

# 3580 Work Dr. Fort Myers, FL



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Sub-Lease Opportunity!

### SUB-LEASE INFORMATION

- **±75,000 SF** of air-conditioned warehouse and office space
- **Expansive dock coverage** featuring space for four covered docks with three dock doors
- **One drive-in door**
- **One roll-up overhead door**
- **±0.25 AC** of fenced-in outdoor storage
- **Sublease expires 4/30/2027** with one option to renew for five years expiring on 4/30/2032
- **Column spacing: 40' x 40'**
- **Wide range of industrial uses**
- **Strategic access to major arterial roads**
- **Clear Height: 19'**
- **Zoning: IH – Heavy Industrial**
- **Access to Railway in rear**

Building SF	Lease Rate	CAM Rate	Monthly Rent*
±75,000 SF	\$7.50 NNN	TBD	\$46,875.00

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

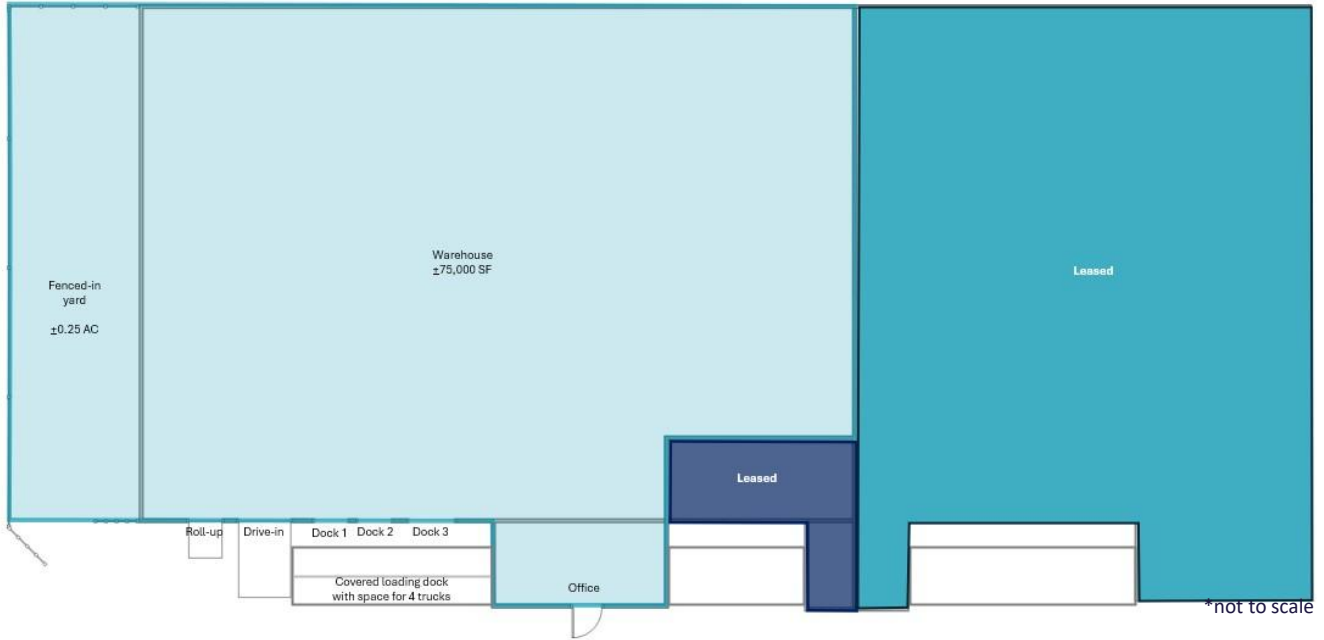
**SHAWN STONEBURNER**  
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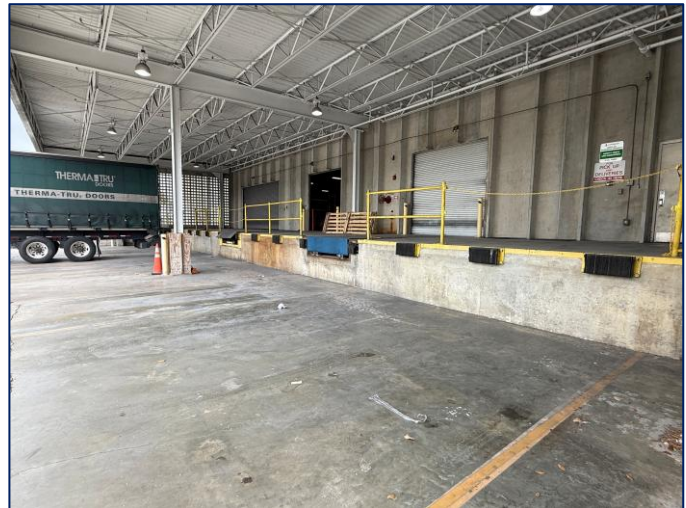
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- One Drive-in door and one roll-up overhead door

- Expansive Dock Coverage



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- Featuring space for four covered docks with three dock doors
- 10' x 12' doors and 19' clear height
- 0.36/1,000 SF parking ratio

- Fully built-out office space
- Air-conditioned
- Kitchenette with sink



- ±0.25 AC of fully fenced in outdoor storage
- N & W railroad access in rear

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## CENTRAL LOCATION:

LOCATED IN A GROWING INDUSTRIAL HUB JUST MINUTES FROM I-75, DOWNTOWN FORT MYERS, AND RSW AIRPORT. MIDWAY BETWEEN TAMPA AND MIAMI, WITH RAIL ACCESS AND PORT PROXIMITY, IT'S IDEAL FOR LOGISTICS, MANUFACTURING, AND DISTRIBUTION.



## GROWING INFRASTRUCTURE:

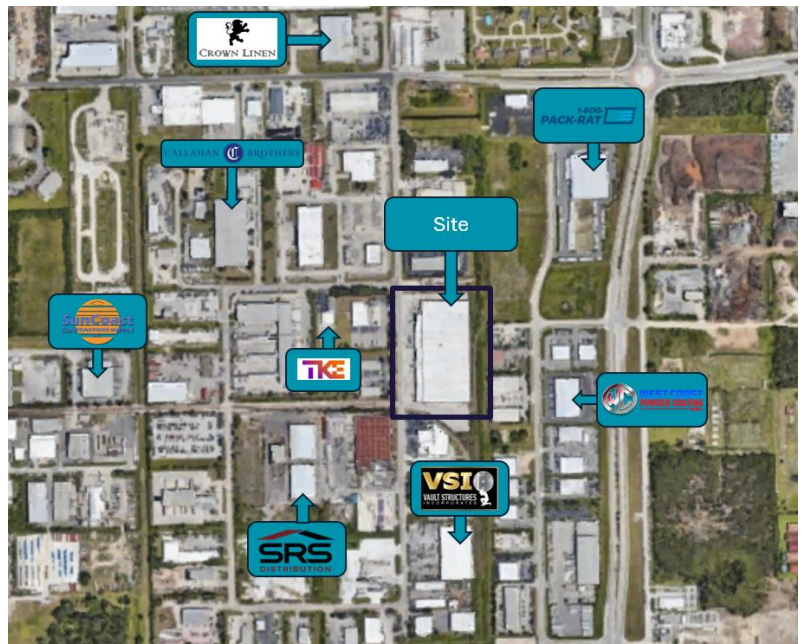
LOCATED IN A RAPIDLY DEVELOPING INDUSTRIAL ZONE WITH EXPANDING ROADS, UPGRADED UTILITIES, AND IMPROVED RAIL. CLOSE TO I-75, RSW AIRPORT, AND MAJOR COMMERCIAL CORRIDORS—IDEAL FOR GROWTH-FOCUSED BUSINESSES.



## MAJOR TRANSPORTATION ROUTES:

JUST MINUTES FROM I-75, US-41, SR-82, AND RSW AIRPORT, WITH ON-SITE RAIL ACCESS—PERFECT FOR REGIONAL AND STATEWIDE DISTRIBUTION.

2024 Demographics	1-Mile	3-Miles	5-Miles
<b>Total Population</b>	7,285	69,574	147,576
<b>Projected Population 2029</b>	8,697	83,171	175,331
<b>Total Households</b>	2,920	28,564	61,549
<b>Annual Population Growth 2024-2029</b>	3.9%	3.9%	3.8%
<b>Construction / Manufacturing Workers</b>	1,449	5,828	10,716



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