

# MERIDIAN FLEX SUITES

16221 Lee RD Fort Myers FL 33912

Flex Space For Sale or Lease



From \$399,995 or \$20.00 Fully Air Conditioned Space Sq. Ft. 1,250 to 80,000

Tired of cramped storage? Meridian Flex Suites offers the most affordable 1,250 sq ft flex space in Fort Myers, perfect for storing your car, boat, RV, or business essentials. Our meticulously finished units boast impact-resistant construction, secure access, and customizable space – all conveniently located near Lee Rd and I-75. Don't miss out on this prime opportunity! Contact us today. Call today 239-261-1186



## *Experience Matters*

David R. Bartley, Sr  
Broker/General Partner  
Bartley Realty LLL

O 239-261-1186  
C 239-784-3283  
Dave@BartleyRealty.com

5380 Mahogany Ridge Rd  
Naples, FL 34119  
www.BartleyRealty.com



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## MERIDIAN FLEX SUITES 1-14-26

Unit	Size	Lease Price Per Square Foot	Sale Price	Unit	Size	Lease Price Per Square Foot	Sale Price
101	1,250	Leased	\$412,500.00	133	1,250	Leased	\$412,500.00
102	1,250		Sold	134	1,250	Leased	\$399,900.00
103	1,250	Leased	\$399,900.00	135	1,250	Leased	\$399,900.00
104	1,250	Leased	\$399,900.00	136	1,250	\$20.00	\$399,900.00
105	1,250	Leased	\$399,900.00	137	1,250	\$20.00	\$399,900.00
106	1,250	Leased	\$399,900.00	138	1,250	\$20.00	\$399,900.00
107	1,250	Leased	\$399,900.00	139	1,250	\$20.00	\$399,900.00
108	1,250	Leased	\$399,900.00	140	1,250	\$20.00	\$399,900.00
109	1,250	Leased	\$399,900.00	141	1,250	Leased	\$399,900.00
110	1,250	Leased	\$399,900.00	142	1,250	\$20.00	\$399,900.00
111	1,250		Sold	143	1,250	\$20.00	\$399,900.00
112	1,250	\$20.00	\$399,900.00	144	1,250	\$20.00	\$399,900.00
113	1,250	\$20.00	\$399,900.00	145	1,250	\$20.00	\$399,900.00
114	1,250	\$20.00	\$399,900.00	146	1,250	\$20.00	\$399,900.00
115	1,250	\$20.00	\$399,900.00	147	1,250	\$20.00	\$399,900.00
116	1,250	\$20.00	\$399,900.00	148	1,250	\$20.00	\$399,900.00
117	1,250	\$20.00	\$399,900.00	149	1,250	\$20.00	\$399,900.00
118	1,250	\$20.00	\$399,900.00	150	1,250	\$20.00	\$399,900.00
119	1,250	\$20.00	\$399,900.00	151	1,250	\$20.00	\$399,900.00
120	1,250	\$20.00	\$399,900.00	152	1,250	\$20.00	\$399,900.00
121	1,250	\$20.00	\$399,900.00	153	1,250	\$20.00	\$399,900.00
122	1,250	\$20.00	\$399,900.00	154	1,250	\$20.00	\$399,900.00
123	1,250	\$20.00	\$399,900.00	155	1,250	\$20.00	\$399,900.00
124	1,250	\$20.00	\$399,900.00	156	1,250	\$20.00	\$399,900.00
125	1,250	\$20.00	\$399,900.00	157	1,250	\$20.00	\$399,900.00
126	1,250	\$20.00	\$399,900.00	158	1,250	\$20.00	\$399,900.00
127	1,250	\$20.00	\$399,900.00	159	1,250	\$20.00	\$399,900.00
128	1,250	\$20.00	\$399,900.00	160	1,250		Sold
129	1,250	Leased	\$399,900.00	161	1,250	Leased	\$399,900.00
130	1,250		Sold	162	1,250		Sold
131	1,250		Sold	163	1,250	Leased	\$399,900.00
132	1,250		Sold	164	1,250	Leased	\$412,500.00

**MERIDIAN FLEX SUITES**  
**INDUSTRIAL CONSTRUCTION CRITERIA**  
**16221 Lee RD Fort Myers FL 33912**  
**August 14, 2024**

**Hurricane Protection:**

Building Rated to 155 MPH wind load.

All windows and doors are impact rated.

**Roof:**

Roof to be an A Frame roof

**Floors:**

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

**Walls:**

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

Firewall to be 6" metal studs

**Doors:**

Front door: One (1) 3'0" x 7'0" storefront. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold. .

Garage Door: Paneled garage door (14'W x 14'H) with windows

**Windows:**

All windows to be Low E Impact glass, ¼ gray tint.

**Fire Protection:**

**Fire Sprinkler**

Developer will install a complete automatic fire sprinkler system (wet), as required by code. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense.

**Fire Alarm**

Developer will provide a fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

**HVAC - (Heating, Ventilation, and Air-Conditioning):**

1. 3-ton split system AC with fiberglass duct board trunk lines from front to back of unit.
2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
3. One (1) exhaust fan in the restroom.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

**Electrical Supply:**

**Panels**

225 AMP

**Outlets**

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls.

**Light Switches**

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

**Bathroom**

1. ADA Bathroom

**Lighting**

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

**Telephone & Cable:**

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

**Ceiling Height:**

Clear heights range from approximately 17' to 30'.

**NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.**

Buyer \_\_\_\_\_

Seller \_\_\_\_\_



**BartleyRealty**

## **Meridian Flex Suites**

### **Special Developer Financing**

**Take advantage of our limited-time financing offer with no bank fees, points, prepayment penalties, or appraisal fees!**

We offer an expedited approval process and low-down payment options to make owning a Meridian Flex Suite easier than ever. Choose the program that best suits your needs:

#### **Financing Programs:**

- **Program 1:**
  - Down Payment: 20%
  - Interest Rate: 6.0%
  - Term: 10 years- amortization of 20-years
  - Monthly Payment (Principal & Interest): \$2,292.58
- **Program 2:**
  - Down Payment: 15%
  - Interest Rate: 7.0%
  - Term: 10 years- amortization of 20-years
  - Monthly Payment (Principal & Interest): \$2,636.02
- **Program 3:**
  - Down Payment: 10%
  - Interest Rate: 8.0%
  - Term: 10 years- amortization of 20-years
  - Monthly Payment (Principal & Interest): \$3,011.18

#### **Contact:**

**Contact a Bartley Realty LLLP representative for more information, call 239-261-1186**

## 16221 Lee Rd (Meridian Flex Suites) 2026 Estimated Budget 1-14-26

Total Square Feet	80,000	2024 MONTHLY BUDGET	NOTES
EXPENSES	Budget	\$ PSF	
Common Area Elec.	\$2,400.00	\$0.03	Please take your monthly invoice x 12 and add that number to B4
Building Insurance	\$40,000.00	\$0.50	Please take your invoice and add that number to B5
Liability Insurance	\$3,000.00	\$0.04	Please take your invoice and add that number to B6
Fire Sprinkler/Backflow	\$2,500.00	\$0.03	This number represents the cost we have on other buildings - Please enter your cost in B7
Fire Alarm monitoring	\$1,000.00	\$0.01	This number represents the cost we have on other buildings - Please enter your cost in B8
Landscaping	\$20,000.00	\$0.25	This number represents the cost we have on other buildings - Please enter your cost in B9
Professional Fees	\$1,500.00	\$0.02	A tax return will need to be prepared for the association - the amount entered represents a cost we have for another rproperty
Licenses, Fees	\$265.00	\$0.00	The yearly cost to for the association on Florida Business and professional regulations.
Management Fees	\$0.00	\$0.00	Please take your monthly invoice x 12 and add that number to B12
Pest Control	\$1,500.00	\$0.02	This number represents the cost we have on other buildings - Please enter your cost in B13
Cleaning	\$3,100.00	\$0.04	This number represents the cost we have on other buildings - Please enter your cost in B14
Recycling	\$8,000.00	\$0.10	Please take your monthly invoice x 12 and add that number to B16
Trash Collection	\$24,000.00	\$0.30	Please take your monthly invoice x 12 and add that number to B17
Water & Sewer	\$6,000.00	\$0.08	This number represents the cost we have on other buildings - Please enter your cost in B17
Repairs & Maint.	\$1,000.00	\$0.01	This is an estimate
Master Association	\$4,000.00	\$0.05	This number represents the accual cost
Comcast	\$2,000.00	\$0.03	Please take your monthly invoice x 12 and add that number to B20
Miscellaneous	\$1,000.00	\$0.01	This is an estimate
<b>TOTAL</b>	<b>\$121,265.00</b>	<b>\$1.52</b>	Total without property taxes
<b>PROPERTY TAXES - Building and land</b>		<b>\$3.20</b>	Each unit will appraise for the sale price of \$399,900 - the estimated property tax is 1% or \$3,999 per year per unit or \$3.20 PSF
<b>TOTAL</b>	<b>\$121,265.00</b>	<b>\$4.72</b>	
<b>RESERVES</b>	\$0.00	\$0.00	I recommend you collect for reserves but you do not have to.
Paving	\$7,500.00	\$0.09	
Painting	\$14,000.00	\$0.18	
Roof	\$10,000.00	\$0.13	
<b>Reserves TOTAL</b>	<b>\$31,500.00</b>	<b>\$0.39</b>	
<b>Total Operating HOA Fee</b>	<b>\$152,765.00</b>	<b>\$5.11</b>	

