

FOR LEASE

16121-16141 Pine Ridge Rd.

Fort Myers, FL 33908



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this, industrial warehouse space for Lease. The property consists of three buildings with 10 units all zoned IL for light industrial use. All units at the property have grade level docks, with 12' wide overhead doors and a 16' ceiling height. The property is gated and has easy access to Summerlin Rd, McGregor Blvd and San Carlos Blvd.

Property Highlights

Address	16121-16141 Pine Ridge Rd
Lease Rate	\$12.50 sf NNN
CAM Rate	\$3.02
Year Built	1988
Land Size	± 346,350 sf
Unit Size	3,000 sf
Zoning	IL - Light Industrial
# of Buildings	Three (3)
Submarket	S Fort Myers/San Carlos
Parcel ID	05-46-24-02-00000.0030



FOR LEASE

16121-16141 Pine Ridge Rd.

Fort Myers, FL 33908



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Space Highlights



- Grade level buildings
- 16' ceiling height
- 12' wide overhead doors
- Semi-trailer access
- Excellent location with easy access to Summerlin Rd, McGregor Blvd and San Carlos Blvd
- Gated property
- New entry signage
- Summer of 2022 - New building paint and parking lot resurfacing

Unit	Size	Price PSF	Base Rent	CAM PSF	Monthly CAM	Sales Tax	Monthly Total
5	3,000	\$12.50	\$3,125.00	\$3.02	\$755.00	\$232.80	\$4,112.80
6	3,000	\$12.50	\$3,125.00	\$3.02	\$755.00	\$232.80	\$4,112.80



FOR LEASE

16121-16141 Pine Ridge Rd.

Fort Myers, FL 33908



**CUSHMAN &
WAKEFIELD**

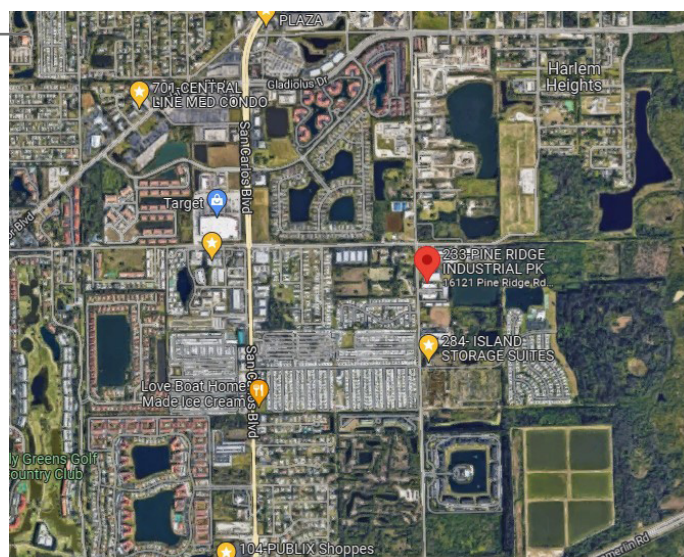
COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



	1 Mile	3 Mile	5 Mile
Population	8,856	53,179	86,814
AVG. HH Income	\$46,983	\$61,453	\$85,643

Traffic Counts

Pine Ridge Rd & Kelly Rd	5,860 AADT
Pine Ridge & Summerlin Rd S	4,931 AADT



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



Gretchen Smith
Senior Director
+1 239 489 3600
gsmith@cpswfl.com



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