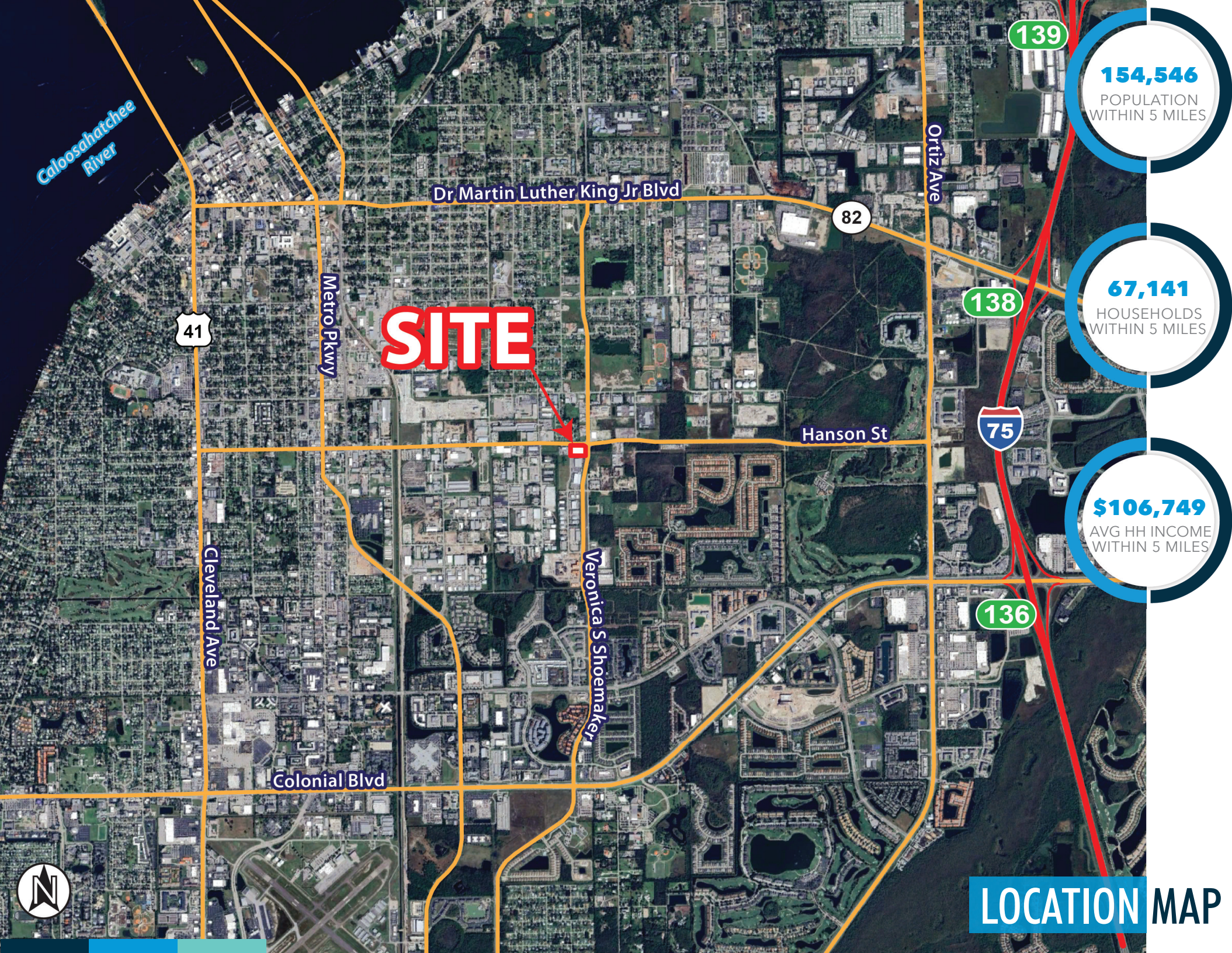
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Strategically Positioned for Regional **CONNECTIVITY**

3625 Ironbridge Boulevard provides efficient access throughout Florida via I-75, US-41, Colonial Boulevard, and Southwest Florida International Airport, placing major population and distribution hubs within convenient reach.

- Immediate access to I-75 and Daniels Parkway
- Minutes from Page Field Airport
- Central access to Tampa, Orlando, and Miami markets
- Located at the Newly Constructed Hanson Street Round-a-bout
- Strong regional workforce and population growth





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FORT MYERS, FL 33916

EXCLUSIVE LEASING AGENTS:

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08/4/26