

AVAILABLE FOR LEASE - 130,143 SQUARE FOOT FACILITY

2996 HANSON STREET, FORT MYERS, FL 33916



DARWINPW

R E A L T Y



970 N Oaklawn, Suite 100 | Elmhurst, IL 60126 | Tel: 630.782.9520 | darwinpw.com

Submitted subject to error, change in status, or withdrawal without notice. Officers of this firm have an ownership interest in this property.

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PROPERTY DESCRIPTION

Located at the southeast corner of Hanson Street and Old Metro Parkway in Lee County, Florida, this industrial property offers businesses a strategic location and versatile industrial space. Total building area of 130,143 square feet, including main, service, and storage buildings, it accommodates diverse industrial activities on its 13.30-acre plot within the IH (Heavy Industrial) zoning district.

PROPERTY HIGHLIGHTS

- Office: Corporate headquarter style office inclusive of Executive suites, employee training rooms, and driver/warehouse employee amenities.
- Fully Air-conditioned warehouse
- Abundant labor force
- 10 minutes to Regional Southwest International Airport
- 30 minutes to Punta Gorda Airport
- 90 minutes to Sarasota, FL
- 35 minutes to Naples, FL
- 2.2 hours to Miami, FL

GEORGE CIBULA, SIOR | Managing Broker | 630.782.9520 x3860 | gcibula@darwinpw.com
LUKE FERZACCA | Associate | 630.993.3883 | lferzacca@darwinpw.com



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OFFERING SUMMARY

Building Size:	± 130,143 SF
Main Building Size:	± 119,205 SF / AIR CONDITIONED
Office Size:	± 16,775 SF
Service Building Size:	± 8,055 SF
Storage Building Size:	± 2,833 SF
Land Size:	± 13.30 Acres
Ceiling Height:	20' clear at the eaves
Zoning:	IH (Heavy Industrial)
Year Built:	2001
Power:	1600 AMPS, 480V/240V
Cooler:	± 10,000 SF
Overhead Doors:	Four (4)
Dock-High Doors:	Seven (7)/levelers
Sprinkler:	Yes (Main Building Only)
Construction:	Metal/CBS
Parking:	180 car 60 trailer spots, more available
Exterior:	Fenced & Gated Yard
Estimated Taxes (2026):	\$1.64 PSF
Estimated Insurance:	\$0.16 PSF
Lease Rate:	STO

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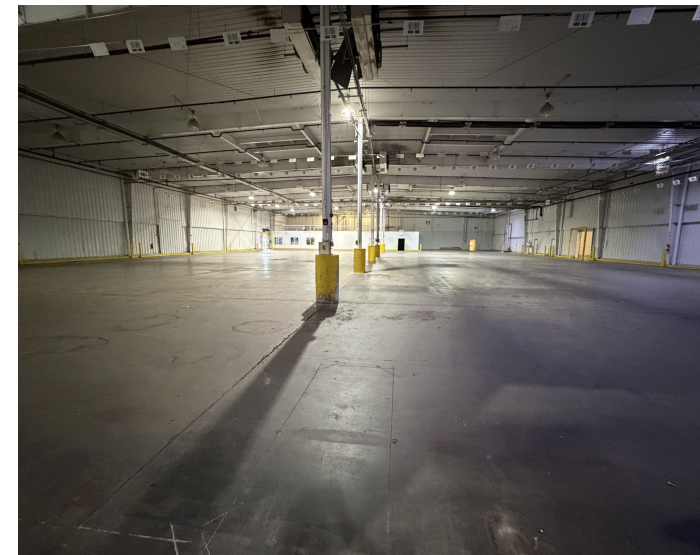


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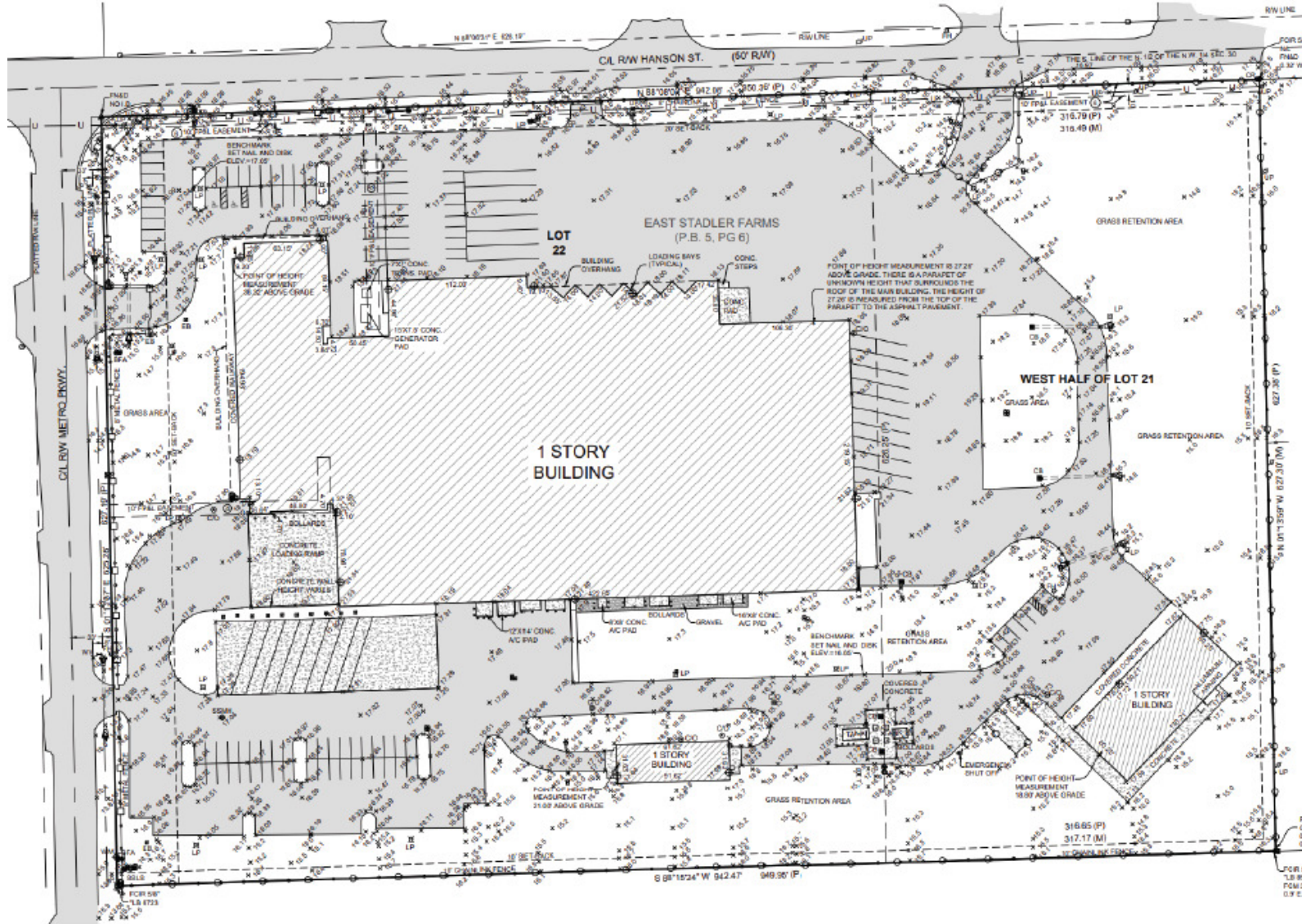
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