



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**16270 OLD US-41**

7,000 SQ. FT. INDUSTRIAL FLEX WAREHOUSE SPACE FOR SUBLEASE

# PROPERTY SUMMARY

**Property Address:** 16270 Old US-41  
Suites 1, 2, 3, 4, 5, 9 & 10  
Fort Myers, FL 33912

**County:** Lee

**Property Type:** Industrial Flex

**Available Unit Size:** 7,000± Total Sq. Ft.  
Unit 1, 2, 3 - 3,000 Sq. Ft. Office/Warehouse  
Unit 4, 5, 9, 10 - 4,000 Sq. Ft. Warehouse  
*\*Can be combined as one or separated as 2 units*

**Property Size:** 2.15± Acres

**Building Size:** 30,000± Sq. Ft.

**Zoning:** Industrial Light (IL)

**Year Built:** 1985 (Renovated 2023)

**STRAP Number:** 01-46-24-010000B.004A

SUBLEASE RATE:

**\$13.48 PSF NNN**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

# SALES EXECUTIVE



**Eric Edwards, CCIM**  
Senior Broker Associate



**Laura Cari, CCIM**  
Senior Broker Associate



## DIRECT ALL OFFERS TO:

**Eric Edwards, CCIM**  
eedwards@lsicompanies.com

**Laura Cari, CCIM**  
lcari@lsicompanies.com

o: (239) 427-3400

## OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not be limited to, basic terms such as lease rate, lease term.

LSI Companies is pleased to present an exceptional opportunity to sublease a 7,000± Sq. Ft. industrial flex space in the Old US-41 industrial complex in Fort Myers, Florida. The availability consists of two units, the first of which is currently built out with a small air-conditioned office with abundant warehouse space that includes additional storage rooms, a mezzanine, restroom, and (2) 14' x 10' overhead roll-up doors. The additional adjacent warehouse space in the second unit includes (4) 14' x 10' overhead roll up doors providing the ability to drive through.

16270 Old US-41 is strategically located off S. Tamiami Trail (US-41) in Fort Myers, Florida, with easy on-and-off access. The property consists of three 10,000± Sq. Ft. multi-tenant industrial buildings, built in 1985 and renovated in 2023, and offers newly renovated durable roofing and higher-than-market 20' clearance height.

Current term expires 12/31/2026 but a new, qualified tenant may be able to sign a new lease with the Landlord.



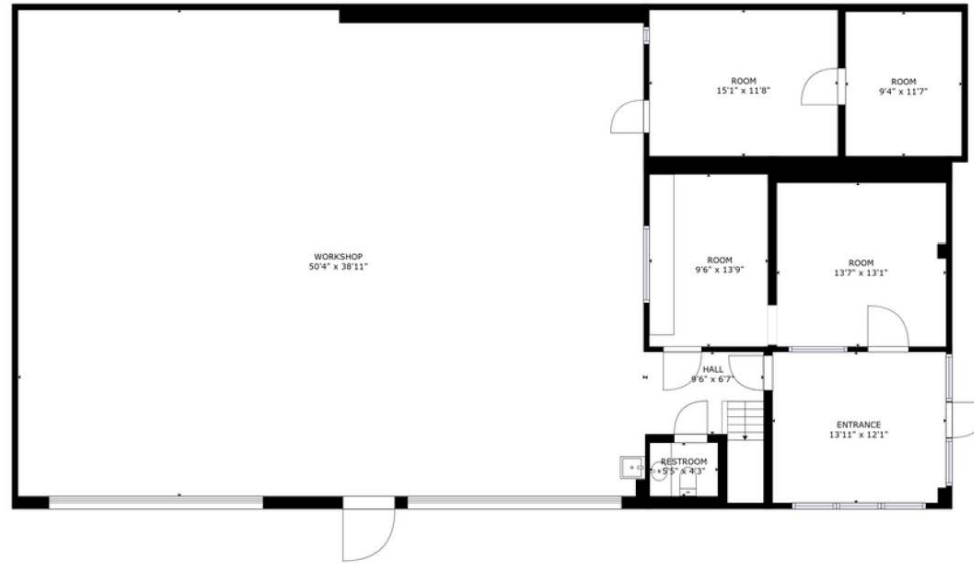
## PROPERTY EXTERIOR



# FLOOR PLAN

## UNIT 1, 2 & 3

### 1ST FLOOR

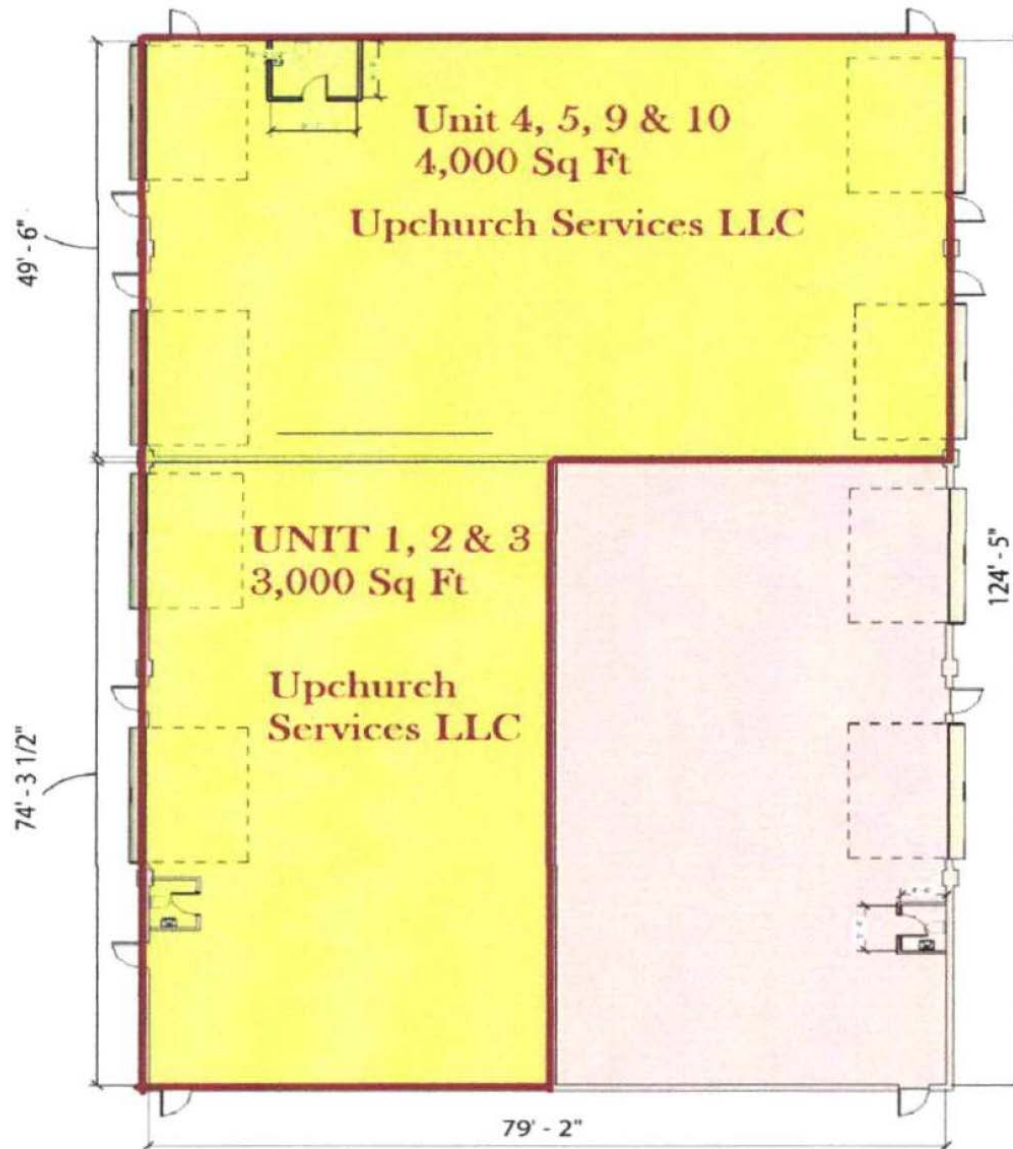


### 2ND FLOOR



# FLOOR PLAN

## ALL UNITS



# RETAIL MAP

## SURROUNDING NOTABLE RETAIL

### 1. INTERSTATE COMMERCE



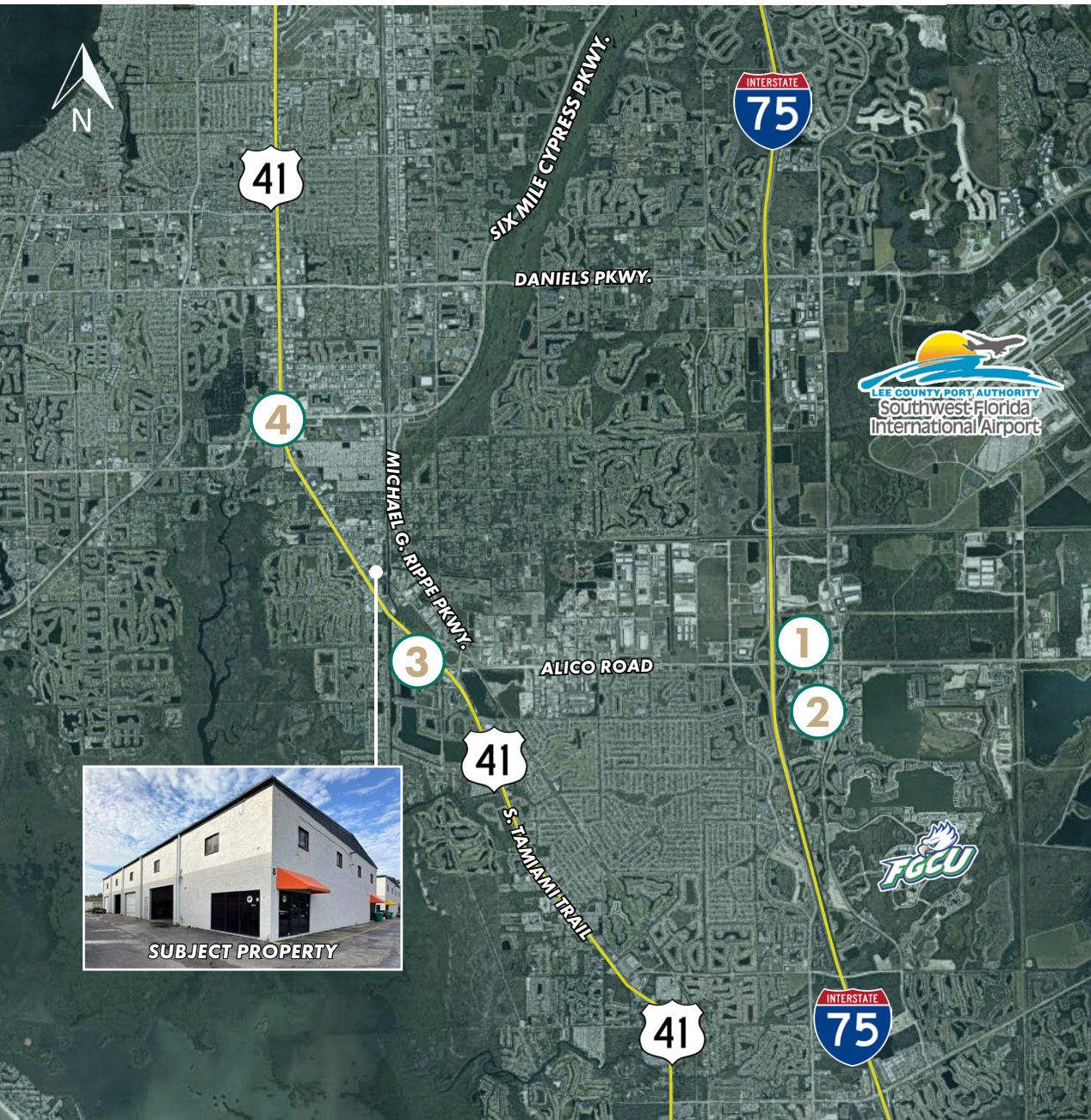
### 2. GULF COAST TOWN CENTER



### 3. ALICO COMMONS



### 3. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PWKY.



## LOCATION

### LOCATION HIGHLIGHTS

- 1± mile to Alico Road
- 4± miles to I-75
- 5± miles to Estero Parkway
- 8± miles to Cape Coral
- 9± miles to SWFL International Airport (RSW)
- 9± miles to Bonita Springs
- 10± miles to Downtown Fort Myers





# LSI

---

## COMPANIES

LSICOMPANIES.COM

### LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.