

PRE-LEASING OPPORTUNITY 76,780 SF

SIGNATURE INDUSTRIAL

16261/16271 PINE RIDGE RD,
FORT MYERS, FL 33908



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Executive Summary

New Construction Pre-leasing Opportunity

Property Overview	
ADDRESS	16261/16271 Pine Ridge Rd Fort Myers, FL 33908
LEASE RATE	\$19-\$23 SF NNN
CAM	TBD
UNIT SIZES	1,878 - 76,780 SF
SUBMARKET	Fort Myers / The Islands
NNN LEASABLE AREA	76,780 SF
YEAR BUILT	Q1 2026 delivery date
BUILDINGS	2
ZONING	IL
NUMBER OF UNITS	38
PROPERTY TYPE	Class A Industrial
STRAP NUMBERS	05-46-24-01-00003.0040 05-46-24-01-00003.004B 05-46-24-01-00003.004A 05-46-24-01-00003.004D

Property Highlights

New class A industrial construction with January 2026 delivery date

Metal frame with concrete construction

Flexibility on unit build-out sizes, delivered as “Vanilla Shell”, plumbing stubbed, electrical hook-up, and roof mounted HVAC

16’x16’ overhead doors rated to withstand 165 mph winds

3-phase power

18’-20’ ceilings

Property 1’ above new FEMA Base Flood Elevation

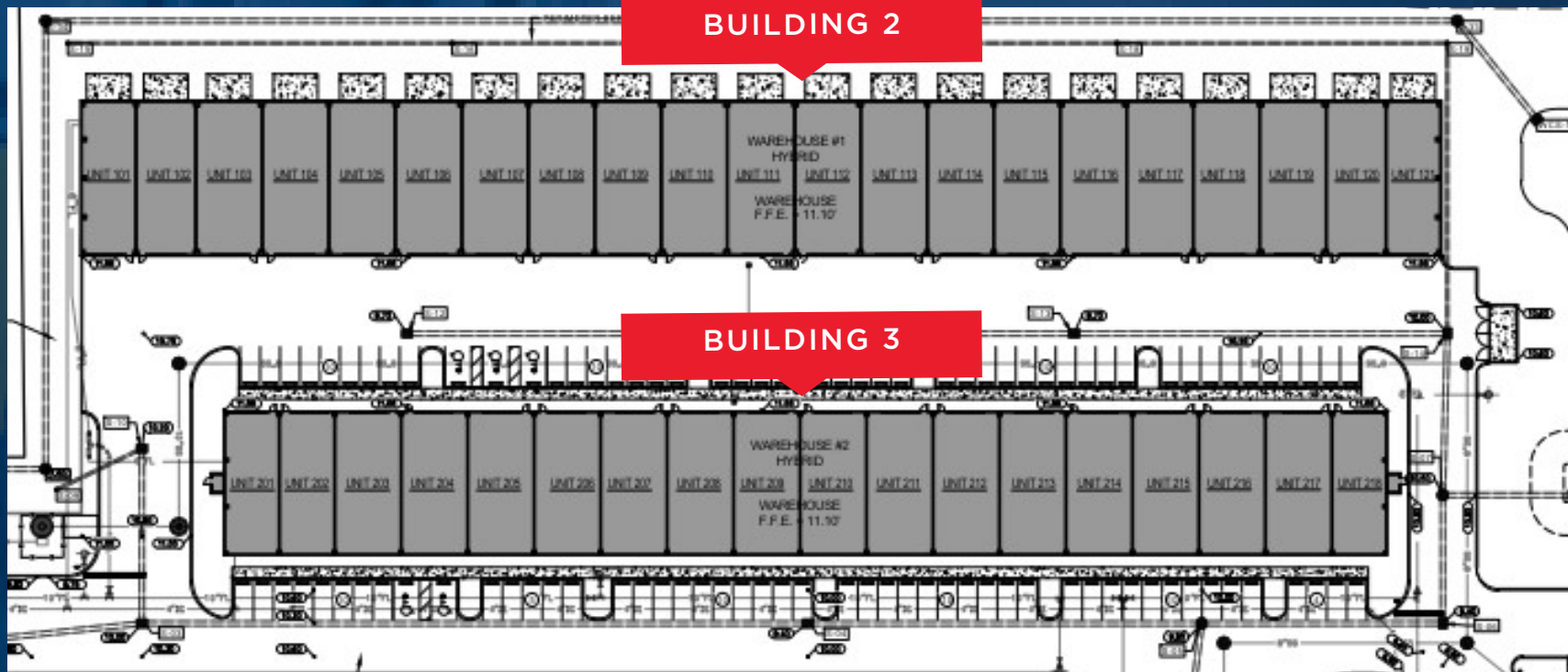


PRE-LEASING

CONSTRUCTION DELIVERY DATE Q1
2026 - Flexibility on delivery, vanilla shell
to fully built out.

Pre-Leasing Rates Vary By Size

Unit Size	Rate / SF
1,878-2,149 SF	\$23.00
3,756 - 4,298 SF	\$22.00
5,637 - 6,447 SF	\$20.00
7,516 SF AND UP	\$19.00



PROPERTY FEATURES



BUILDING SIZE

Building 2 \pm 42,980SF
Building 3 \pm 33,800SF



YEAR BUILT

Q1 2026
delivery date



SITE AREA

\pm 4.7 AC



VANILLA SHELL

Building 2 \pm 20 units
Building 3 \pm 18 units



FLOOD ELEVATION

Built 1' Above FEMA Base
Flood Elevation



CLEAR HEIGHT

18-20'



PARKING

Ample



BUILDING DEPTH

Building 2 70'
Building 3 65'



ROLL-UP DOORS

16'x16'



POWER

3-phase



WE DIDN'T
COME THIS
FAR,
JUST TO
COME THIS
FAR.



FLOOR Build Out Options



SPRINKLER ESFR

BUILDING 2

BUILDING 3

NOTE: GATES OPERATED BY KEY FOBs

REQUIRED PARKING:

- MINI-WAREHOUSES 5 SPACES
- FLEX 15% 104 SPACES

TOTAL REQUIRED 109 SPACES (INCLUDING 5 H/C)

TOTAL PROVIDED 127 SPACES (INCLUDING 7 H/C)

FLUM: INDUSTRIAL DEVELOPMENT
INDUSTRIAL WAREHOUSE/SELF STORAGE

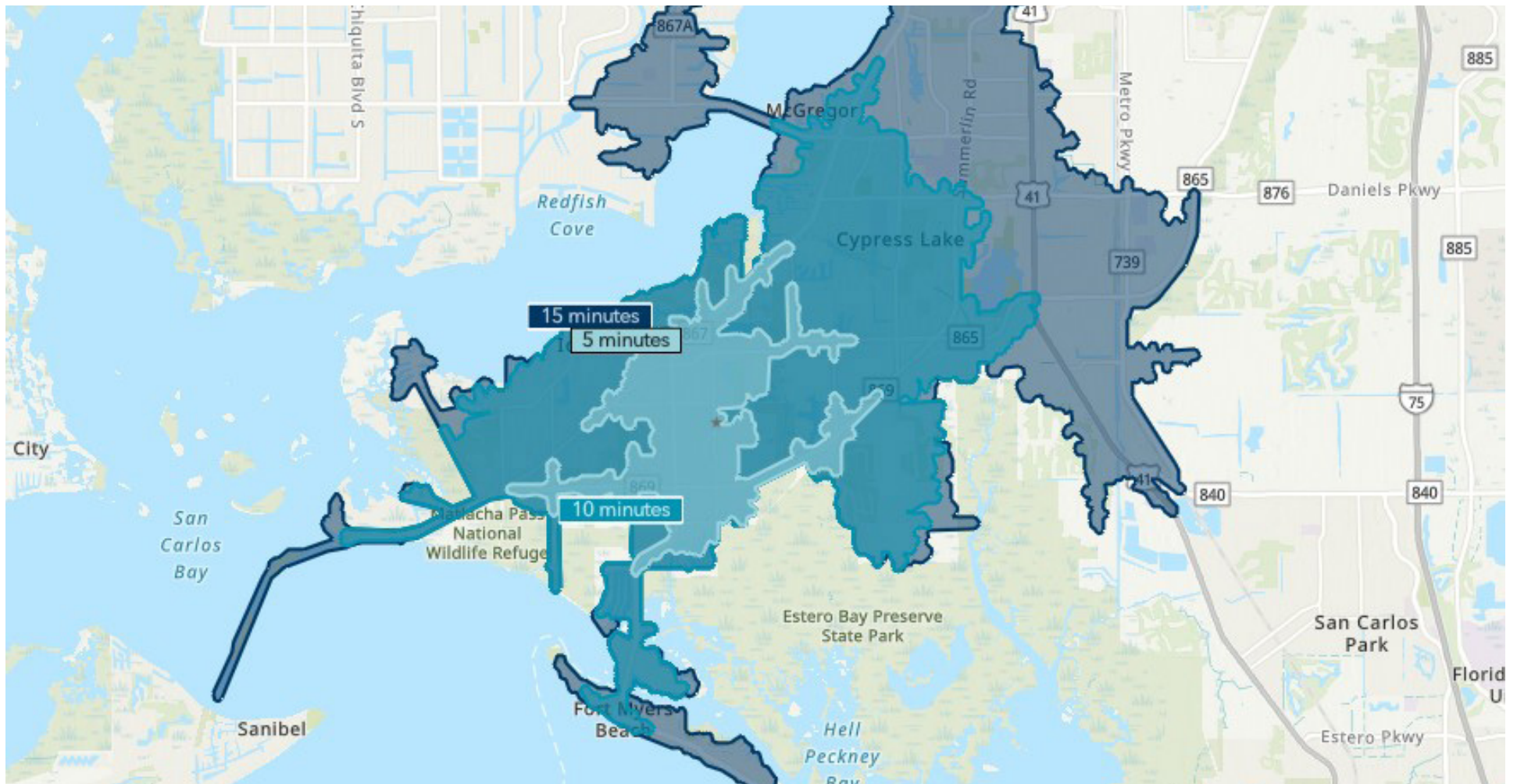
TYPICAL UNIT PLAN

OPTIONAL MEZZANINE

OPTIONAL IMPROVEMENTS BY OWNER INVESTMENT

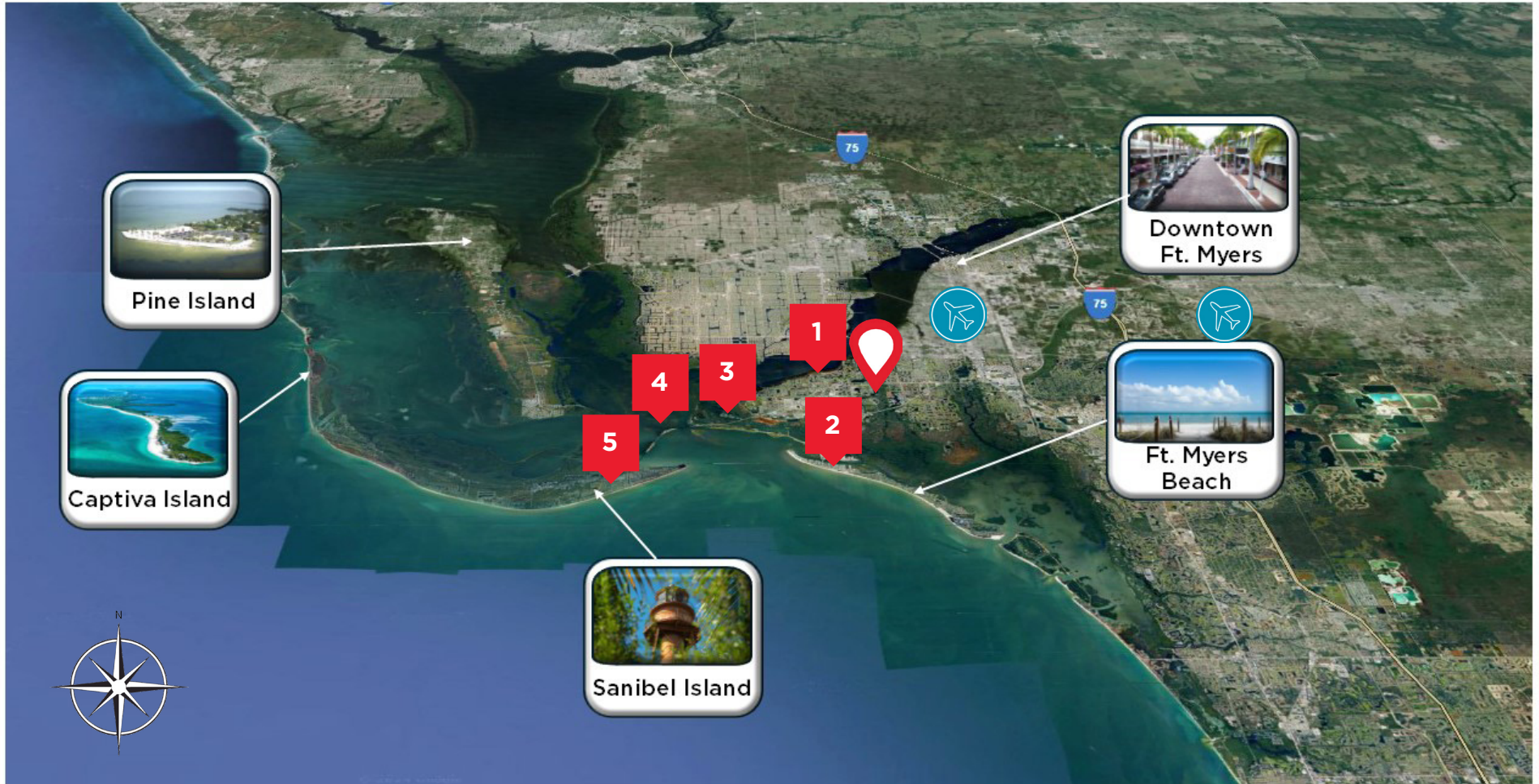
LOCATION

This property boasts an excellent location, providing easy access to the Islands, Sanibel, and Fort Myers Beach within minutes. The limited availability of industrial warehouse space in the surrounding area, combined with the wide range of permitted uses under IL zoning, makes it a strategic and versatile leasing opportunity.



LOCATION

📍 16261/16271 PINE RIDGE RD, FORT MYERS, FL 33908



- | | | | |
|---|---|--|---|
|  ±9.4 MILES |  ±.7 MILES - PAGE FIELD PRIVATE AIRPORT |  2 SALTY SAM'S MARINA ±2 MILES |  4 PUNTA ROSSA BOAT RAMP ±5 MILES |
|  ±16 MILES TO RSW |  1 TARPON POINT MARINA - ±2 MILES |  3 PORT SANIBEL MARINA ±3 MILES |  5 SANIBEL BOAT RAMP ±10 MILES |



This is a rare pre-leasing opportunity in a prime infill location, with new construction set to be delivered in Q1 2026.

Due to the limited vacancy in the surrounding trade area, demand for warehouse space is highly competitive call today for pre-leasing.





CONTACT

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