

# GULFCOAST INDUSTRIAL

16120-16190 LEE RD.  
FORT MYERS, FL 33912

FOR LEASE





# Property Summary

For Lease

## Property Overview

ADDRESS	16120-16190 Lee Rd Fort Myers, FL 33912
LEASE RATE	\$18-18.50 NNN
CAM	\$4.42
SUBMARKET	S Fort Myers / San Carlos
NNN LEASABLE AREA	294,011 SF
AVAILABLE UNITS	3
YEAR BUILT	2018/2020
Buildings	8
ZONING	IPD
PROPERTY TYPE	Industrial

## Property Highlights

- Newly constructed in 2020
- Metal frame with concrete construction
- Units come with fenced in yards
- 16'x16' overhead doors rated to withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Property benefits from heavy industrial zoning
- All units sprinkled
- Above average parking ratio



# AVAILABLE UNITS



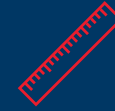
**ROLL-UP  
DOORS**  
16'x16'



**POWER**  
3-phase



**SPRINKLER**  
Yes



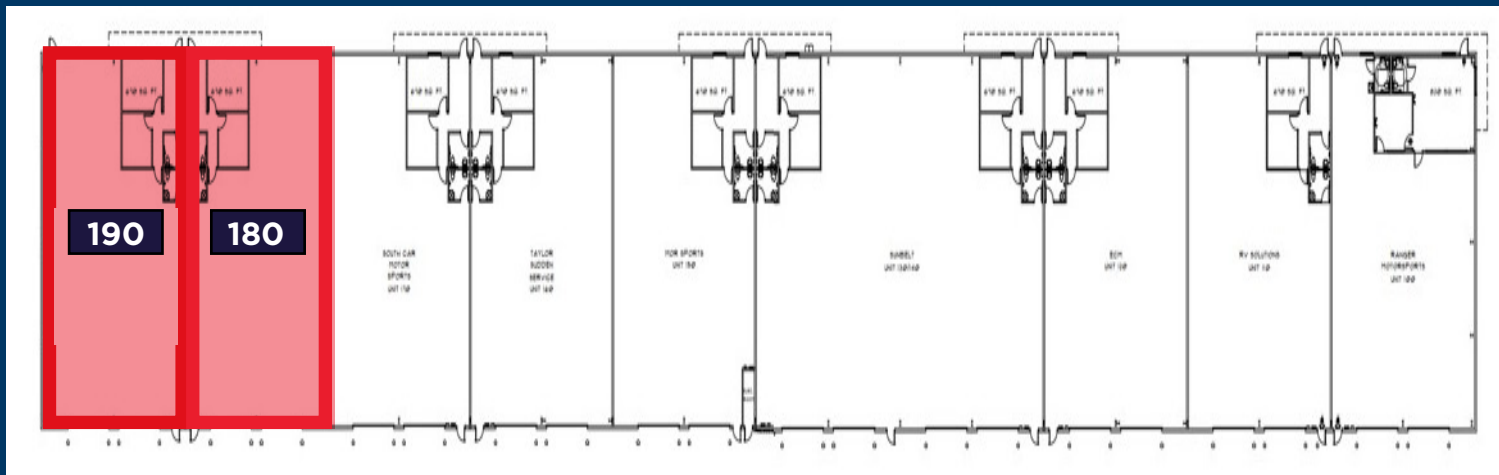
**CLEAR HEIGHT**  
18-20'

## Building 16120

### Leasing Rate

Building	Unit Size	Rate / SF	CAM	Monthly Total*
16120-180/190	8,960 SF	\$18.00	\$4.42	\$16,740.27
16120-180	4,480 SF	\$18.50	\$4.42	\$8,556.80
16120-190	4,480 SF	\$18.50	\$4.42	\$8,556.80

\*Less taxes



# AVAILABLE UNITS



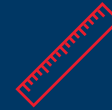
**ROLL-UP  
DOORS**  
16'x16'



**POWER**  
3-phase



**SPRINKLER**  
Yes



**CLEAR HEIGHT**  
18-20'

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

## Building 16120

### Leasing Rate

Building	Unit Size	Rate / SF	CAM	Monthly Total*
16130-130	4,480 SF	\$18.50	\$4.42	\$8,556.80

\*Less taxes





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