

# FLEX, OFFICE & INDUSTRIAL NEAR RSW AIRPORT

14580 Global Pkwy | Fort Myers, FL 33913

Flex/Office/Industrial For Lease



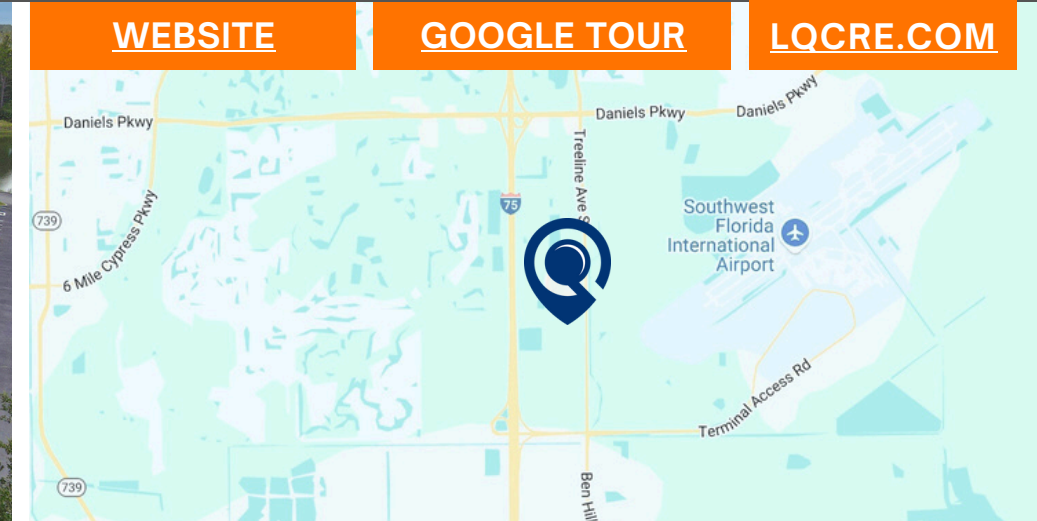
**LQ Commercial**  
REAL ESTATE SERVICES



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**\$16.75 - \$17.00**  
**PSF NNN**



**\$5.50/SF**  
**CAM RATE**



**1,540 - 23,188 SF**  
**AVAILABLE SPACE**



**OFFICE, FLEX &**  
**WAREHOUSE SPACE**



**2008**  
**BUILT**

- 2 office units (1,540 SF & 2,678 SF), 1 flex unit (8,620 SF) & 1 warehouse (10,350 SF) for lease in Fort Myers, FL
- Units can be leased together or separate
- Some units are fully furnished
- All are immediately available except for unit 200 (available 03/01/26)
- Multiple layout configurations available to suit specific tenant needs
- Well maintained, modern tilt-wall structure with close proximity to RSW International Airport and I-75



5-MILE POPULATION

**82,650**



5-MILE AVG. AGE

**46.5**



5-MILE INCOME

**\$138,781**



5-MILE EMPLOYEES

**41,898**



1614 Colonial Blvd #101  
Fort Myers, FL 33907

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## UNIT #108

- 8,620 SF
- 10 built in offices and an additional 25 cubicle desks
- Guest/patient restroom + employee restrooms, and full-sized break room/kitchenette
- Built out for general office with multiple built-in offices and furnishings
- Large flex space and access to grade high door offers additional utility
- This office is ideally located for Contractors, Freight/3PL Operators, Engineers/Architects, and other businesses that require a centralized SWFL field operations hub with close proximity to I-75



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## UNIT #108



OPEN FLOOR FLEX/OFFICE SPACE



REAR DELIVERY DOOR



PRIVATE OFFICE



MAIN OFFICE



BREAKROOM/KITCHENETTE



CONFERENCE ROOM



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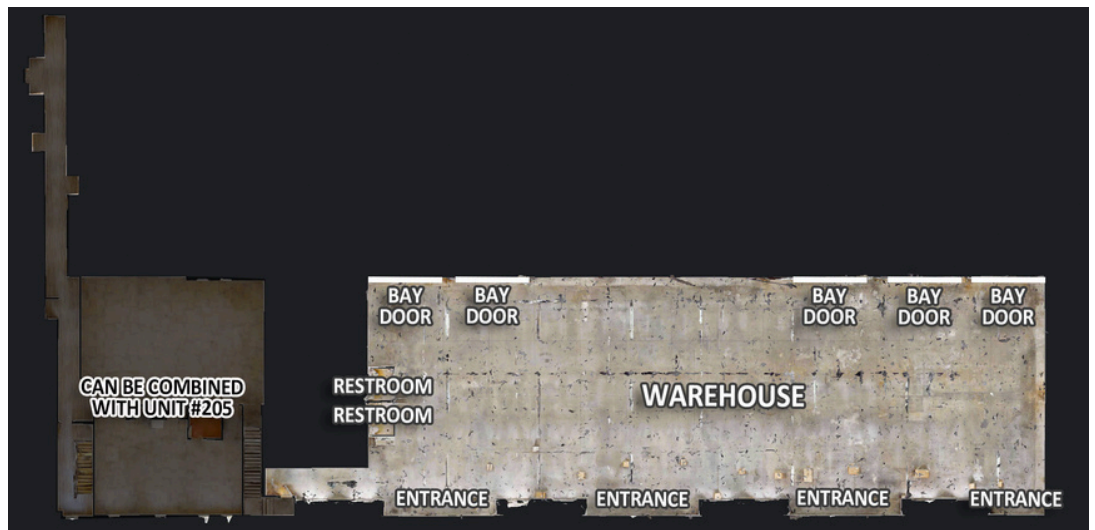


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## UNIT #110

- 10,350 SF free span warehouse with 26' clear height and five 14' x 14' grade high doors
- Upgraded LED lighting throughout warehouse, as well as two ADA bathrooms
- Ideal site for e-commerce operations, trades/contractor warehouse, equipment/building supply providers, and other warehouse users requiring close proximity to I-75 and/or RSW airport.



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**UNIT #110**



**WAREHOUSE FACING NORTH**



**WAREHOUSE FACING WEST**



**WAREHOUSE FACING EAST**



**TWO ADA RESTROOMS IN WAREHOUSE**



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## UNIT #200

- 1,540 SF
- Available March 1, 2026.
- Unit features 3 private offices, open floor plan, and kitchen/break area.
- Can be delivered empty or furnished.



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**UNIT #200**



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## UNIT #205

- 2,678 SF office space.
- Unit features open floorplan and in-suite restroom
- Immediately available



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**UNIT #205**



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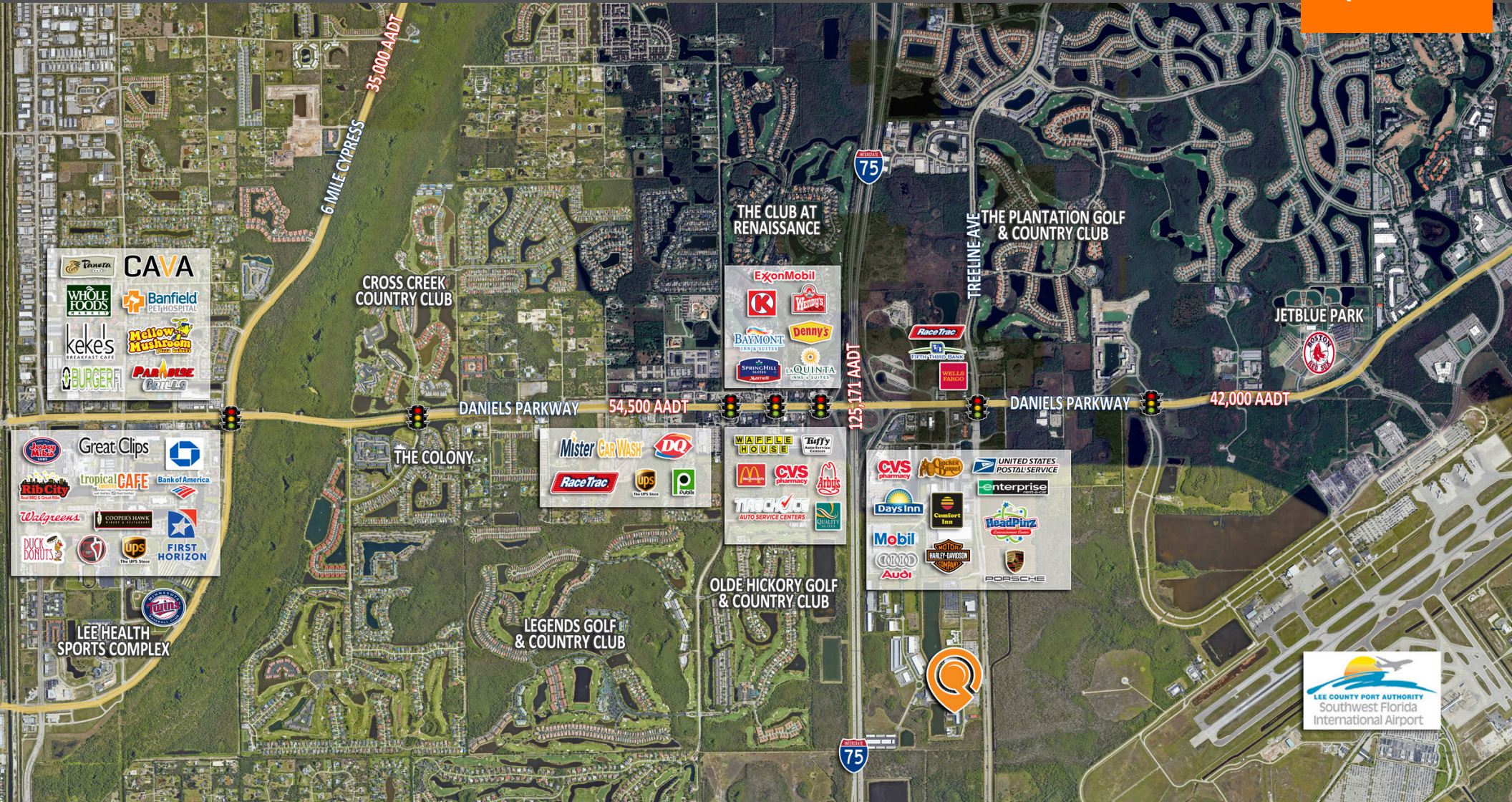
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