

2765 FOWLER ST | FORT MYERS, FL 33901

RARE INDUSTRIAL OUTDOOR STORAGE: ±1 ACRE FENCED YARD + WAREHOUSE

FOR LEASE

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Versatile Heavy Industrial Warehouse with Secured Yard & Outdoor Storage.

The property carries CI/IH heavy industrial zoning and is configured for demanding users: fleet operations, contractors, equipment staging, distribution, and material storage. The site offers dual frontage on Fowler Street and Evans Avenue, two major north-south arterials, with Canal Street running through the property to provide multiple ingress/egress points and easy circulation for trucks and trailers. Improvements include nine (9) overhead doors, one oversized 16' door, covered outdoor storage, and a finished showroom with office space. The fully secured yard supports heavy equipment, fleet parking, and outdoor material storage. Centrally located with quick access throughout Southwest Florida: ±7 minutes to Downtown Fort Myers, ±15 minutes to the US-41/Bell Tower corridor, ±15–20 minutes to Cape Coral, and ±10–12 minutes to Interstate 75.

PROPERTY DETAILS

LEASE RATE	\$15/NNN + \$3.60 CAM
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AVAILABLE	Immediately
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BUILDING SIZE	23,682 SF
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LAND AREA	1.80
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ZONING	CI/IH (CFM)
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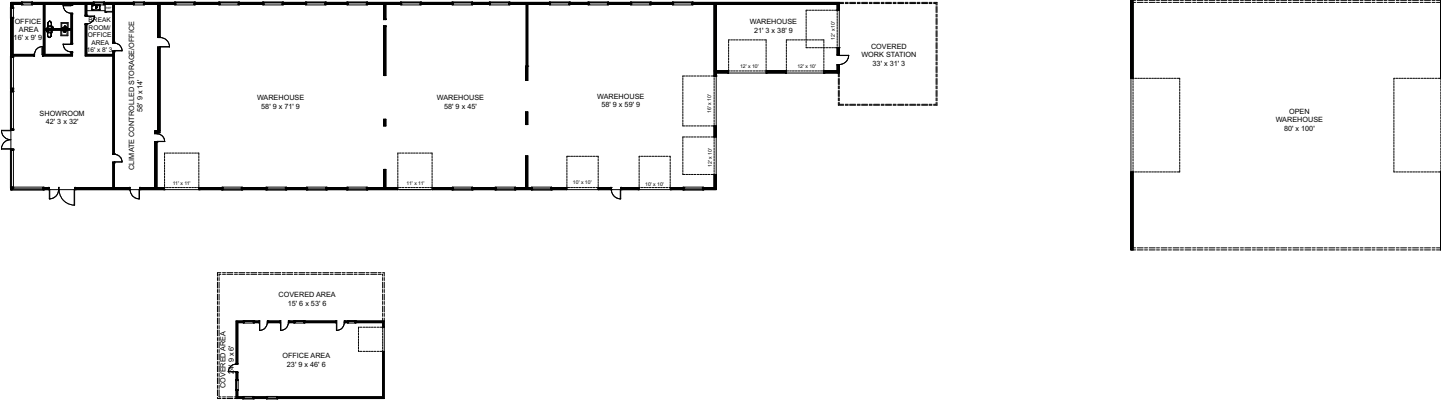
YEAR BUILT	1964/2002
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SECURED YARD	1± Acre
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HIGHLIGHTS

- ±1.8-acre heavy industrial site with ±1-acre secured yard
- Dual frontage on Fowler St & Evans Ave; Canal St runs through site
- Nine (9) overhead doors, including one oversized 16' door
- Covered outdoor storage plus fenced, secured yard
- Multiple ingress/egress points
- Finished showroom + office
- Minutes to Downtown, US-41/Bell Tower, Cape Coral & I-75

FLOORPLAN





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