

FOR LEASE

13351-13361 Saddle Rd

Fort Myers, FL 33913



CUSHMAN & WAKEFIELD

COMMERCIAL PROPERTY SOUTHWEST FLORIDA



Property Highlights

Address	13351-13361 Saddle Rd
Lease Rate	\$12.00 sf NNN
CAM Rate	\$2.91
Year Built	2010
Land Size	± 213,008 sf
Unit Size	8,000-16,835 sf
Zoning	IPD- Industrial Planned Development
# of Buildings	Two (2)
Parking	2.7/1,000 sf
Parking Spaces	148 surface spaces
Submarket	S Fort Myers/San Carlos
Parcel ID	23-45-25-01-00025.0000



Unit	Size	Price PSF	Base Rent	CAM PSF	Monthly CAM	Monthly Total
205*	16,835 sf	\$12.00	\$16,835	\$2.91	\$4,082.49	\$20,917.49
109**	8,000 sf	\$13.00	\$8,666.67	\$2.91	\$1,940	\$10,606.67

*Available 12/1/2022

** Available 10/1/2022

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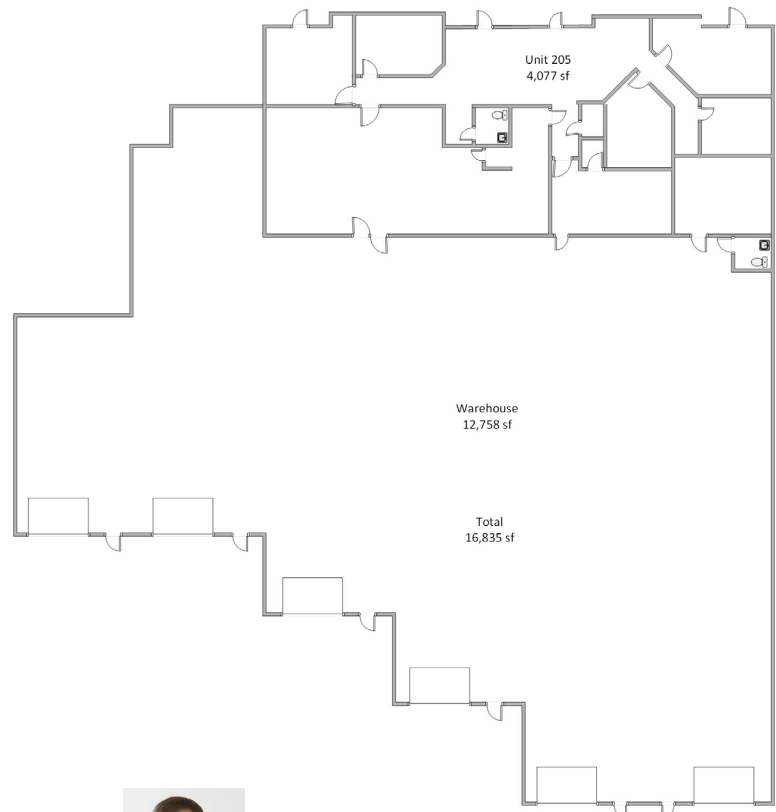


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Space Highlights

- Office space 4,077 sf
- Warehouse space 12,758
- 6 grade level overhead doors
- 19' ceiling height
- 10'w by 12'h overhead doors
- Semi-trailer access
- Excellent location with easy access to Daniels Parkway
- Located close to Southwest International Airport



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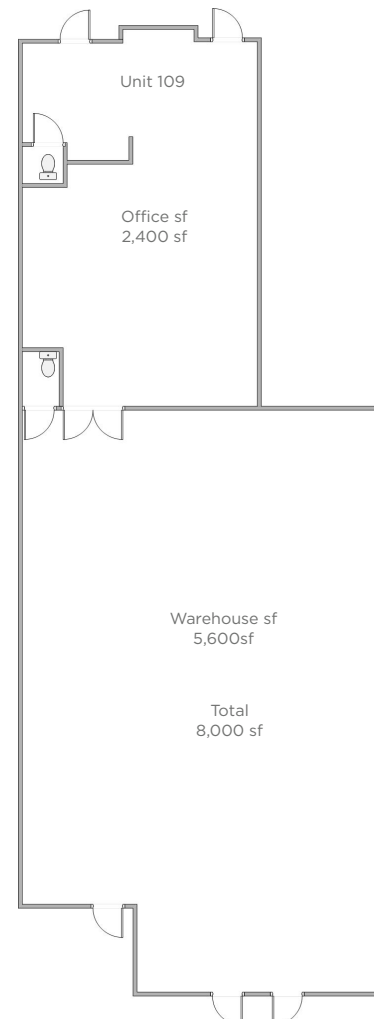


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Space Highlights

- Office space 2,400 sf
- Warehouse space 5,600
- Detached covered truck well
- 19' ceiling height
- Excellent location with easy access to Daniels Parkway
- Located close to Southwest International Airport



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