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. No granite fabrication.

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

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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
2	3,000	$12.50	$3,125.00	$3.02	$755.00	$232.80	$4,112.80
3	3,000	$12.50	$3,125.00	$3.02	$755.00	$232.80	$4,112.80

Units available 3/1/2023

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	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

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