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 three (3) 16' x 16' drive-in doors, four(4) dock high 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	2,240-44,800 SF
Lease Rate	$11.50-15.00 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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Space Available

Building	Unit	Size (SF)	Lease Rate	CAM (PSF)
16180	Entire Building	44,800 SF	$11.50 NNN for entire Building $12.00 NNN for partial building	$3.29
16150*	190	2,240 SF	$15.00 NNN	$3.29
16150	110	4,480 SF	$14.50 NNN	$3.29

*Unit Available 10/01/2022

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