

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

<b>Address</b>	16120-16190 Lee Rd. Fort Myers, FL 33912
<b>Year Built</b>	2018 / 2020
<b>Total Bldg. SF</b>	294,011 SF
<b>Available SF</b>	4,480-6,958 SF
<b>Lease Rate</b>	\$16.50 - 17.00 NNN
<b>CAM</b>	\$4.42 / SF
<b>Submarket</b>	S Fort Myers / San Carlos
<b>Drive-Ins</b>	16' x 16'
<b>Clear Height</b>	18' - 24'
<b>Zoning</b>	IPD





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### Space Available

Building	Unit	Size (SF)	Lease Rate	CAM (PSF)	Total
16170	100*	6,958	\$16.50 NNN	\$4.42	\$12,130.11 TAX not inc.
16190	120	4,480	\$17.00 NNN	\$4.42	\$7,996.80 TAX not inc.

\*Available 6/1/2024

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