

For More Information Contact: Mark L. Morris, Advisor (239) 671-2266 MMorris@viprealty.com www.vipcommercial.com



## $8,393 \pm -16,786 \pm SF HEAVY INDUSTRIAL$ **OFFICE/WAREHOUSE | CITY OF FORT MYERS**





## PROPERTY DESCRIPTION

Location: 3842 Ironbridge Boulevard, Units 1 & 2, Fort Myers, FL 33916

S.T.R.A.P. #: 30-44-25-P3-00600.0380

Zoning: IH (Heavy Industrial) City of Fort Myers

Building Size: 16,800± SF

Each Unit Size: 8,393± SF (1,323± SF Office /7,030± SF Warehouse)

Land Size: 1.78± Acres

Year Built: 2008

Overhead Doors: (4) 14' x 16' Grade Level Per Unit

■ Parking: 44 Spaces (Including 2 Handicap)

■ Utilities: 3 Phase Power, Water/Sewer provided by the City of Fort Myers

**Comments:** This heavy industrial building was recently built-out and consists of (2) 8,393± SF office/warehouse units. Each unit has a lobby and reception area, (3) private offices, a conference room, (1) large work area, (2) handicap restrooms and a kitchen area with water. The building is sprinkled, has 19'6" clear ceiling height, and (4) 14' x 16' grade level doors per unit. Located in the Westbury Business Park, this is an ideal location for manufacturing, warehousing and distribution, and more specifically designed for cabinetry manufacturing. The Location also offers easy access to all major corridors and is located immediately west of Veronica S. Shoemaker Blvd. and south of Hanson Street.

LEASE RATE REDUCED: \$9.00 PSF GROSS + SALES TAX



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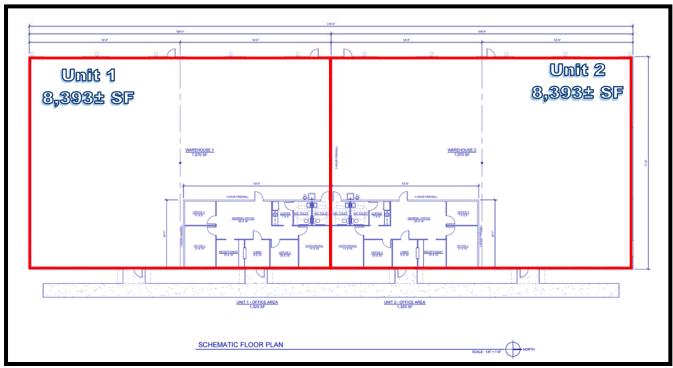
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VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907 Phone 239.489.3303