



AADT 125,280±



JETPORT COMMERCE WAY

DANIEL'S PKWY.

OFFERING MEMORANDUM
TREELINE COMMERCE CENTER, SUITE 7
2,000± SQ. FT. FLEX SPACE FOR LEASE

LSI
COMPANIES

PROPERTY SUMMARY

Property Address: 13850 Treeline Ave. S., Ste 7
Fort Myers, FL 33913

County: Lee

Building Size: 28,508± Sq. Ft.

Unit Size: 2,000± Sq. Ft.

Zoning: Light Industrial (IL)

Year Built: 2002

STRAP Number: 23-45-25-02-00000.0070

LEASE RATE:
\$12.50 PSF NNN
\$4.28 PSF OPEX

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM
aburke@lsicompanies.com
o: (239) 489-4066 m: (563) 505-2197

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present 2,000± Sq. Ft. of warehouse space available for lease at Treeline Commerce Center.

This suite features a 12' x 12' at grade overhead door, (2) bathrooms, and 18' clear heights. Located in the rapidly growing Treeline Avenue/Daniels Parkway corridor, with (2) entry points and quick access to I-75, SWFL International Airport (RSW), Alico Road, and surrounding thoroughfares.

Well-suited for construction trades, suppliers, engineers, and service professionals seeking functional space in a strategic location with quick access to all of Southwest Florida.

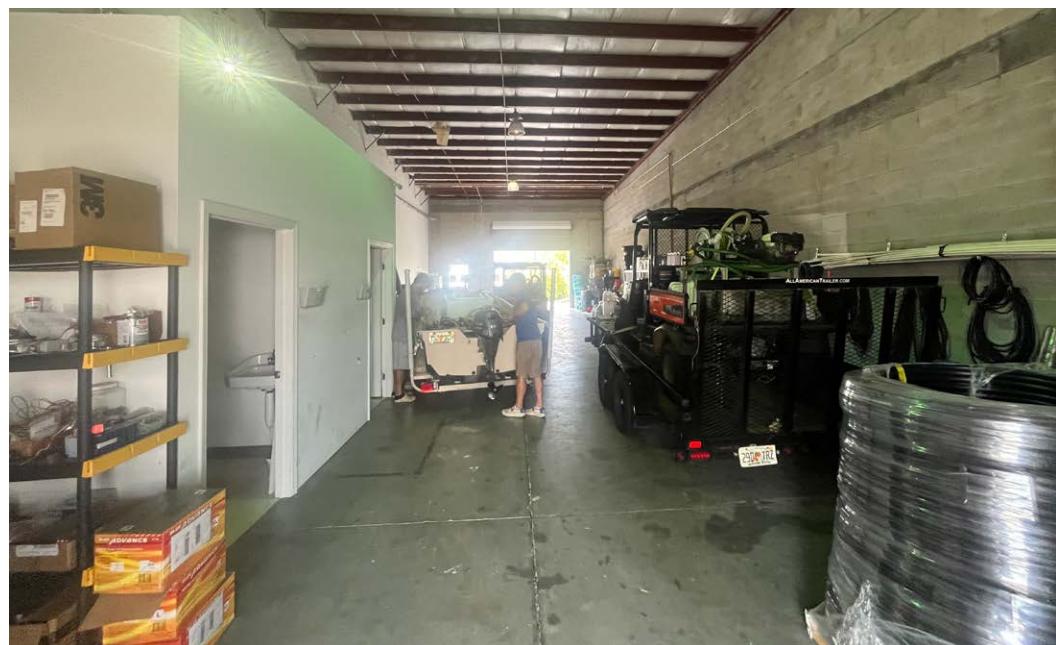


PROPERTY HIGHLIGHTS



- 2,000± Sq. Ft. warehouse space with (2) bathrooms
- Easy access to Daniels Parkway, I-75, SWFL International Airport (RSW), and Alico Road
- Direct frontage on Treeline Avenue
- Access from both Treeline Avenue and Jetport Loop
- (3) Dedicated parking spaces
- 18' clear height
- Marquee Signage
- Situated in one of SWFL's fastest growing commercial and residential corridors

PROPERTY EXTERIOR



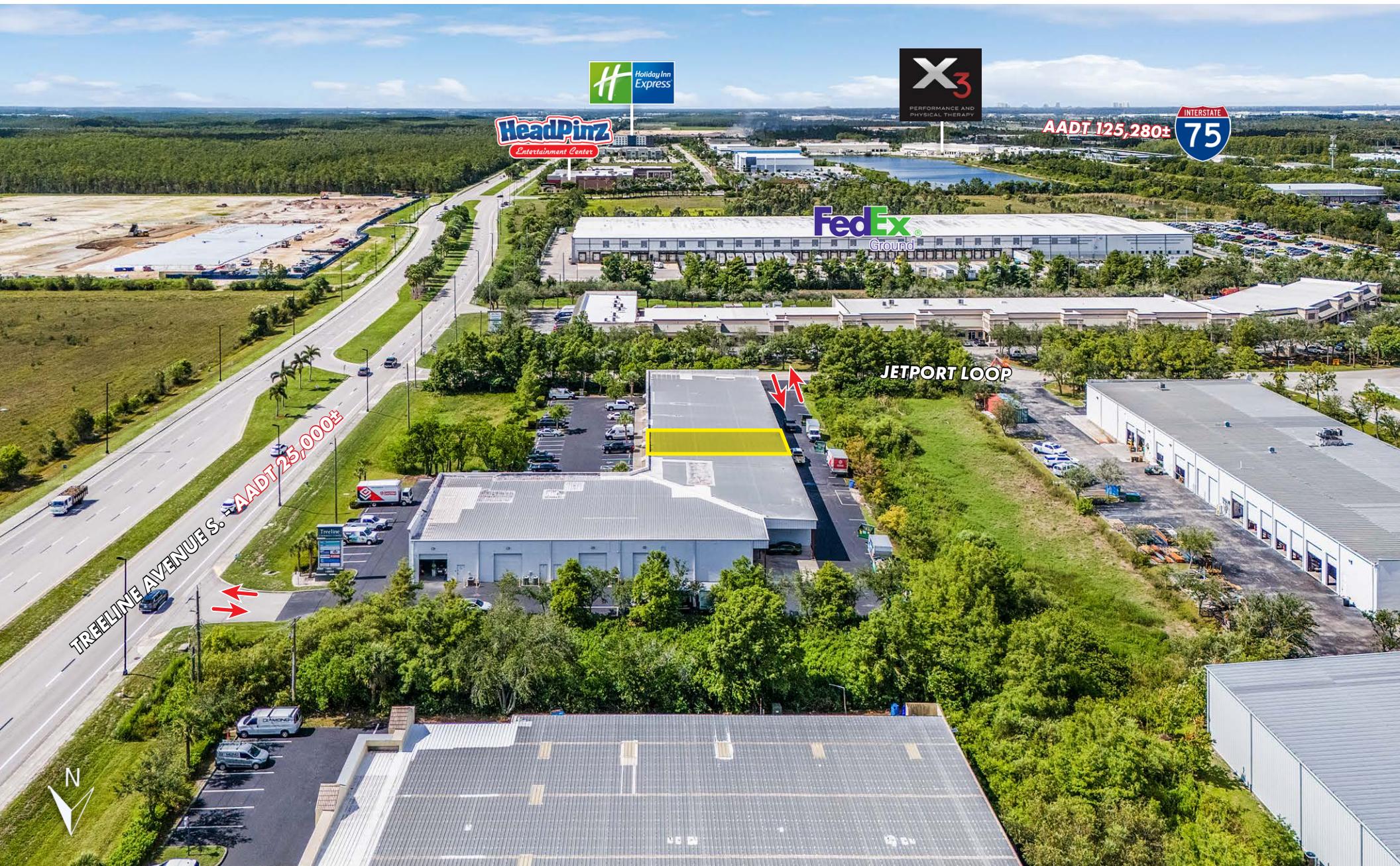
APPROVED USES

- Administrative Offices
- Animal Clinic or Kennel
- Broadcast Studio
- Building Materials Sales
- Business Services
- Cleaning and Maintenance Services
- Storage Warehouse and Processing Plant
- Computer and Data Processing Services
- Contractors and Builders
- Day Care Center
- Health Club or Spa
- Manufacturing (Certain Goods Non-Permitted)
- Motion Picture Production Studios
- Parcel and Express Services
- Personal Services
- Place of Worship
- Processing and Warehousing
- Repair Shops
- Research and Development Laboratories
- Retail and Wholesale Sales
- Schools
- Storage, Indoor & Outdoor
- Vehicle and Equipment Dealers
- Warehouse (All Types)

*Inquire for a full list of approvals.



PROPERTY AERIAL



NEARBY DEVELOPMENTS

UNDER CONSTRUCTION

- 1 DANIELS APARTMENTS
576 Multi-Family Units
- 2 TIMBER CREEK
1,315 Single Family
250,000 Sq. Ft. of Commercial

- 3 ARBORWOOD PRESERVE (PHASE 3)
143 Single-Family Units

- 4 PARKWAY PRESERVE
123 Townhomes

- 5 TOWN PLANTATION
396 Multi-Family Units

IN PLANNING

- 6 DANIELS CREEK
1,600 Residential Units
350,000 Sq. Ft. of Commercial

- 7 CAYO PELON
220 Multi-Family Units

- 8 GATEWAY SENTOSA APARTMENTS
256 Multi-Family Units

- 9 TREELINE 115
376 Single-Family and Multi-Family Community

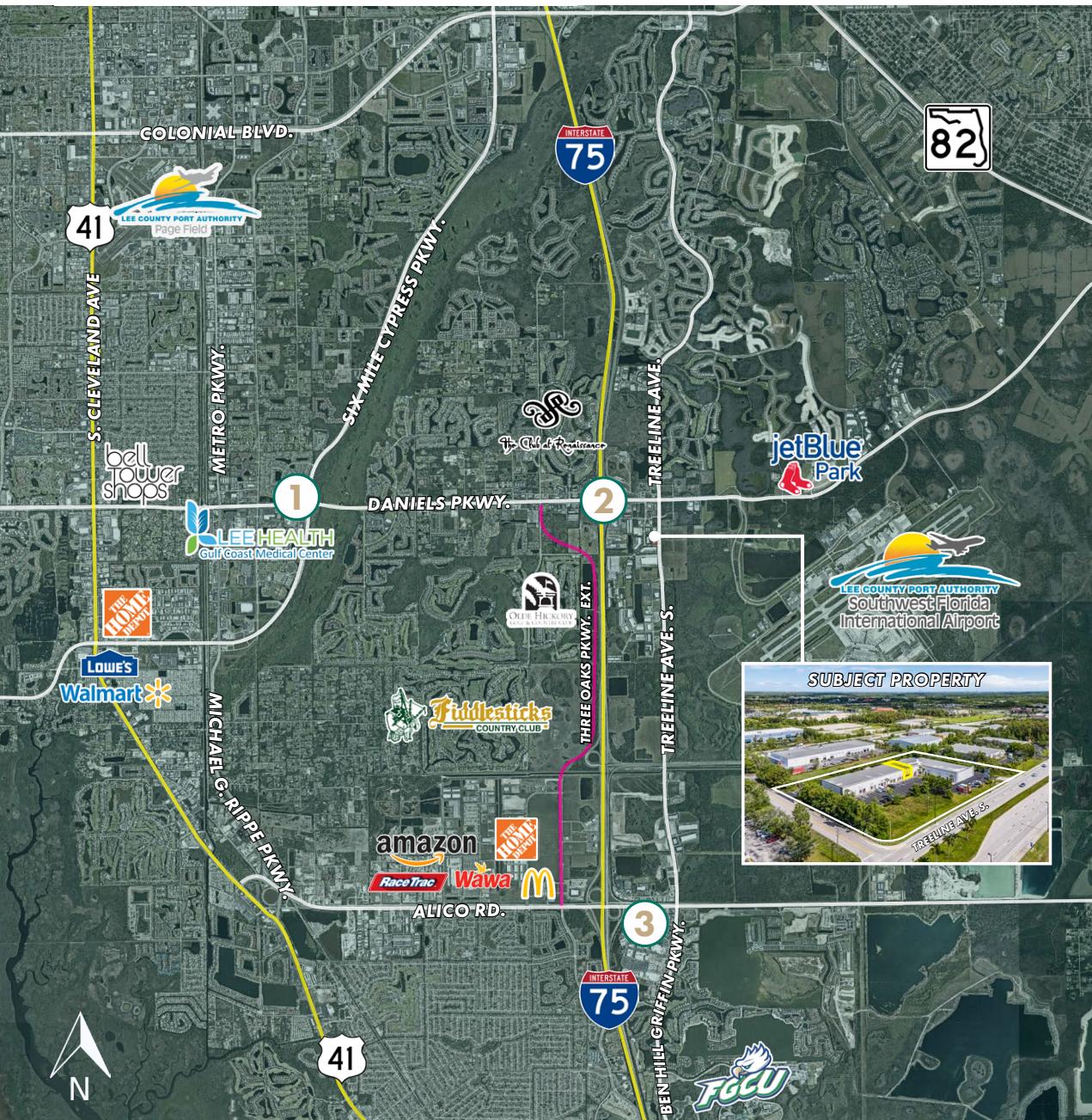
- 10 TREELINE AVENUE 153
153 Multi-Family Units

- 11 DANIELS TOWN SQUARE
1,590 Residential Units

- 12 SADDLE ROAD INDUSTRIAL
18.33± Acre Flex Industrial Project



LOCATION



SURROUNDING NOTABLE RETAIL

1. DANIELS CROSSING



2. DANIELS PKWY. & I-75 EXIT 131



3. GULF COAST TOWN CENTER



LOCATION HIGHLIGHTS

- 0.5± miles to Daniels Parkway
- 1± mile to I-75
- 3.3± miles to Alico Road
- 4± miles to SWFL International Airport (RSW)
- 5.7± miles to Colonial Boulevard
- 6± miles to US-41
- 6± miles to State Road 82



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.