

46,053 SF
AVAILABLE FOR LEASE



10411 MERIDIAN CENTER PARKWAY
FORT MYERS, FL 33913

MERIDIAN CENTER SOUTH

CBRE
Knott
Realty Group

PROPERTY OVERVIEW

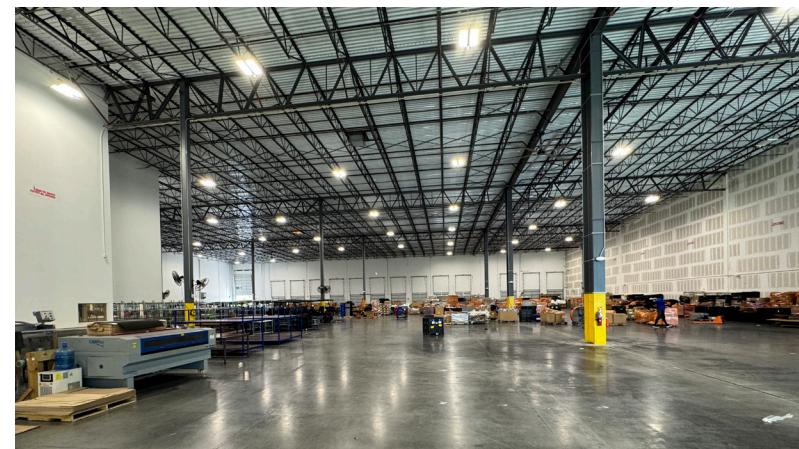
- + **Lease Rate:** \$12.00/SF NNN
- + **OPEX:** \$3.33/SF
- + Easy access to I-75 via Alico Road (Exit 128) and Daniels Parkway (Exit 131)
- + Close proximity to Retail, Restaurants and Lodging
- + 1 Mile to Southwest Florida International Airport



BUILDING SPECIFICATIONS

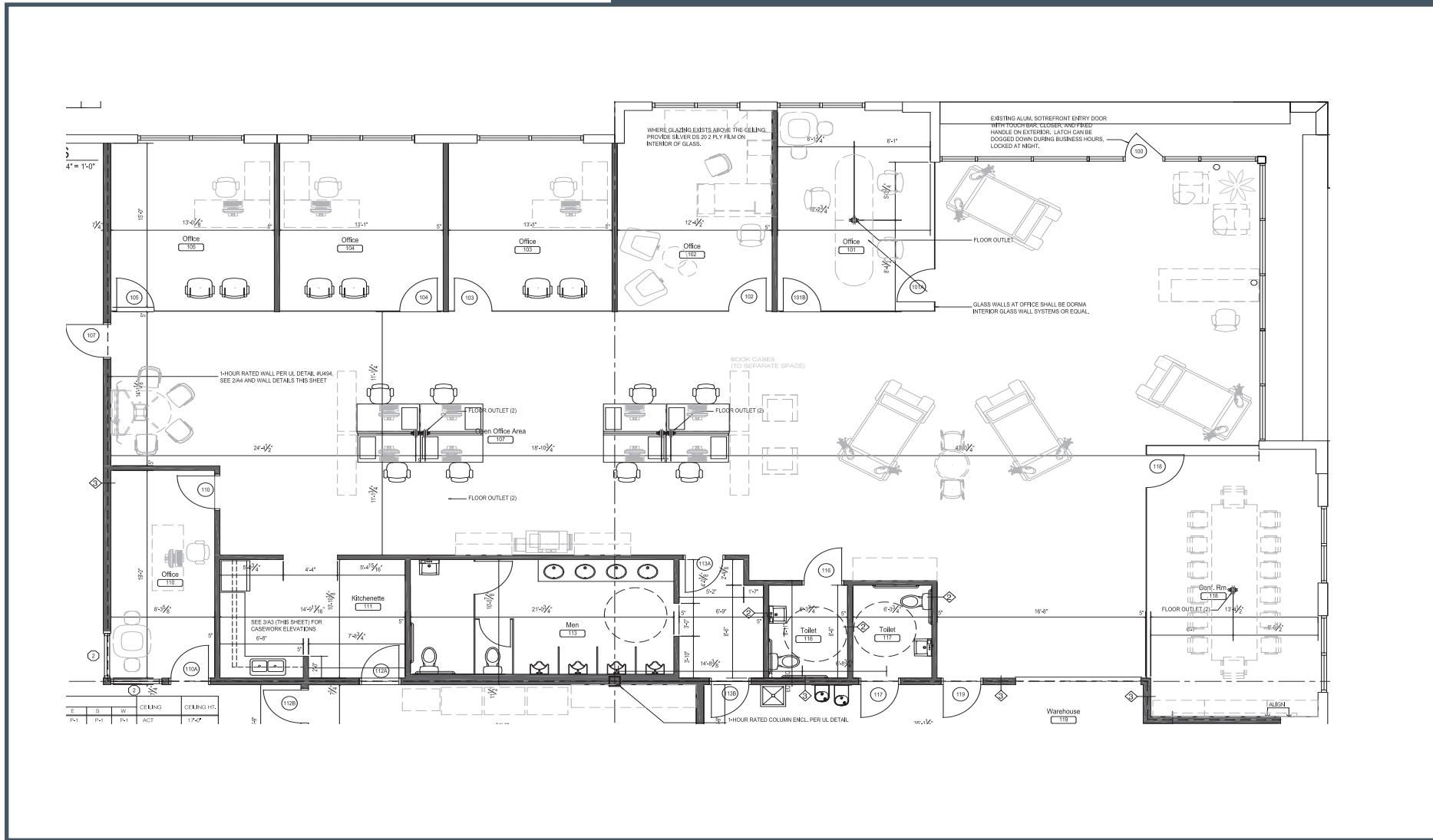
Space Highlights

Building Size	161,090 SF
Available Size	46,053 SF
Clear Height	32'
Building Depth	210'
Dock High Doors	(13) 9' x 10'
Drive-In Doors	(1) 12' x 14'
Column Spacing	54'x50'
Speed Bays	60'x50'
Truck Court	130'
Sprinkler System	ESFR
Lights	LED Lights with Motion Sensors

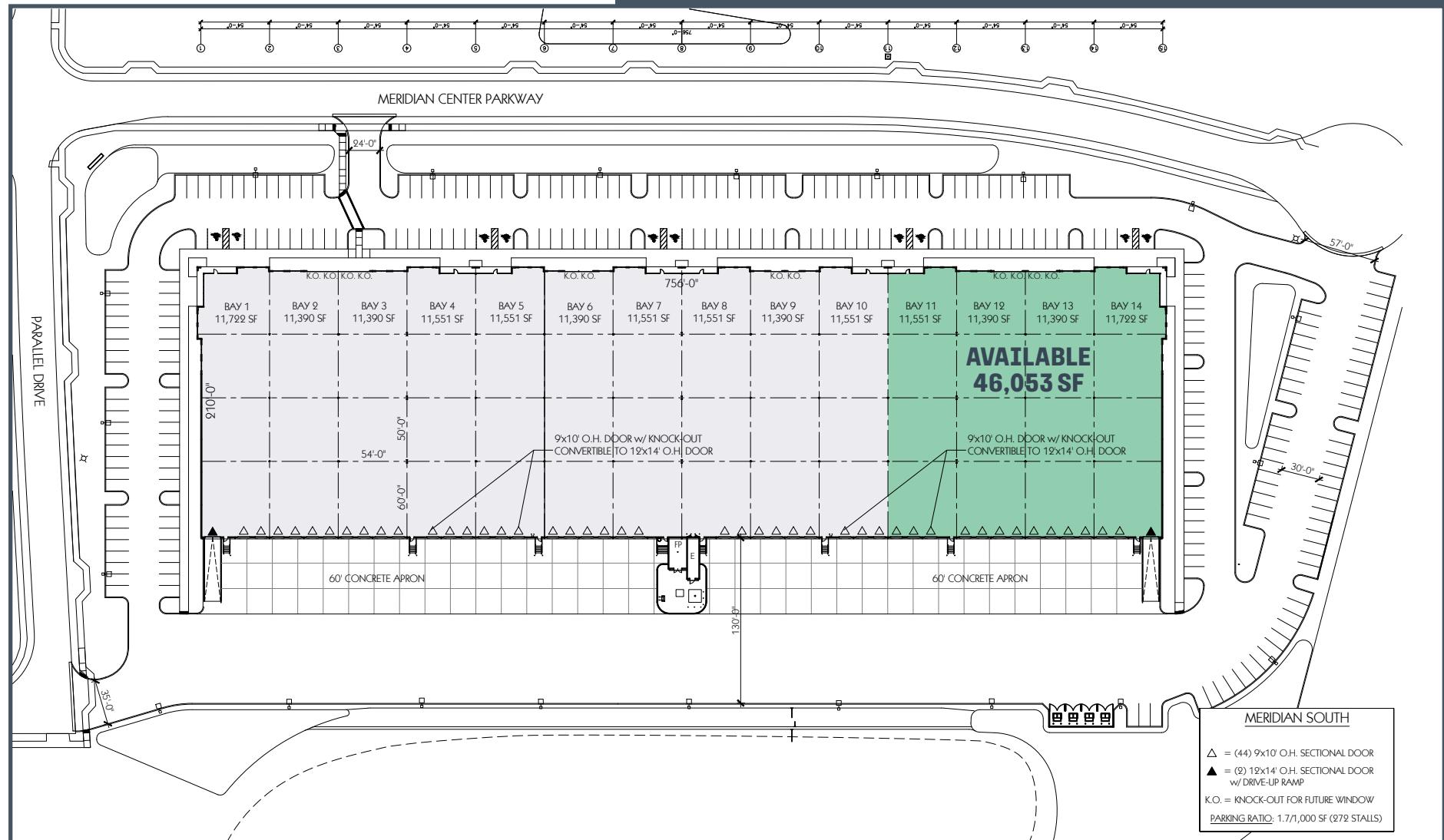


IN-PLACE OFFICE

± 5,400 SF OFFICE SPACE



SITE PLAN



AERIAL MAP





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