



16121-16141 Pine Ridge Rd.
Fort Myers, FL 33908



R & I
INDUSTRIAL PARK
16121-16141 Pine Ridge Road

For Lease

* LIMITED TIME LEASE INCENTIVE-

Take advantage of a **Special Introductory Rate**. New Tenants signing a 3-year lease will receive a \$200 per month rent reduction during the first year of the new lease.

After the initial incentive period, rental rates for the remaining lease term will be \$12.00 SF for year (2) two and \$12.48 SF for year (3) three.

This offer provides immediate savings while securing long-term flexibility in a high-demand industrial location minutes to Fort Myers Beach and Sanibel & Captiva Islands.

Property Highlights

- Grade level docks & shared truck wells on some
- 12' wide overhead doors
- 16' max ceiling height
- Access to Summerlin Rd & San Carlos Blvd
- Semi-Trailer Access
- Small interior office & ADA restroom
- Tenant pays electricity, water, & trash
- Power: 240 volts - 3-Phase available to property

LEASE RATE:

~~\$12.00 SF NNN~~
\$10.00 SF

CAM RATE:

\$3.16 SF

YEAR BUILT:

1988

LAND SIZE:

±346,350 SF

UNIT SIZES:

3,000 SF - 12,000 SF

ZONING:

IL - Light Industrial

PARCEL ID:

05-46-24-02-00000.0030

** Disclosure: Market rent subject to change. Terms and conditions apply.*

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Building 16121 & 16141					
Unit	Size SF	Rate SF	CAM SF	Monthly Total	Available Date
2	3,000	\$12.00	\$3.16	\$3,290.00	4/1/2026
3	3,000	\$12.00	\$3.16	\$3,290.00	4/1/2026
5	3,000	\$12.00	\$3.16	\$3,290.00	3/1/2026
6	3,000	\$12.00	\$3.16	\$3,290.00	3/1/2026

\$10.00

3-Year Term Required



2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	29,055	110,272	385,065
Projected Population 2029	34,872	131,993	458,647
Total Households	14,570	55,576	172,098
Annual Population Growth 2024-2029	4.0%	3.9%	3.8%



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