



PINE RIDGE ROAD



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**SIGNATURE STORAGE SUITES - UNIT 307**

2,100± SQ. FT. STORAGE SUITE FOR LEASE - FORT MYERS, FL



## PROPERTY SUMMARY

**Property Address:** 16245 Pine Ridge Road  
Unit 307  
Fort Myers, FL 33908

**County:** Lee

**Property Type:** Improved Industrial  
(Brand New Construction)

**Unit Size:** 2,100± Sq. Ft.

**Unit Dimensions:** 70' x 30'

**Utilities:** All Available

LEASE RATE:

**\$2,250**

Monthly Gross Payment

**LSI**  
**COMPANIES**

LSICOMPANIES.COM

## SALES EXECUTIVES



**Justin Milcetic**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Justin Milcetic**

[jmilcetic@lsicompanies.com](mailto:jmilcetic@lsicompanies.com)

**o:** (239) 489-4066 **m:** (239) 287-8616

### OFFERING PROCESS

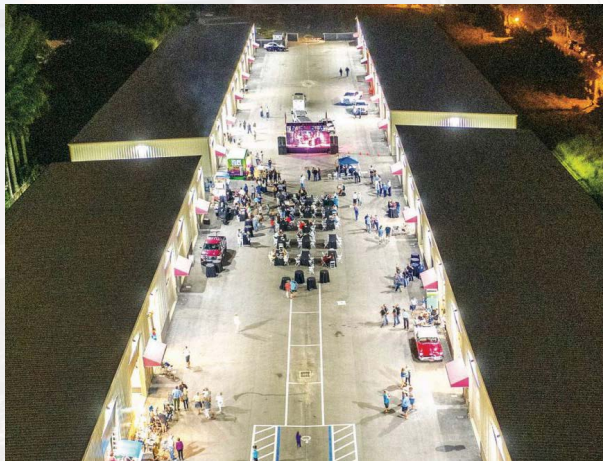
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.



**SIGNATURE STORAGE SUITES** offer the ultimate man-cave experience for individuals seeking the ultra-luxe lifestyle. A twin sister to the adjacent Island Storage Suites, a sold-out luxury storage suite community. The suites are strategically located along Pine Ridge Rd in Fort Myers, with quick access to Florida beaches and Sanibel/Captiva Islands.

The suites offer an opportunity for individuals to store luxury toys in a custom space of their own. It can be utilized as secure storage for boats, RVs, cars, or a class-A getaway for like-minded people.

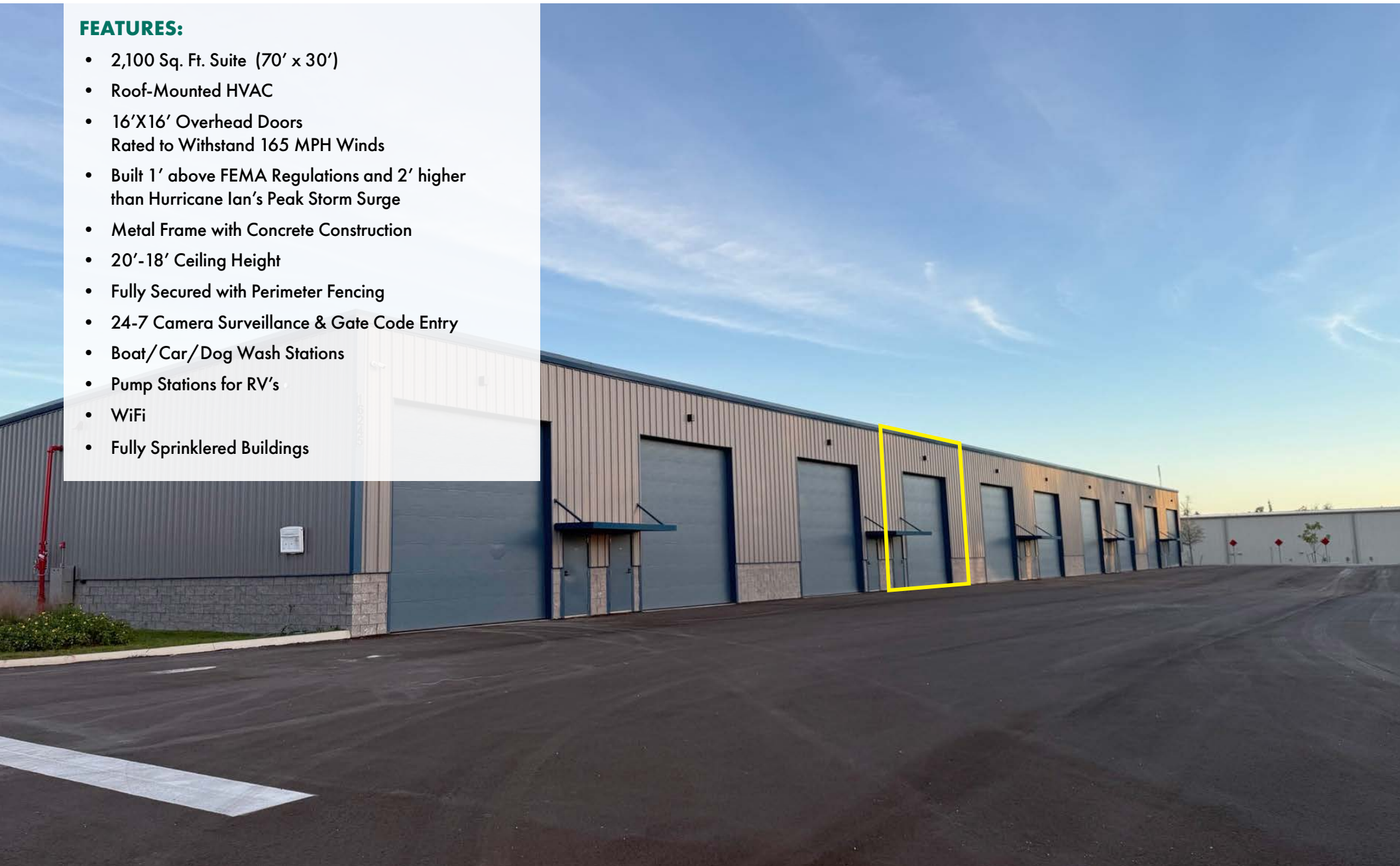
The community is further enhanced with private concerts, charity events, BBQs, and neighborly "open door" gatherings, bringing in the true man-cave style living experience.



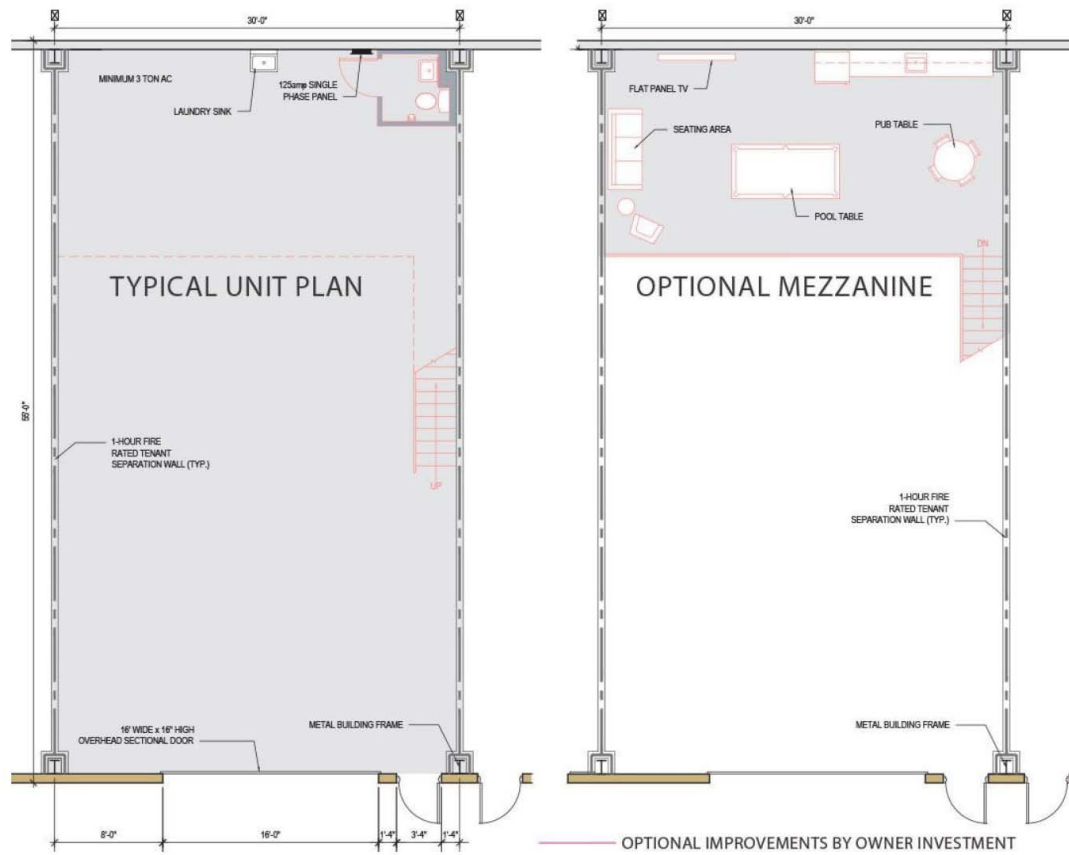


### FEATURES:

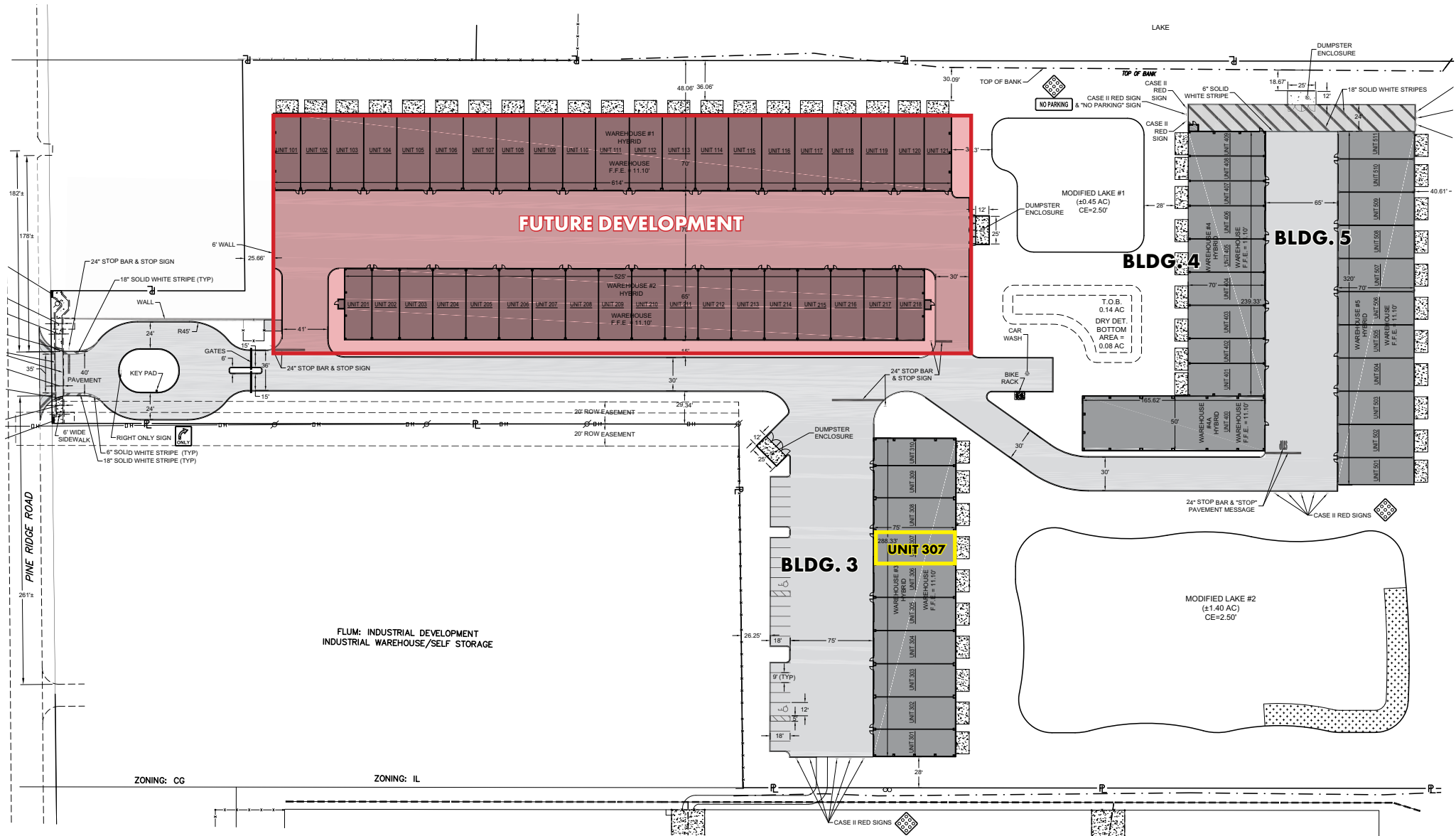
- 2,100 Sq. Ft. Suite (70' x 30')
- Roof-Mounted HVAC
- 16'X16' Overhead Doors  
Rated to Withstand 165 MPH Winds
- Built 1' above FEMA Regulations and 2' higher  
than Hurricane Ian's Peak Storm Surge
- Metal Frame with Concrete Construction
- 20'-18' Ceiling Height
- Fully Secured with Perimeter Fencing
- 24-7 Camera Surveillance & Gate Code Entry
- Boat/Car/Dog Wash Stations
- Pump Stations for RV's
- WiFi
- Fully Sprinklered Buildings



## FLOOR PLAN



# MASTER CONCEPT PLAN





## PROPERTY AERIAL





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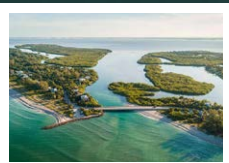




## LOCATION

### LOCATION HIGHLIGHTS

1. Salty Sam's Marina - 2± Miles
  2. Tarpon Point Marina - 2± Miles
  3. Port Sanibel Marina - 3.0± Miles
  4. Punta Rassa Boat Ramp - 5± Miles
  5. Sanibel Boat Ramp - 10± Miles
- 4.9± miles to Fort Myers Beach
  - 5.9± miles to US-41
  - 9.8± miles to Sanibel Island
  - 10± miles to Page Field Airport
  - 11.5± miles to Downtown Fort Myers
  - 17.5± miles to SWFL International Airport (RSW)



PINE ISLAND



CAPTIVA ISLAND



SANIBEL ISLAND



FORT MYERS BEACH



SUBJECT PROPERTY







## LIMITATIONS AND DISCLAIMERS

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