### FOR LEASE 16120-16190 Lee Rd. Fort Myers, FL 33912



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present warehouse space for lease at Gulfcoast Industrial Campus. The campus holds a strategic advantage in its location within the Fort Myers and Naples markets and the logistical accommodations provided on-site. The brand-new buildings all boast secure, outdoor concrete storage yards with large truck courts, completed to 160 mph wind code. Each building has been pre-engineered to install a 10-ton overhead crane and features 16' x 16' drive-in doors, 24' clear heights, and 120-480 volt, single/3-phase power. Fire protection systems are in place as well. The property benefits from heavy industrial zoning, allowing for multiple uses like manufacturing, distribution, repair shops, and warehouse storage. The campus sits at Exit 128 (Alico Road) on Interstate 75, offering easy freeway access to multi-modal shipping.

# **Property Highlights**

| Address        | 16120-16190 Lee Rd.<br>Fort Myers, FL 33912 |
|----------------|---|
| Year Built     | 2018 / 2020                                 |
| Total Bldg. SF | 294,011 SF                                  |
| Available SF   | 44,800 SF                                   |
| Lease Rate     | \$9.95 NNN                                  |
| CAM            | \$3.29 / SF                                 |
| Submarket      | S Fort Myers / San Carlos                   |
| Drive-Ins      | 16' x 16'                                   |
| Clear Height   | 18' - 24'                                   |
| Zoning         | IPD   |



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### 1 Industrial Space - 44,800 SF Lease Rate: \$9.95 NNN CAM: \$3.29 / SF

#### Space Available

| Building | Unit            | Size (SF) | Lease Rate | CAM (PSF) | Monthly Total. |
|----------|-----------------|-----------|------------|-----------|----------------|
| 16180    | Entire Building | 44,800 SF | \$9.95 NNN | \$3.29    | \$52,642.24    |

\*Monthly total includes sales tax



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COMMERCIAL PROPERTY SOUTHWEST FLORIDA



#### **Demographics**

|                  | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------|----------|----------|----------|
| Population       | 1,568    | 36,412   | 84,946   |
| AVG. HH Income   | \$69,157 | \$76,793 | \$76,372 |
| Total Businesses | 225      | 2,026    | 4,838    |

### **Traffic Counts**

| Alico Rd. | 47,000 AADT |
|-----------|-------------|
| I-75      | 94,500 AADT |



Gary Tasman CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.com



Shawn Stoneburner Senior Director +1 239 489 3600 sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600 www.cpswfl.com

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