



Gulfcoast Industrial Park
16120-16190 Lee Rd
Fort Myers, FL 33912

Property Highlights

- Metal frame with concrete construction
- 16' X 16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- All units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP Number(s)	04-46-25-00-00001.0260 04-46-25-00-00001.0200
Property Type	Industrial Park
Year Built	2018/2020
Zoning	IPD
Lease Rate	\$19.00 - \$19.25 NNN
CAM	\$5.24
Buildings	8
Submarket	Fort Myers/The Islands

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

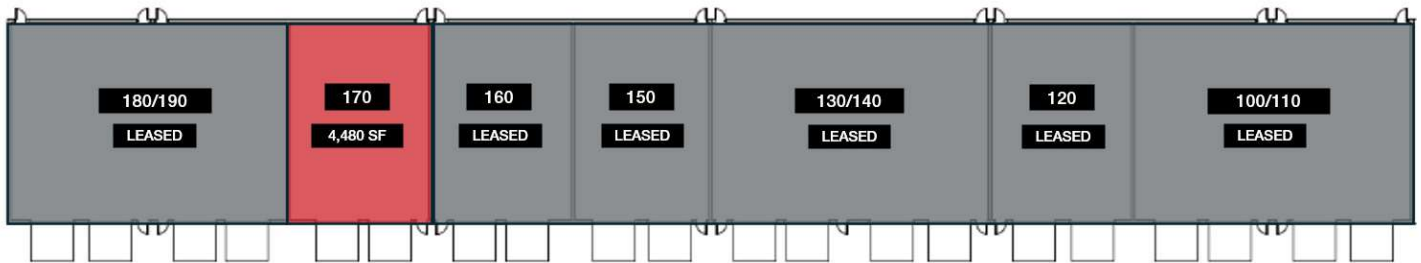
Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

Building 1 - 16120 Lee Rd

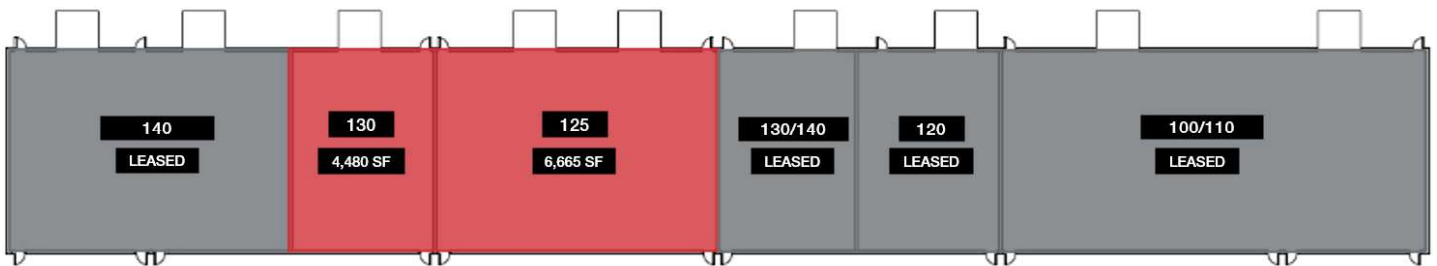


Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power
- Includes built-in paint booth

Unit	Size SF	Lease Rate	CAM	Monthly Rent
170	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

Building 2 - 16130 Lee Rd

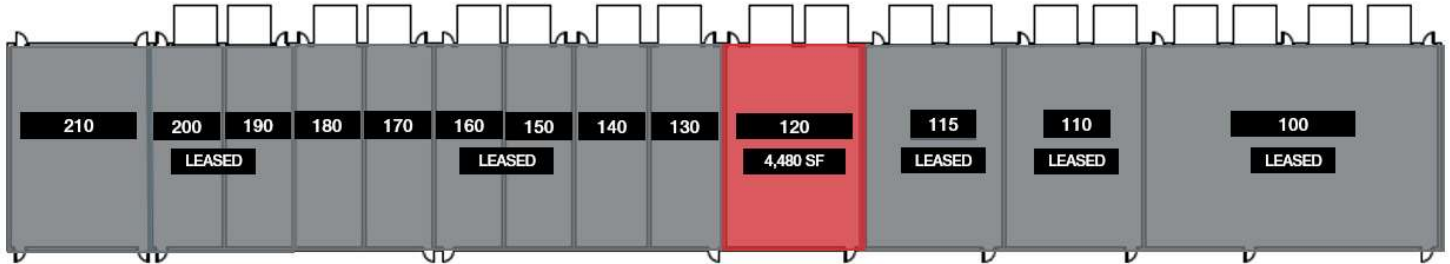


Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Unit	Size SF	Lease Rate	CAM	Monthly Rent
125	6,665 SF	\$19.00 NNN	\$5.24	\$13,463.30
130	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

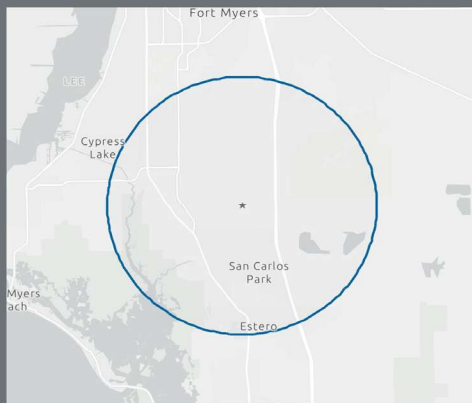
Building 4 - 16150 Lee Rd



Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Unit	Size SF	Lease Rate	CAM	Monthly Rent
120	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93



Population Trends and Key Indicators

16120 Lee Rd, Fort Myers, Florida, 33912 2
Ring of 5 miles

98,188	43,058	2.16	50.9	\$92,520	\$460,757	140	74	34
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

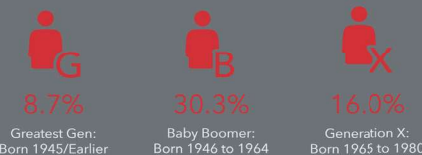
MORTGAGE INDICATORS



KEY FACTS



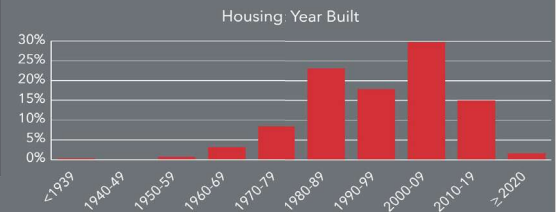
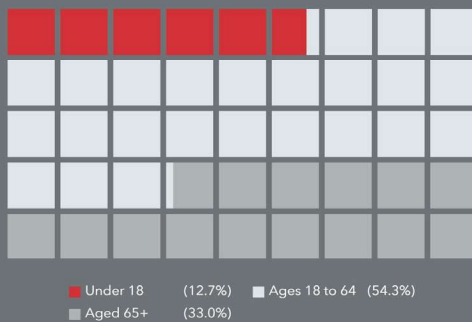
POPULATION BY GENERATION



BUSINESS



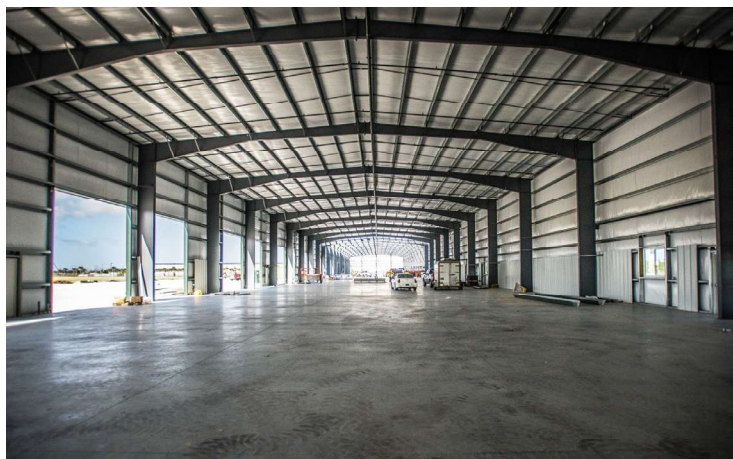
POPULATION BY AGE



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-Data Axle (2025), ACS (2019-2023). © 2026 Esri

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16' x 16'
overhead doors



24' clear
height



Heavy
industrial
zoning



3-phase
power



ESFR
Sprinklers

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