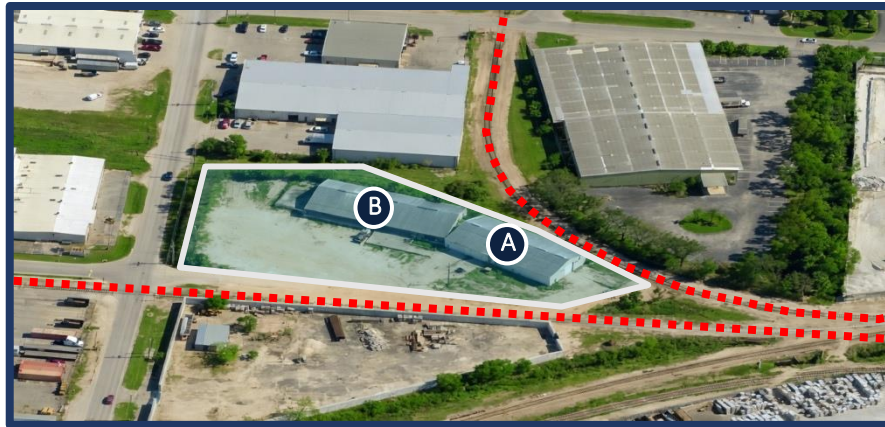


# Flex Industrial + Laydown Yard



- ✓ Ample Parking & Industrial Outdoor Storage
- ✓ 16,200 SF across 2 Buildings
- ✓ Divisible down to 1,500 SF
- ✓ 16' Clear Heights · 3-Phase Power
- ✓ Heavy Industrial Zoning (IH)
- ✓ 4 Loading Docks + 3 Grade-Level Drive-Ins
- ✓ New Roof, Bathrooms & Office Build-Outs



// COVERED DOCKS (B)



// GRADE-LEVEL DRIVE-IN (A)

## Fort Myers Industrial Flex Park

*Now hosting Tenant Tours for June / July Move-In Dates*

*Industrial flex warehouse with Heavy Industrial zoning, extra parking for fleets, and laydown yard for materials is a supply constrained asset. Currently being renovated including a new roof completed in May 2026, New offices, bathroom, and a shower unit. Custom renovation request encouraged by landlord.*

TOTAL SF	YARD	ZONING	DIVISIBLE	AVAILABLE	RAIL
16,200	1.36 AC	Industrial Heavy (IH)	1,500	JUL 2027	ACTIVE
2 BUILDINGS	STABILIZED	INDUSTRIAL	SF MIN	MOVE-IN READY	ON-SITE SPUR

### CONTACT INFORMATION

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LEASING ASSOCIATE

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# TWO BUILDINGS - DEMISABLE TO YOUR OPERATIONAL SPEC



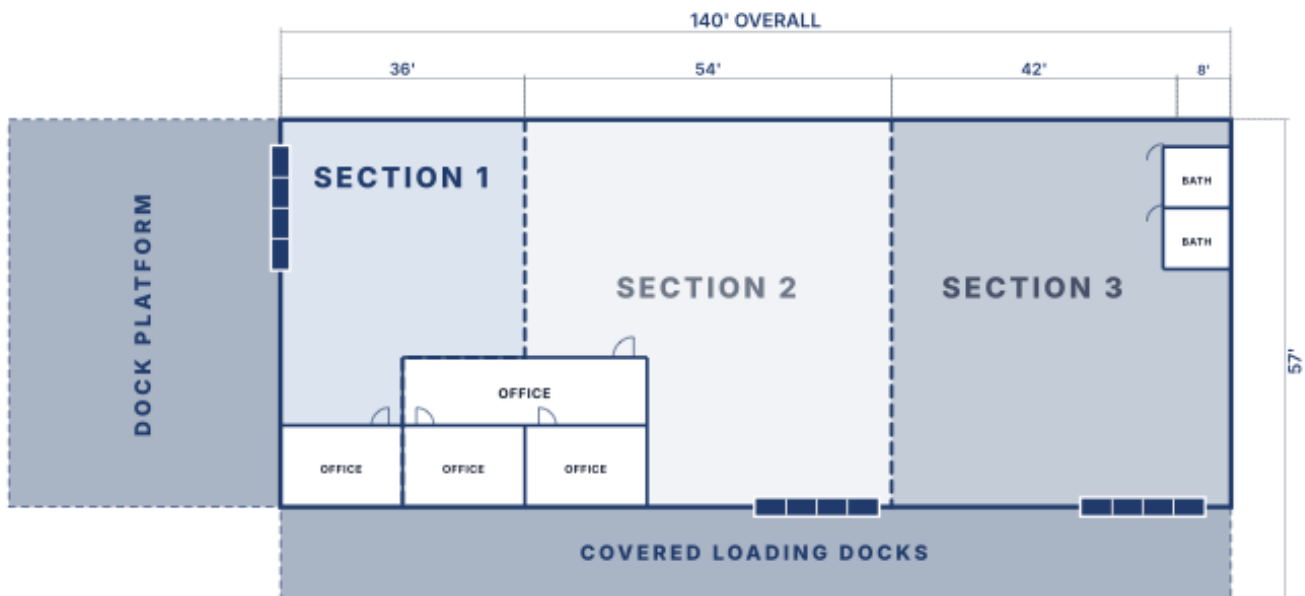
## BUILDING A

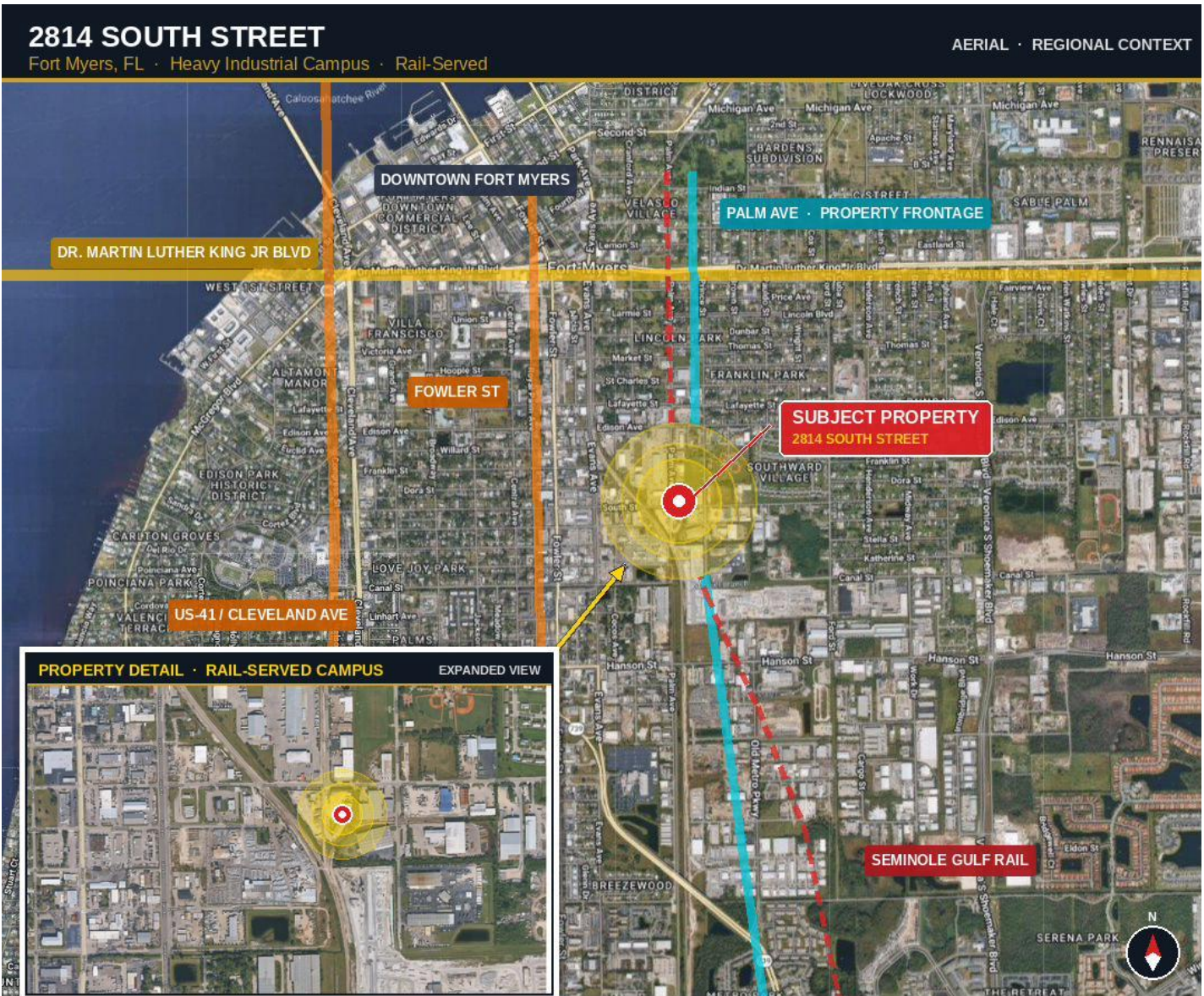
WAREHOUSE ~7,000 SF	OFFICE / BATH ~200 SF	LOADING 2 Grade-Level	POWER 3PH 480V
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## BUILDING B

WAREHOUSE ~8,000 SF	OFFICE / BATH ~1,000 SF	LOADING 3 Dock-High – Edge of Dock Platform	FUTURE DEMISING WALLS Up to 3 Suites
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PROPERTY DETAIL · RAIL-SERVED CAMPUS EXPANDED VIEW



## AMPLE YARD. EXTRA PARKING.

// INDUSTRIAL OUTDOOR STORAGE

- Fenced & stabilized 1.36-acre yard
- Trucks · trailers · containers equipment storage
- Active rail spur on east property line
- Heavy industrial zoning (IH) broadest by-right uses

Hosting tours · June / July move-in

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