

FOR LEASE

16120-16190 Lee Rd.

Fort Myers, FL 33912



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



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. 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



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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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



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