

Option 1 | Available Now, As-Is

3.26 to 7.85 Acres | Divisible | Lease One or Both | Fort Myers, FL



2990 VAN BUREN ST • 4.59 ACRES • CURRENT



3875 HANSON ST • 3.26 ACRES • CURRENT CONDITION

RATE	LEASE TYPE	TOTAL ACREAGE	ZONING	AVAILABLE
\$6,000 / AC / MO	NNN	7.85 AC	IL	Immediately

Two IOS yards are available for lease in Fort Myers at 2990 Van Buren (4.59 acres) and 3875 Hanson St (3.26 acres). Both sites are cleared, level, and ready for immediate lower intensity yard use. Lease one site or take both, for a combined 7.85 acres.

Zoned IL with convenient access to I-75 and US-41, these sites give operators a hard to find home base in one of Southwest Florida's tightest industrial markets.

PROPERTY HIGHLIGHTS

- Two cleared, level industrial sites ready for immediate yard use
- Lease one site or both, depending on your footprint
- 7.85 acres total, divisible to fit your operation
- Zoned IL for industrial outdoor storage
- Convenient access to I-75 and US-41, serving the Southwest Florida trade area
- Available immediately

Option 2 | Build to Suit

Delivered to Your Spec | 2990 Van Buren St & 3875 Hanson St | Fort Myers, FL



CONCEPTUAL RENDERING



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Renderings generated with AI from satellite imagery and the approved site plan. These images show potential build to suit delivery, not current conditions.

BUILD TO SUIT RATE
\$7,000 to \$11,000
PER ACRE / PER MONTH

The owner can deliver each site to suit. Rate scales with delivered scope, including fencing, stabilized surface, power, and paving, up to full delivery with the approved 5,000 SF building. Tell us what your operation needs and we will price the delivery to match.

BUILD TO SUIT HIGHLIGHTS

- Owner to deliver fencing, stabilized surface, and power per tenant requirements
- Paving and full site improvements available
- Approved plans for 5,000 SF building
- Ideal for trucking, contractor yards, equipment storage, fleet parking, and material laydown
- Rate set by delivered scope, from light improvements to full delivery
- One tenant or two, acreage divisible

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