

AVAILABLE NOW  
FORT MYERS, FL

# INDUSTRIAL OUTDOOR STORAGE FACILITY FOR LEASE



**FOR LEASE**

3252 Palm Ave, Fort Myers, FL 33901



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**BUILDING COVERAGE**  
±5,000 SF

**LOT SIZE**  
1.5 AC

**ZONING**  
Industrial / Commercial

**ACCESS**  
Palm Ave / Fort Myers, FL

**ASKING RATE**  
Contact Broker

**CLEAR HEIGHTS**  
18' Clear Height

**DRIVE-IN DOORS**  
6 Drive-In Doors (8'W × 12'H)



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## PROPERTY OVERVIEW



Located at 3252 Palm Ave in Fort Myers, Florida, this ±5,000 SF industrial facility sits on 1.5 acres of predominantly useable land — making it an exceptional opportunity for businesses requiring a combination of covered workspace and expansive outdoor storage. The property features a paved lot in excellent functional condition, complemented by well-maintained service buildings designed to support day-to-day operations.

The facility offers 6 drive-in doors measuring 8 feet wide by 12 feet high, providing easy access for a variety of vehicles and equipment. With an 18-foot building height, the space can accommodate substantial racking systems, equipment storage, and overhead operations. The paved, secure yard allows for safe and organized outdoor material staging, fleet parking, or heavy equipment storage.

Available immediately, this property is well-suited for a wide range of industrial and service-oriented users. The combination of indoor space, high-door access, and the majority of the 1.5 acres available for open yard use creates a versatile platform that is difficult to find in this submarket. The site's location along Palm Ave offers convenient connectivity throughout the greater Fort Myers metro area.

Whether storing equipment, parking a fleet, staging materials, or running a service operation, 3252 Palm Ave delivers the flexibility and functionality your business needs.

### Ideal User Profiles:

- Contractors & Trades – Requiring secure tool, equipment, and material storage
- Fleet Operators – Needing paved outdoor parking for trucks, vans, or heavy equipment
- Building & Landscaping Services – Requiring outdoor staging with covered workspace
- Logistics & Distribution – Last-mile or regional distribution with drive-in loading
- Auto & Equipment Dealers – Vehicle inventory and service operations
- Construction Companies – Job site staging, material laydown, and equipment maintenance



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# PRIME LOCATION



## Strategic Location & Regional Access

3252 Palm Ave is ideally positioned within the City of Fort Myers, Lee County's urban commercial and industrial core. The property enjoys direct access to Palm Avenue, a well-traveled arterial corridor that connects to US-41 (Tamiami Trail) and US-82, providing streamlined movement throughout Southwest Florida. The site offers proximity to Interstate 75, the region's primary north-south freight artery, enabling efficient access to Naples to the south and the greater Tampa Bay area to the north.

Fort Myers sits at the heart of Lee County's industrial submarket, which serves as a distribution and service hub for Southwest Florida. The property's location provides businesses with direct access to the densely populated Cape Coral-Fort Myers Metropolitan Statistical Area, one of the fastest-growing large metros in the United States in recent years.



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**PRIME LOCATION**



**Regional Connectivity:**

Southwest Florida's industrial market has experienced unprecedented demand driven by rapid population growth, expanding healthcare and construction sectors, and increased last-mile logistics activity. Lee County and Collier County continue to attract major retailers and logistics operators seeking to serve a growing residential base that has expanded significantly over the last decade.

The Palm Ave corridor is supported by a strong network of commercial services, fuel stops, and retail amenities. The nearby US-41 corridor provides access to major retail anchors, including Walmart, Home Depot, and regional shopping centers, which support contractor, fleet, and distribution tenants requiring convenient proximity to both suppliers and end customers.

Fort Myers serves as the gateway between Naples and the Interstate 75 corridor, making it a strategically critical location for companies serving multiple Southwest Florida markets from a single location.

3252 Palm Ave offers a rare opportunity to secure functional industrial yard space in a high-demand, high-growth Southwest Florida market — available immediately with flexible configuration options.



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## **FORT MYERS, FLORIDA MARKET**



Fort Myers, the county seat of Lee County, is one of Florida's fastest-growing cities and the economic hub of Southwest Florida. The Cape Coral-Fort Myers Metropolitan Statistical Area — encompassing Lee County — has been one of the nation's fastest-growing large metros, driven by exceptional in-migration, a favorable tax climate, and expanding commercial development. The region's population has surpassed 800,000 and continues to grow, fueling demand across all real estate sectors.

Industrial and outdoor storage properties in Southwest Florida remain among the most undersupplied asset classes in the region. Rapid population growth has accelerated demand from contractors, building supply companies, landscaping services, and logistics operators that rely on functional yard space and service buildings. The limited availability of paved, useable outdoor storage sites in Fort Myers makes properties like 3252 Palm Ave particularly valuable in today's market.

The property's proximity to US-41, the primary commercial spine of Lee County, provides access to a dense retail and commercial corridor that includes major anchor tenants such as Walmart, Home Depot, and Publix. This corridor is a hub for contractors, delivery operators, and service businesses that require visibility and accessibility to serve the region's fast-growing residential communities.

Looking ahead, industrial demand in Southwest Florida is projected to remain elevated as post-hurricane recovery efforts, new residential construction, and continued business relocation from higher-cost markets sustain strong occupancy and rental growth. 3252 Palm Ave is well-positioned to capture this demand, offering a functional, immediately available platform for businesses seeking a foothold in one of Florida's most dynamic industrial markets.



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