

FOR LEASE - Industrial With Yard Space

Southside Industrial Park

3600 Work Drive, Fort Myers, FL 33916



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
2019 Est CAM:	\$2.70 PSF
Building Size:	18,807 SF
Lot Size:	1.31 Acres
Year Built:	1979
Renovated:	2008
Zoning:	IH

PROPERTY OVERVIEW

This property offers 3,600 SF of warehouse space with over 11,000 SF of YARD SPACE in the Southside Industrial Park. Centrally located off Hanson Street in Fort Myers, just a 10 minute drive to I-75. This is a perfect location for manufacturing, a warehouse, or a light or heavy industrial user.

PROPERTY HIGHLIGHTS

- 3600 SF warehouse space
- Water and electric included in CAM
- Zoned IH
- Rail access
- Southside Industrial Park
- Secure yard space
- Easy access to I-75 and Greater Ft. Myers

Bob O'Connor

Advisor
239.315.7093
bob.oconnor@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Industrial With Yard Space

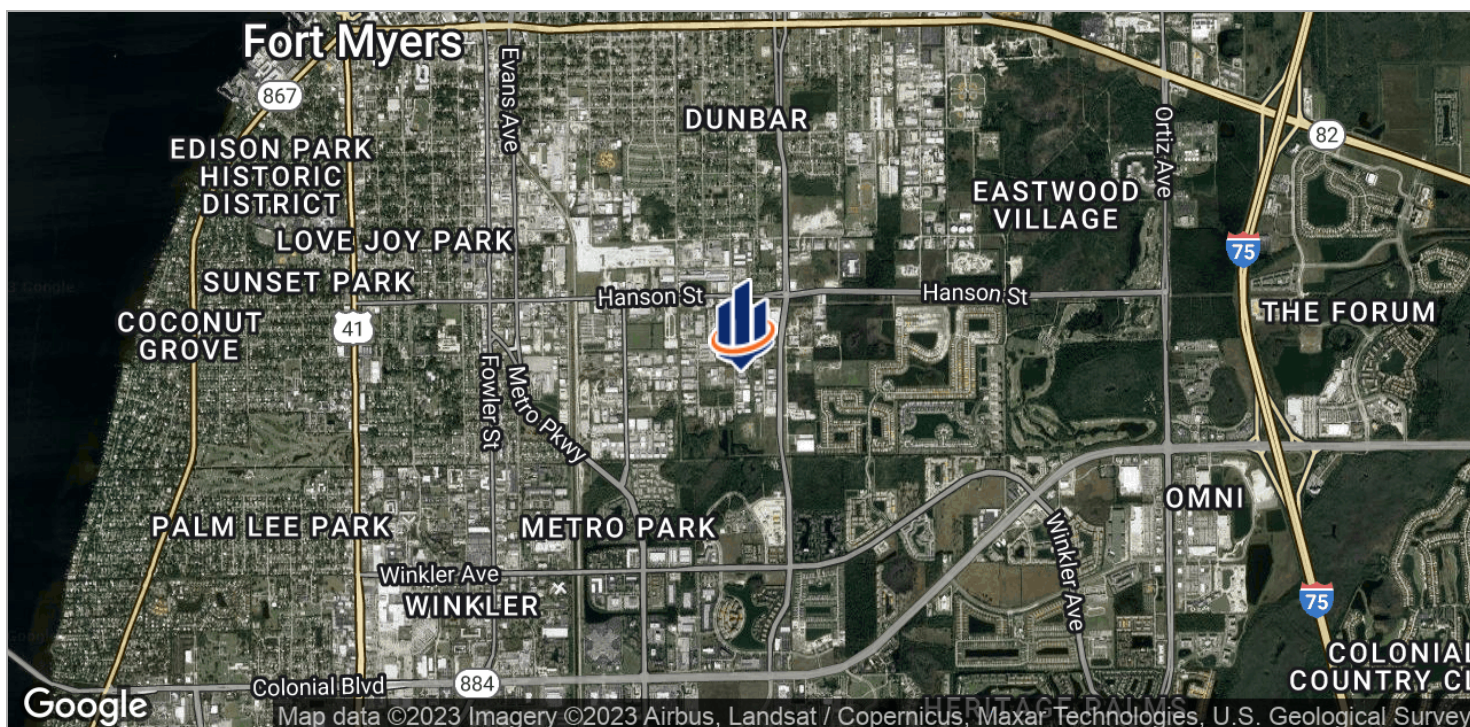
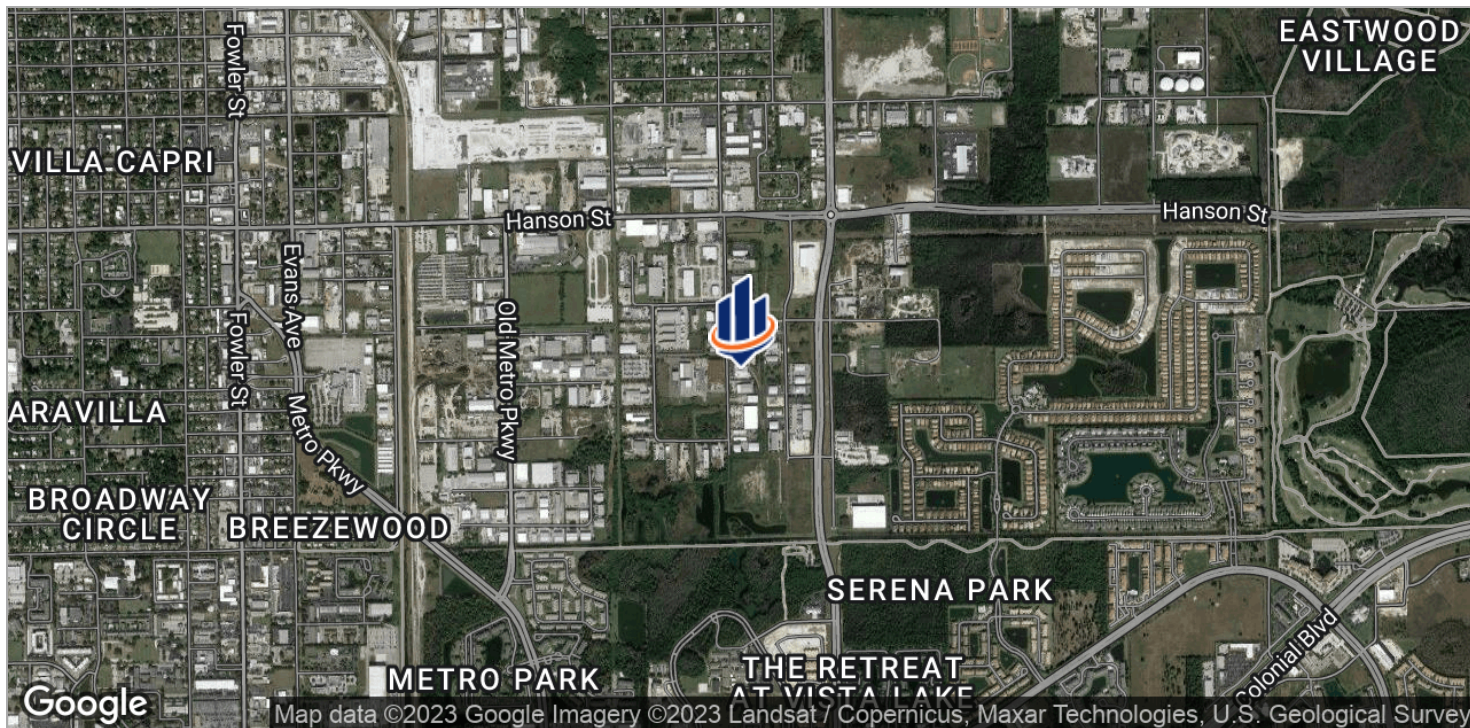


Bob O'Connor
Advisor
239.315.7093
bob.oconnor@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Industrial With Yard Space



Bob O'Connor
Advisor
239.315.7093
bob.oconnor@svn.com

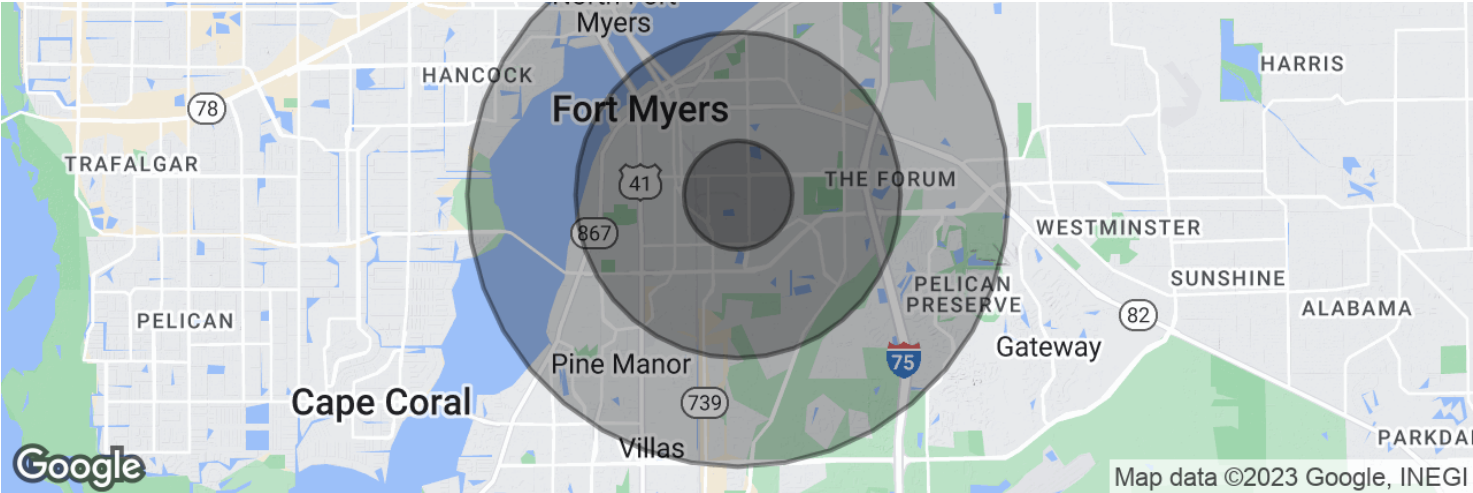


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Industrial With Yard Space

Southside Industrial Park

3600 Work Drive, Fort Myers, FL 33916



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,254	50,935	116,854
Median age	27.0	33.8	38.1
Median age (Male)	26.7	32.8	37.0
Median age (Female)	27.6	34.8	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,468	19,254	46,471
# of persons per HH	2.9	2.6	2.5
Average HH income	\$38,389	\$48,645	\$59,845
Average house value	\$161,726	\$215,746	\$238,720

* Demographic data derived from 2020 ACS - US Census