

# Beaches Business Park

16225/16235 Pine Ridge Rd  
Fort Myers, FL 33908



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Building 1 & 2 - For Lease

### Property Highlights

- New class A industrial construction with January 1st 2026 delivery date
- Metal frame with concrete construction
- Delivered as “Vanilla Shell”, plumbing stubbed, electrical hook-up, and mounted HVAC
- 16’X16’ overhead doors rated withstand 165 mph winds
- 3-phase power
- 18’-20’ ceilings
- Property 1’ above new FEMA Base Flood Elevation

STRAP  
NUMBER(S)

05-46-24-01-00003-0040  
05-46-25-01-00003.004B  
05-46-24-01-00003.004A  
05-46-24-01-00003.004D

PROPERTY  
TYPE

Class A Industrial

BUILDING  
AREA

±76,780 SF

ZONING

IL

LEASE RATE

\$14.00 - \$18.40 NNN

CAM

TBD

SUBMARKET

Fort Myers/The Islands

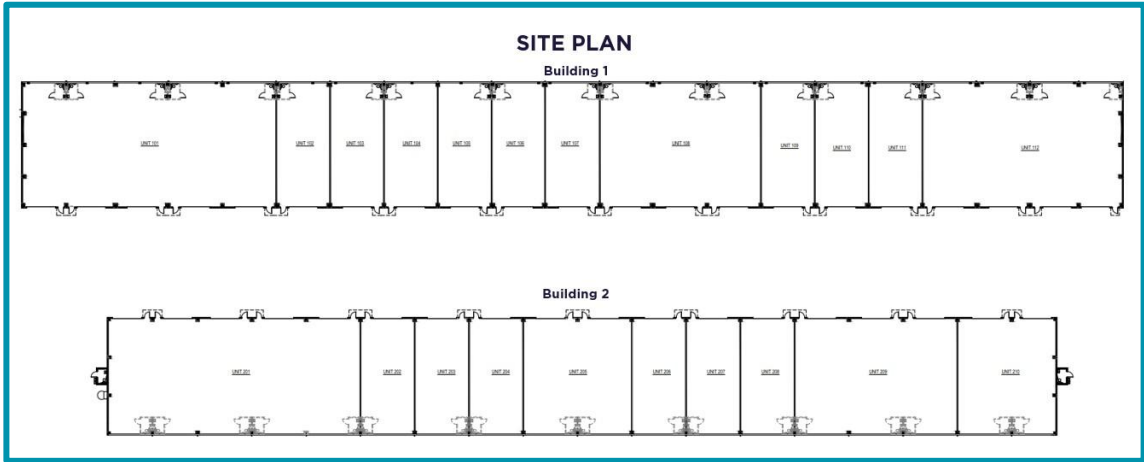
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Better never settles

# Building 1 & 2

CONSTRUCTION DELIVERY DATE Q1 2026



**Building 1 nearing construction completion.**

- **+42,980 SF**
- **12 Units**
- **Building depth 70'**

**Building 2 under construction.**

- **+33,800 SF**
- **7 Units**
- **Building depth 65'**

## Pre-Leasing Rate

Unit Size	Lease Rate	CAM	Monthly Rent*
1,950 - 2,100 SF	\$14.00 - 18.40 NNN	TBD	\$2,450.00 - \$2,990.00
3,575 - 3,900 SF	\$14.00 - 18.40 NNN	TBD	\$5,481.66 - \$5,980.00
5,850 - 6,282 SF	\$14.00 - 18.40 NNN	TBD	\$7,329.00 - \$8,970.00
7,840 SF and up	\$14.00 - 18.40 NNN	TBD	\$9,146.67 and up

\*CAM Not Included

Pages 3 and 4 offer detailed available unit information

# Beaches Business Park

## 16225/16235 Pine Ridge Rd

### Fort Myers, FL 33908

## Building 1

Nearing construction completion.

Building 1 - 16225 Pine Ridge Rd



- Building depth 70'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

### Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
101	9,940 SF	\$14.00 NNN	TBD	\$11,596.67
102	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
103	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
104	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
105	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
106	2,083 SF	\$14.00 NNN	TBD	\$2,430.17
107	2,135 SF	\$14.00 NNN	TBD	\$2,490.83
108	6,282 SF	\$14.00 NNN	TBD	\$7,329.00
109	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
110	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
111	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
112	7,840 SF	\$14.00 NNN	TBD	\$9,146.67

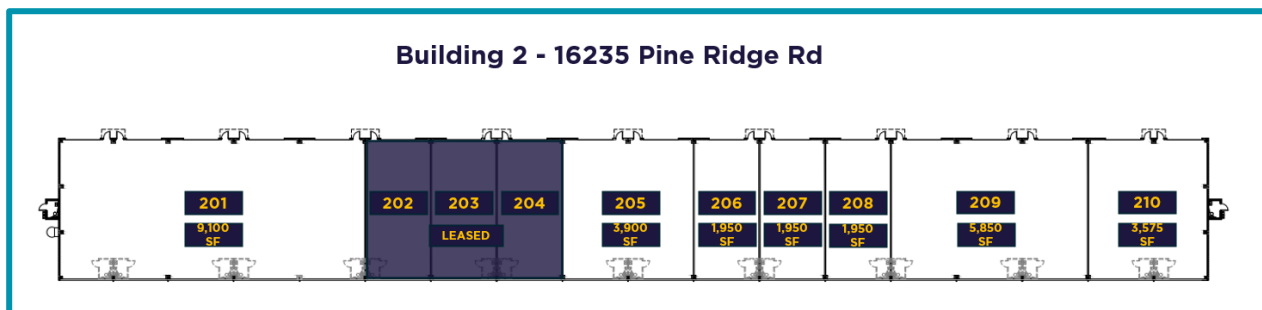
\*CAM Not Included

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## Building 2

Building under construction.



- Building depth 65'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

### Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
201	9,100 SF	\$18.40 NNN	TBD	\$13,953.33
205	3,900 SF	\$18.40 NNN	TBD	\$5,980.00
206	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
207	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
208	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
209	5,850 SF	\$18.40 NNN	TBD	\$8,970.00
210	3,575 SF	\$18.40 NNN	TBD	\$5,481.66

\*CAM Not Included

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**Built 1' above  
FEMA Base  
Flood  
Elevation**



**18'-20' clear  
height**



**Build-out  
options**



**3-phase power**



**ESFR  
Sprinklers**

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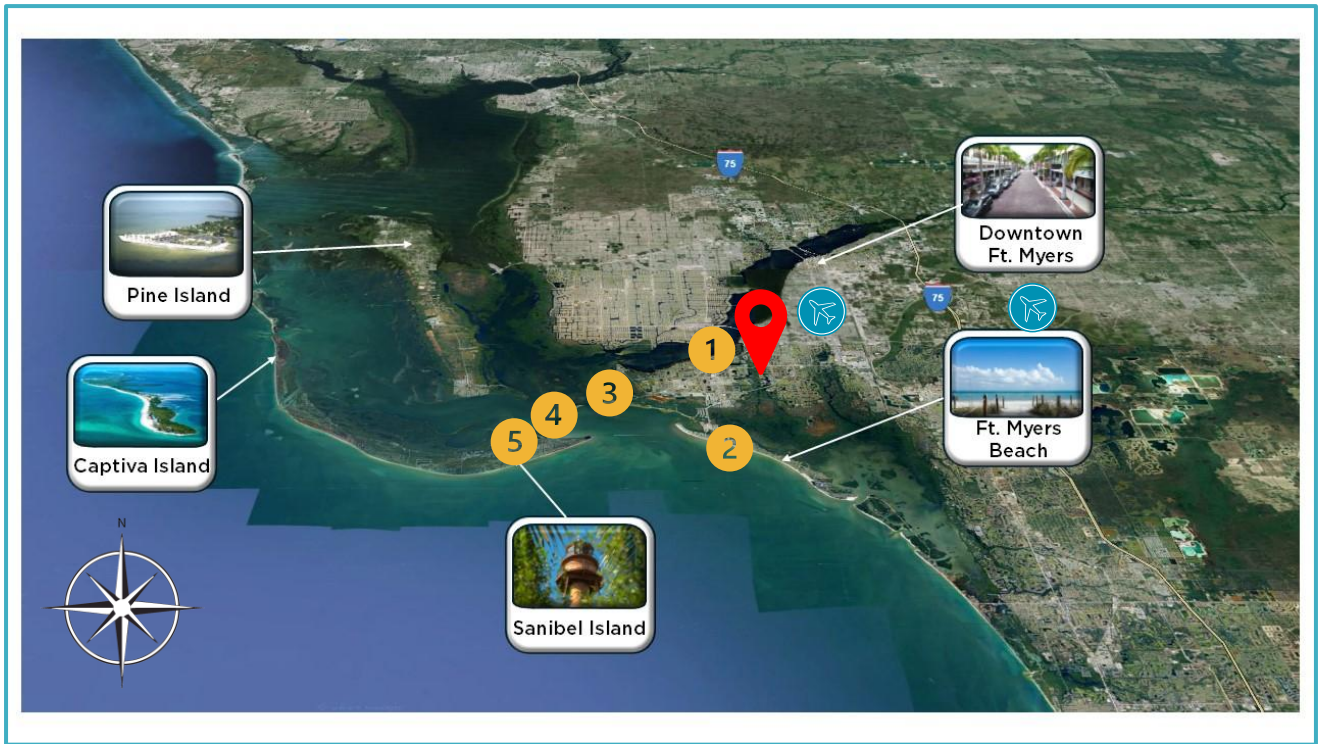
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COMMERCIAL  
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SOUTHWEST FLORIDA



1

TARPON POINT  
MARINA  $\pm 2.0$   
MILES

2

SALTY SAM'S  
MARINA  $\pm 2.0$   
MILES

3

PORT SANIBEL  
MARINA  $\pm 3.0$   
MILES

4

PUNTA RASSA  
BOAT RAMP  $\pm 5.0$   
MILES

5

SANIBEL BOAT  
RAMP  $\pm 10.0$   
MILES



PAGE FIELD  
PRIVATE AIRPORT  
 $\pm 0.7$  MILES



RSW  
INTERNATIONAL  
AIRPORT  $\pm 16$   
MILES



I-75  $\pm 9.4$   
MILES

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