



**8,393± - 16,786± SF HEAVY INDUSTRIAL
OFFICE/WAREHOUSE | CITY OF FORT MYERS**



**LEASE RATE REDUCED!
"\$9.00 PSF GROSS!"**

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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