

2 FREE STANDING INDUSTRIAL WAREHOUSES | FOR LEASE



3769-3777 Ironbridge Blvd

FORT MYERS, FL 33916

ASKING RATE: \$14.00 PSF NNN

19,600 SQ. FT. TOTAL

9,800 SQ. FT. TOTAL - PER WAREHOUSE

PARKING: 48 SPACES

EXCELLENT LOCATION WITH CLOSE
PROXIMITY TO I-75

TOTAL LAND: 2.05 AC

FENCED OUTDOOR STORAGE

ZONING: LIGHT INDUSTRIAL

NEWER CONSTRUCTION WITH NO
DEFERRED MAINTENANCE

CBRE

Property Description



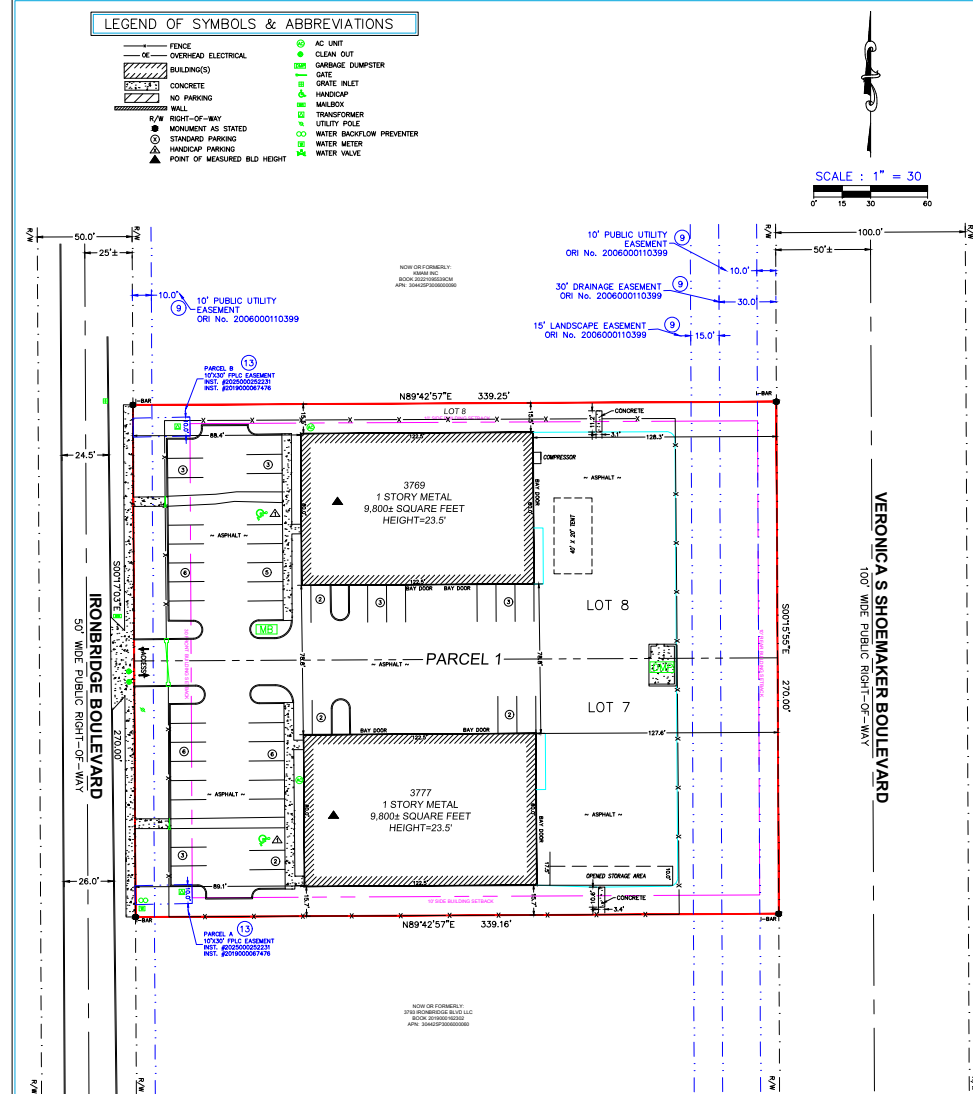
3769 IRONBRIDGE BLVD, FORT MYERS, FL

- 9,800 SF - Total
- Office Size - 1,344 sq. ft.
- (3) 12' x 14' Overhead Doors
- Clear Height - 23.5 ft
- Fenced Outdoor Storage
- Built in 2019

3777 IRONBRIDGE BLVD, FORT MYERS, FL

- 9,800 SF - Total
- Office Size - 1,899 sq. ft.
- (2) 12' x 14' Overhead Doors
- Clear Height - 23.5 ft
- Fenced Outdoor Storage
- Built in 2019





48311 THE SURVEY PREPARED BY MICHAEL S. PETALLA, 1 NORTH ST STREET, #3, COCAKA BEACH, FL.
 48312
 48313 THE SUBJECT PROPERTY HAS NO ADJACENT SIDE OR REAR ALLEYS. THE REFERENCED LINE OF PLATT
 48314 PROPERTY, KNOWN AS BINGHAMPTON, PER OR NO. 200600010009 OF LEICANY COUNTY
 48315
 48316 THERE ARE DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ROBINSONE ROADWAY, A PUBLIC
 48317
 48318 THE POSTED ADDRESS OF THIS IS 3769-3771 HOBSONVILLE ROAD.
 48319
 48320 THE NEAREST INTERSECTION STREET IS TESSIE LAKE, AND IS APPROXIMATELY 40-46 FEET NORTH
 48321
 48322 ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF PATHS
 48323 MOVING, MOUND, BUILDING CONSTRUCTION, OR BUILDING ALTERATIONS WITHIN RECENT MONTHS
 48324
 48325 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES APPLICABLE
 48326
 48327 THERE ARE FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION
 48328 OF RECORD, ALTA, 1/4" = 10' TO 1/8" = 10' TO 1/16" = 10' TO 1/32" = 10' TO 1/64" = 10' TO 1/128" = 10' TO 1/256" = 10' TO 1/512" = 10' TO 1/1024" = 10' TO 1/2048" = 10' TO 1/4096" = 10' TO 1/8192" = 10' TO 1/16384" = 10' TO 1/32768" = 10' TO 1/65536" = 10' TO 1/131072" = 10' TO 1/262144" = 10' TO 1/524288" = 10' TO 1/1048576" = 10' TO 1/2097152" = 10' TO 1/4194304" = 10' TO 1/8388608" = 10' TO 1/16777216" = 10' TO 1/33554432" = 10' TO 1/67108864" = 10' TO 1/134217728" = 10' TO 1/268435456" = 10' TO 1/536870912" = 10' TO 1/1073741824" = 10' TO 1/2147483648" = 10' TO 1/4294967296" = 10' TO 1/8589934592" = 10' TO 1/17179869184" = 10' TO 1/34359738368" = 10' TO 1/68719476736" = 10' TO 1/137438953472" = 10' TO 1/274877906944" = 10' TO 1/549755813888" = 10' TO 1/1099511627776" = 10' TO 1/2199023255552" = 10' TO 1/4398046511104" = 10' TO 1/8796093022208" = 10' TO 1/17592186044416" = 10' TO 1/35184372088832" = 10' TO 1/70368744177664" = 10' TO 1/140737488355328" = 10' TO 1/281474976710656" = 10' TO 1/562949953421312" = 10' TO 1/1125899906842624" = 10' TO 1/2251799813685248" = 10' TO 1/4503599627370496" = 10' TO 1/9007199254740992" = 10' TO 1/18014398509481984" = 10' TO 1/36028797018963968" = 10' TO 1/72057594037927936" = 10' TO 1/144115188075855872" = 10' TO 1/288230376151711744" = 10' TO 1/576460752303423488" = 10' TO 1/1152921504606846976" = 10' TO 1/2305843009213693952" = 10' TO 1/4611686018427387904" = 10' TO 1/9223372036854775808" = 10' TO 1/18446744073709551616" = 10' TO 1/36893488147419103232" = 10' TO 1/73786976294838206464" = 10' TO 1/147573952589676412928" = 10' TO 1/295147905179352825856" = 10' TO 1/590295810358705651712" = 10' TO 1/1180591620717411303424" = 10' TO 1/2361183241434822606848" = 10' TO 1/4722366482869645213696" = 10' TO 1/9444732965739290427392" = 10' TO 1/18889465931478580854784" = 10' TO 1/37778931862957161709568" = 10' TO 1/75557863725914323419136" = 10' TO 1/151115727451828646838272" = 10' TO 1/302231454903657293676544" = 10' TO 1/604462909807314587353088" = 10' TO 1/1208925819614629174706176" = 10' TO 1/2417851639229258349412352" = 10' TO 1/4835703278458516698824704" = 10' TO 1/9671406556917033397649408" = 10' TO 1/19342813113834066795298816" = 10' TO 1/38685626227668133590597632" = 10' TO 1/77371252455336267181195264" = 10' TO 1/154742504910672534362390528" = 10' TO 1/309485009821345068724781056" = 10' TO 1/618970019642690137449562112" = 10' TO 1/1237940039285380274899124224" = 10' TO 1/2475880078570760549798248448" = 10' TO 1/4951760157141521099596496896" = 10' TO 1/9903520314283042199192993792" = 10' TO 1/19807040628566084398385987584" = 10' TO 1/39614081257132168796771975168" = 10' TO 1/79228162514264337593543950336" = 10' TO 1/158456325028528675187087900672" = 10' TO 1/316912650057057350374175801344" = 10' TO 1/633825300114114700748351602688" = 10' TO 1/1267650600228229401496703205376" = 10' TO 1/2535301200456458802993406410752" = 10' TO 1/5070602400912917605986812821504" = 10' TO 1/10141204801825835211973625643008" = 10' TO 1/20282409603651670423947251286016" = 10' TO 1/40564819207303340847894502572032" = 10' TO 1/81129638414606681695789005144064" = 10' TO 1/162259276829213363391578010288128" = 10' TO 1/324518553658426726783156020576256" = 10' TO 1/649037107316853453566312041152512" = 10' TO 1/1298074214633706907132624082305024" = 10' TO 1/2596148429267413814265248164610048" = 10' TO 1/5192296858534827628530496329220096" = 10' TO 1/10384593717069655257060992658440192" = 10' TO 1/20769187434139310514121985316880384" = 10' TO 1/41538374868278621028243970633760768" = 10' TO 1/83076749736557242056487941267521536" = 10' TO 1/166153499473114484112975882535043072" = 10' TO 1/332306998946228968225951765070086144" = 10' TO 1/664613997892457936451903530140172288" = 10' TO 1/1329227995784915872903807060280344576" = 10' TO 1/2658455991569831745807614120560689152" = 10' TO 1/5316911983139663491615228241121378304" = 10' TO 1/10633823966279326983230456482242756608" = 10' TO 1/21267647932558653966460912964485513216" = 10' TO 1/42535295865117307932921825928971026432" = 10'

The Land referenced herein is situated in the County of Los, State of Florida, and is described as follows:

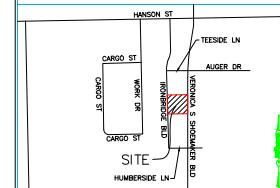
Parcel 1: Lots 7 and 8, WESTBURY, a subdivision according to the plat thereof as recorded in O.R. 2006000103399, of the County of Los Angeles, State of California.

Parcel 2: Non-exclusive easements held by the Declarant of Covenants, Conditions and Restrictions for Westbury Park located in Instrument No. 2006000104248, of Official Records and as amended by Certificate of Amendment to the Declarant of Covenants, Conditions and Restrictions for Westbury Park located in Instrument No. 2007000105254, of Official Records, of the public Records of Los Angeles County, California.

All of easements, covenants and restrictions referenced to said title commitment or appurtenant from a physical inspection of the subject property and the same are hereby incorporated by reference into this title commitment, and shall be subject to the same as otherwise stated herein.

IT IS HEREBY SHOWN AND DESCRIBED HEREON ARE THE SAME, ALONG AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 9965-8579929, DATED 07/17, 2025

9. Matters shown on the Plot of Matters, recorded in that Instrument No. 200600103000, are affected by Affidavit recorded in Instrument No. 200600103000, and the same are hereby confirmed and approved by the Court. The Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**
10. Descriptions of Covenants, Conditions, Restrictions and Easements, with certain provisions for a written, shush or otherwise, recorded in that Instrument No. 200600103000, are hereby confirmed and approved by the Court. The Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**.
11. The terms, provisions, and conditions contained in that certain Notice of Development Order Approved, recorded in Instrument No. 200600103000, are hereby confirmed and approved by the Court. The Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**.
12. The terms, provisions, and conditions contained in that certain Notice of Development Order Approved, recorded in Instrument No. 200600103000, are hereby confirmed and approved by the Court. The Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**. Additionally, the Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**.
13. Easement granted in Florida Power & Light Company recorded in Instrument No. 200600103000, as amended by Easement granted in Florida Power & Light Company recorded September 19, 2020 in Instrument No. 200600103000, is hereby confirmed and approved by the Court. The Court hereby confirms and approves that the same AFFECTS THE SUBJECT PROPERTY - **PLOTTED & SHOWN**.



STATUS		E. (LIGHT INDUSTRIAL DISTRICT)		STATUS
ITEM	REQUIRED	OBSERVED		CONTACT INFO
PERMITTED USE	SERVICE MANUFACTURING	SERVICE MANUFACTURING		THE PLANNING & ZONING DEPARTMENT 1000 E. 10TH AVE. SUITE 200 DENVER, CO 80202 303.234.3100 WWW.DENVERGOV.COM
MIN. LOT AREA	10,000 SQ. FT.	9,500-92.50 SQ. FT.		
MIN. FRONT SETBACK	100.00	230.00		
MIN. BLDG. COVERAGE	40%	21%		
MINIMUM SETBACKS				NOTES: THE PLANNING DEPT. MAY BE A LITTLE MORE FLEXIBLE WITH THE SETBACKS. THE PLANNING DEPT. MAY BE A LITTLE MORE FLEXIBLE WITH THE SETBACKS. THE PLANNING DEPT. MAY BE A LITTLE MORE FLEXIBLE WITH THE SETBACKS.
FRONT	30'	88.6'		
INTERIOR SIDE	10'	15.5'		
STREET SIDE	20'	N/A		
REAR	10'	127.6'		
MAX. BUILDING HEIGHT	30'	35.0'		
PARKING REGULAR	37	48		
PARKING HANDICAP	2	2		
PARKING TOTAL	39	48		

VESTED IN:
CENTRAL LINE PROPERTIES, L.L.C.
INSTRUMENT #2020000030032
APN: 30-44-25-P3-00600.0070

TOTAL LAND AREA:
91,585.42± SQUARE FEET
2.103± ACRES

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

THERE WERE NO SIGNIFICANT OBSERVATIONS AT THE TIME OF SURVEY.

DATE	DESCRIPTION	DATE	DESCRIPTION
8/27/25	NETWORK COMMENTS	9/20/25	CLIENT COMMENTS
9/2/25	CLIENT COMMENTS	10/1/25	REVISED MN11 & LEGAL DESC.
9/3/25	CLIENT COMMENTS		
FIELD WORK:	DRAFTED: PAC	CHECKED BY: MEP	FR & PG:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AH" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0427G, WITH A DATE OF IDENTIFICATION OF 12-7-2018, FOR COMMUNITY NUMBER 12071C, IN LEE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED AND IS IN A SPECIAL FLOOD HAZARD AREA.

ALTERRA - 3769-3777 IRONBRIDGE BOULEVARD
 NV5 PROJECT NO. 202502992-001
 3769-3777 IRONBRIDGE BOULEVARD, FORT MYERS, FL

BASED UPON TITLE COMMITMENT NO. 9966-6579929
 OF FIRST AMERICAN TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF JULY 17, 2025 @ 8:00 A.M.

TO: ALTERRA IOS ACQUISITIONS II, LLC; IRONBRIDGE BOULEVARD PARTNERS, LLC; SHUTTS & BOWEN LLP; LAND SERVICES USA, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY AND BUCK & CLARK CORPORATION, AN NVS COMPANY;

MICHAEL E. PETULLA
REGISTRATION NO. 4372
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: AUGUST 15, 2025
DATE OF LAST REVISION: OCTOBER 1, 2025
PROJECT NO. 202502992-1 - CLC

Bock & Clark Corporation
an NV5 Company

NV5

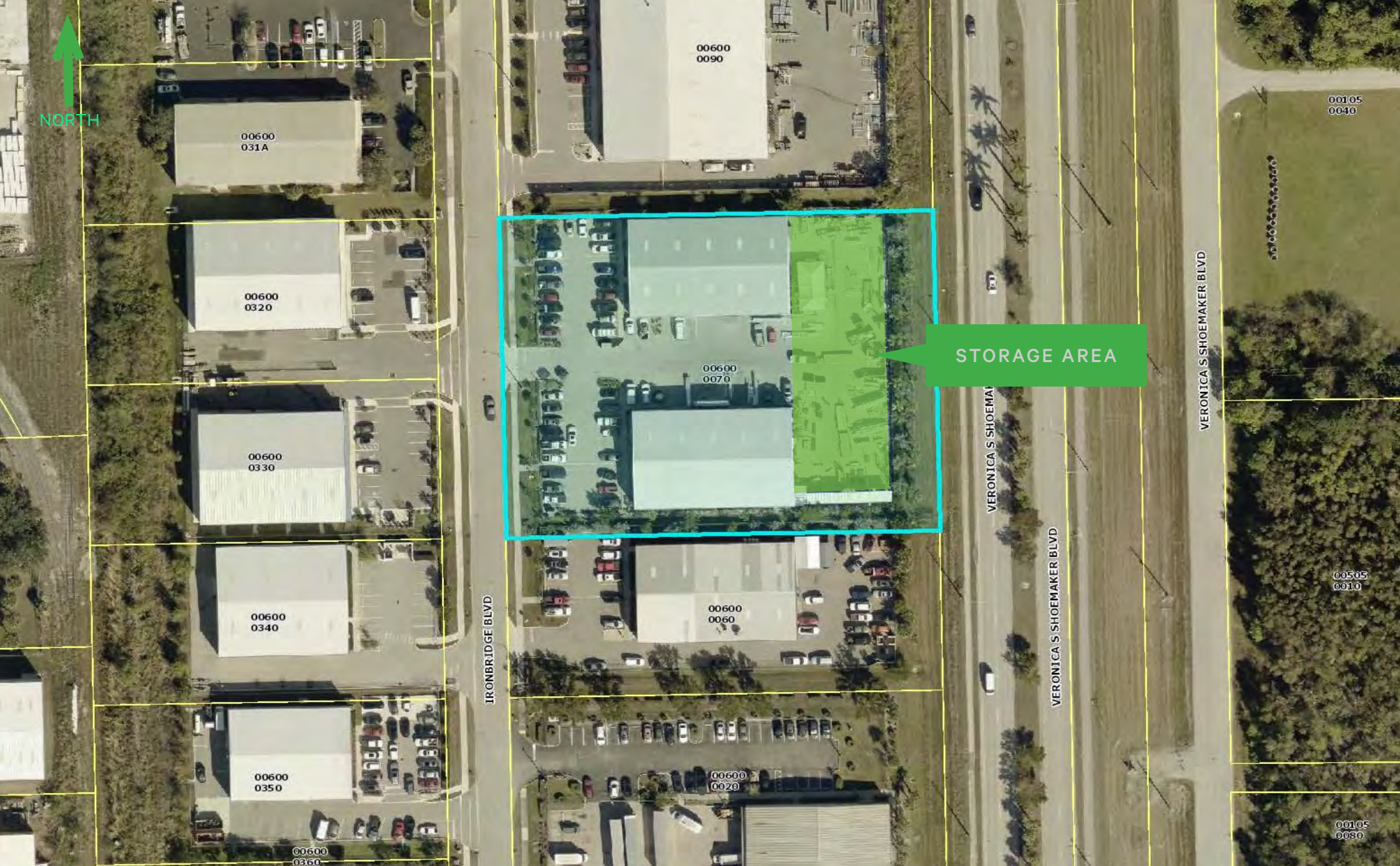
Transaction Services **1-800-SURVEYS (787-8397)**

4580 Stephen Circle, Suite 300, Canton, OH 44718

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT





STORAGE AREA

IRONBRIDGE BLVD

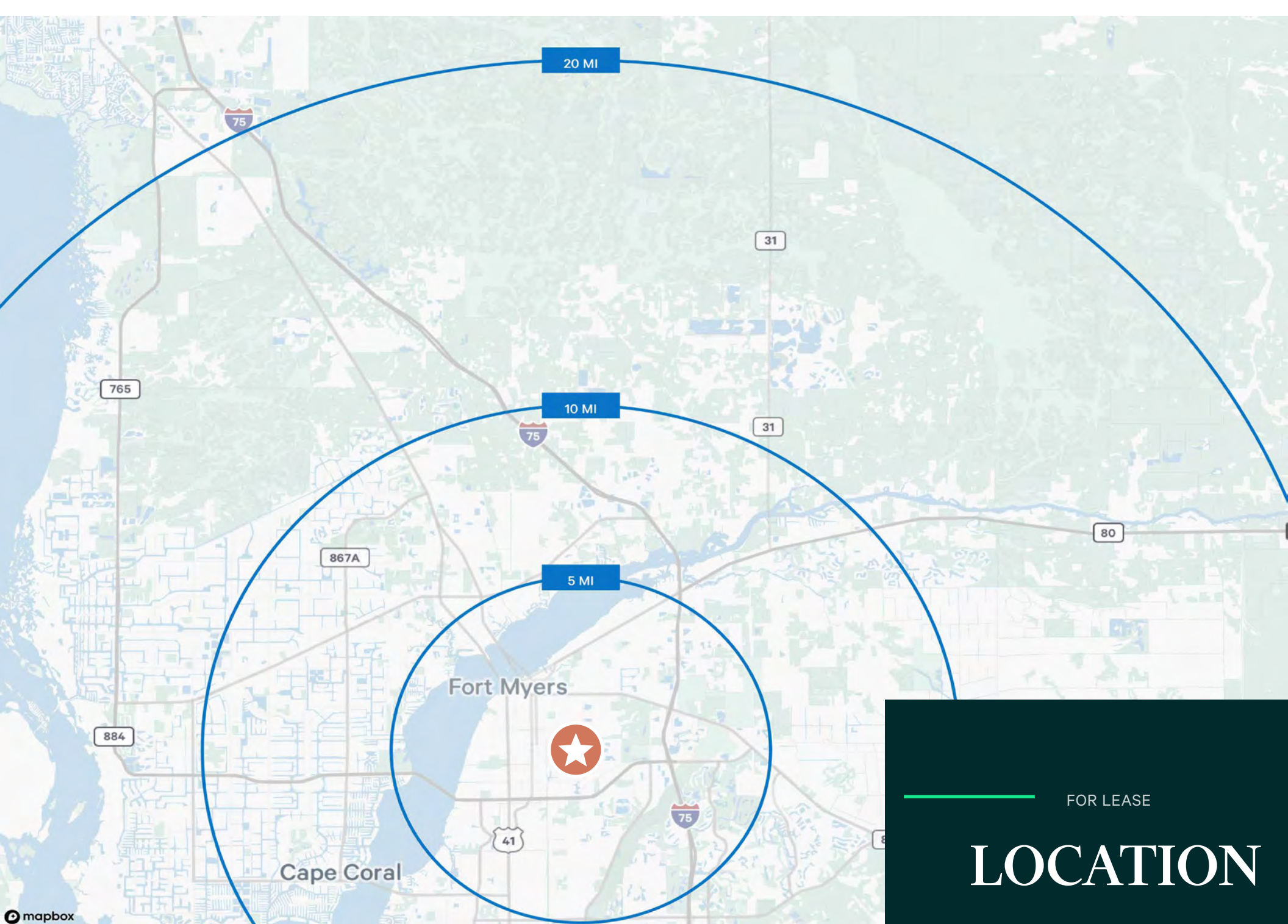
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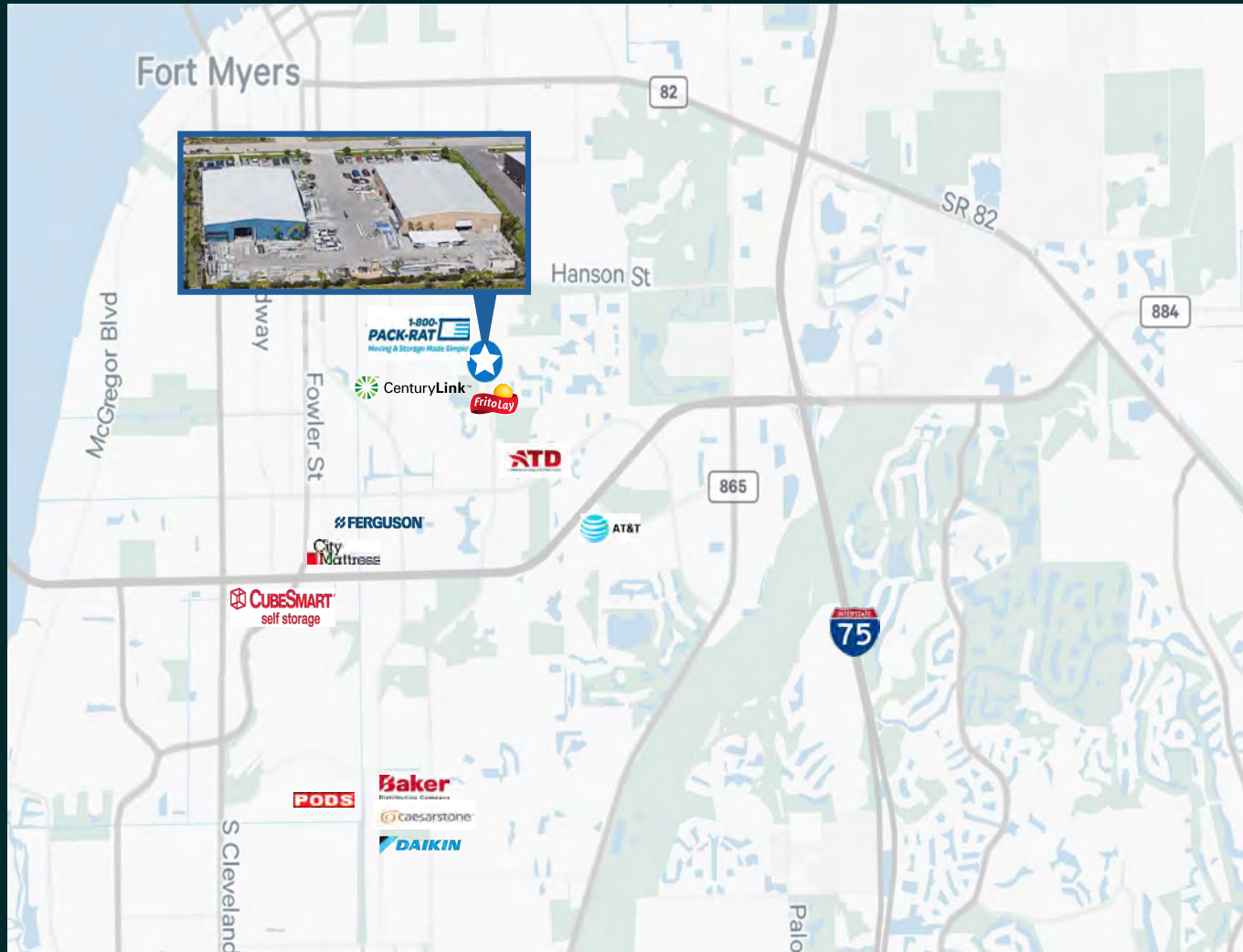
FOR LEASE

AERIAL



3769-3777 Ironbridge Blvd

FORT MYERS, FL 33916



CONTACT US:

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Vice President

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adam.bornhorst@cbre.com

CBRE, Inc., Licensed Real Estate Broker