



3756 IRONBRIDGE BLVD | FORT MYERS, FL 33916

9,246 SF HEAVY INDUSTRIAL ZONING

FOR SALE

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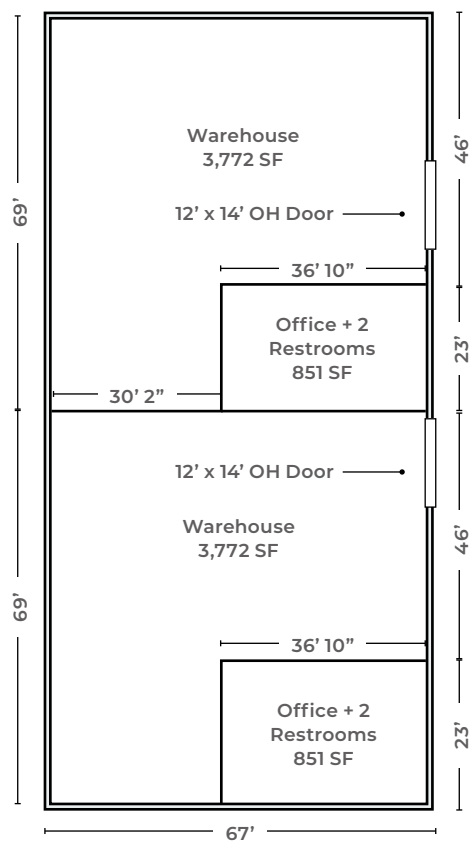
Turnkey Industrial Space: Renovated Office/Warehouse with Premium Upgrades and Secure Yard

9,246 ± SF office/warehouse with Heavy Industrial Zoning and Three Phase Power. Building was completely renovated in 2023 and is set up for one to two occupants. Perfect for an owner-user, investor, or a combination of both. Well-appointed office areas with two restrooms each for Unit A and Unit B. Completely insulated warehouse with 4-8' concrete block base and metal frame, electric OH Doors, plus ventilation fan. Brand new roof 2025. 14 total parking spots. Building is fire sprinkled. Outdoor storage IOS space in the rear. Call us today to schedule a tour.

PROPERTY DETAILS

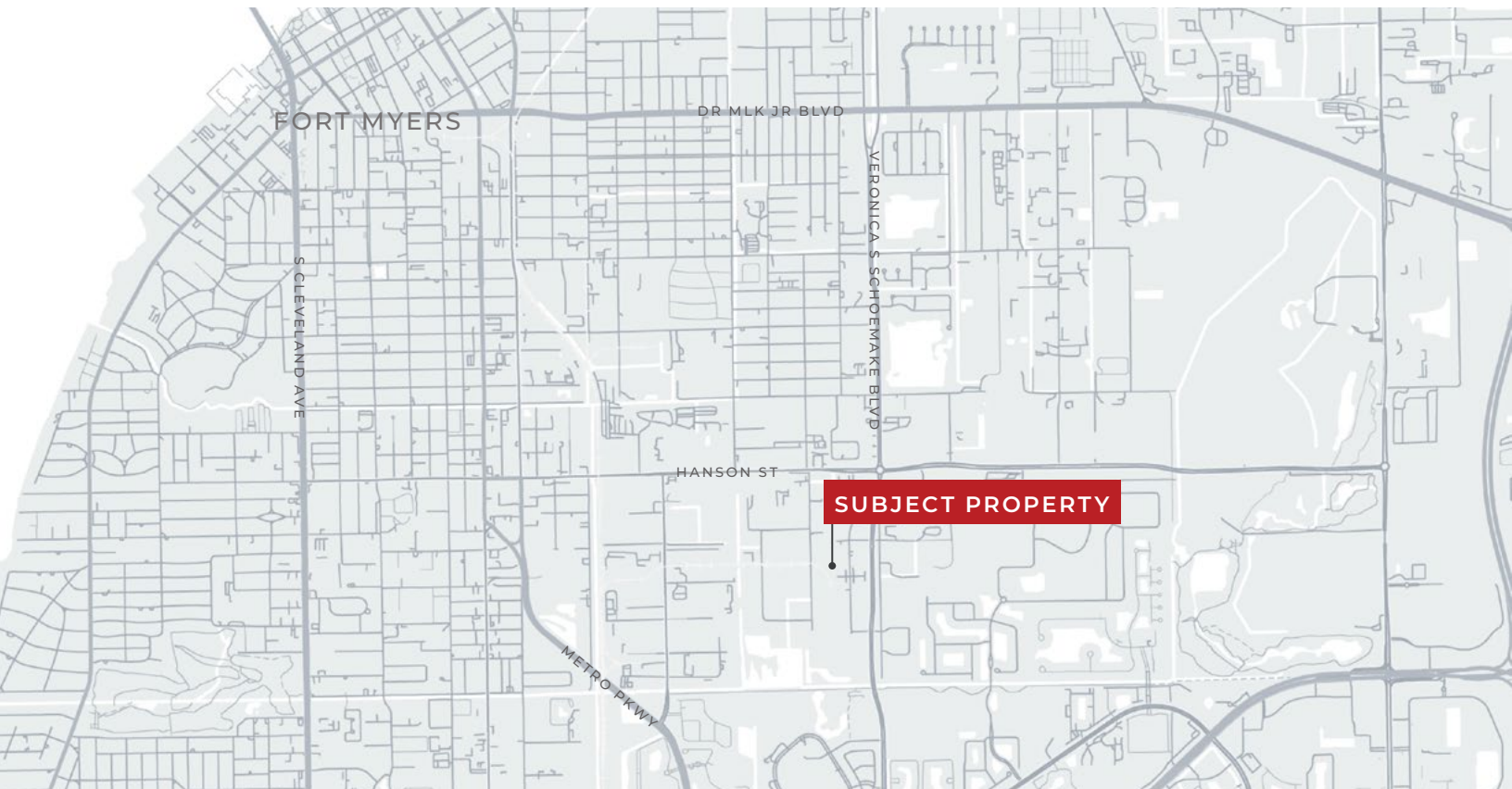
SALE PRICE	\$1,740,000 (\$188.19 p/s/f)
BUILDING SF	9,246± SF (Office 1,702 SF office Warehouse 7,544 SF)
PARCEL SIZE	0.85± AC
ELECTRIC	Three Phase
CLEAR HEIGHT	18' - 20'
OH DOOR	(2) 12' w x 14'h electric
ZONING	Industrial Heavy (IH)
PARKING RATIO	2.55 / 1,000 SF

FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.





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