

# FOR SALE OR LEASE: INTELLIFLEX UNITS

## 7,908 SF OFFICE / WAREHOUSE / MAN CAVE

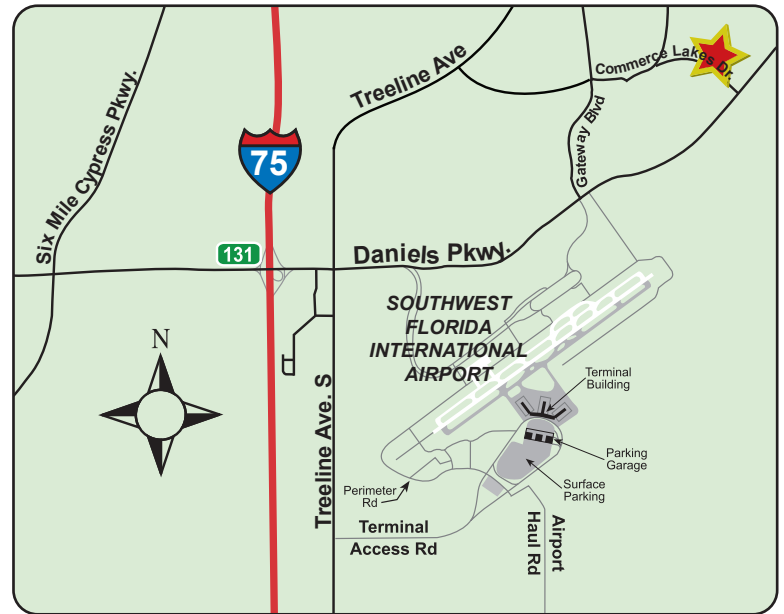
12811 Commerce Lakes Dr., Units 13, 14, 15 & 16, Ft. Myers, FL 33913



**FOR SALE OR LEASE:** Units 13, 14, 15 & 16  
**UNIT SIZE:** 7,908 SF  
**SALE PRICE:** \$2,530,000 (\$320/SF)  
**LEASE RATE:** \$16.00/SF  
**CAM FEE:** \$5.75/SF

### PROPERTY FEATURES

- Zoning: PUD (Planned unit Development)
- Offices and large open warehouse
- Service company, light manufacturing, storage, and distribution
- Two (10' x 12') overhead garage doors
- Warehouse with 18' clear ceiling height
- Concrete tilt up construction
- Abundant parking
- Extensive exterior lighting
- Units 12 and 17 are also available for sale or lease



### LOCATION

- Central location off Daniels Parkway in Gateway community
- Minutes from I-75 and Southwest Florida International Airport



For more information  
please contact:

**Rodney Fidler, CCIM**  
Principal  
Direct 239.470.2317  
[Rodney@FidlerRealEstate.com](mailto:Rodney@FidlerRealEstate.com)

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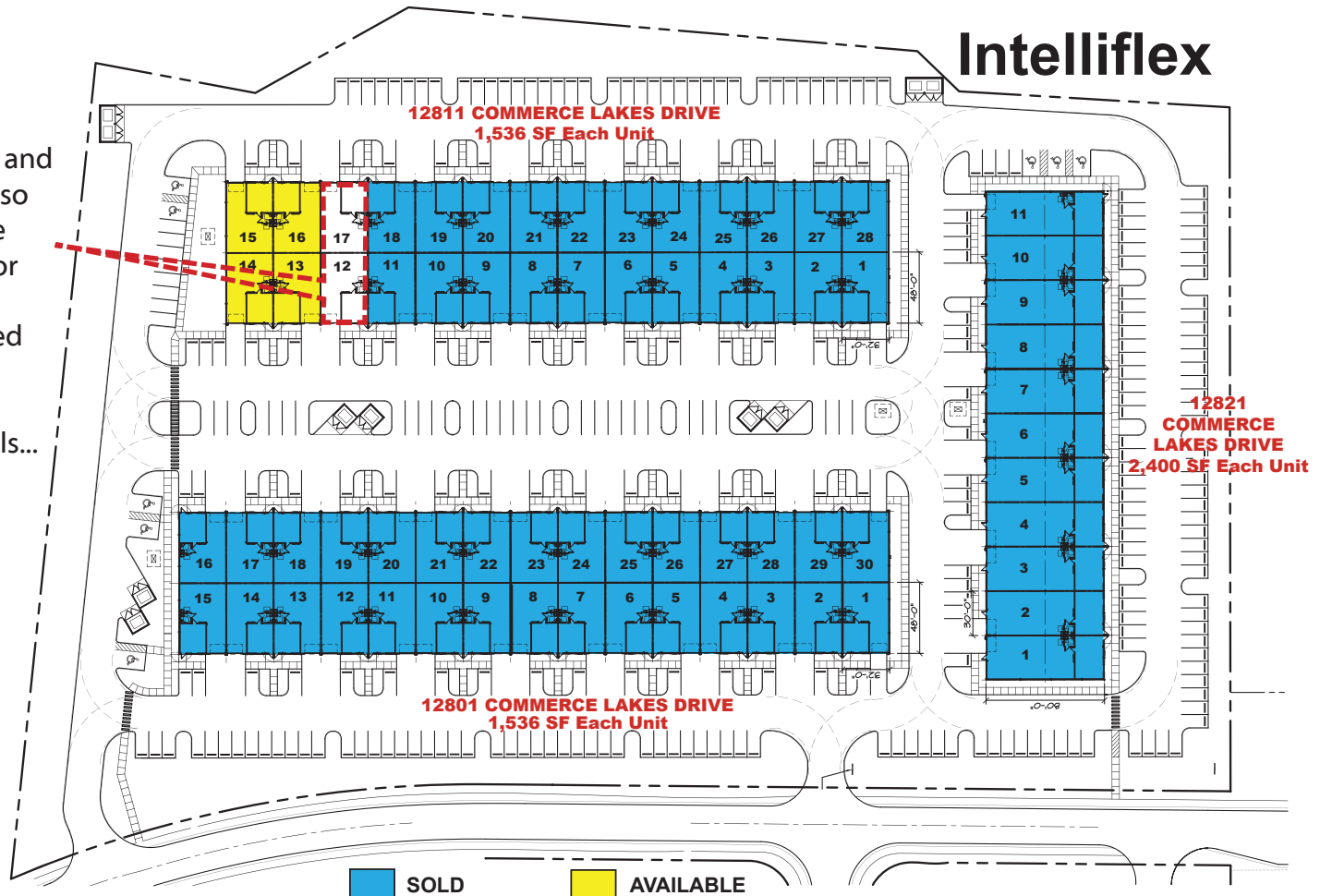
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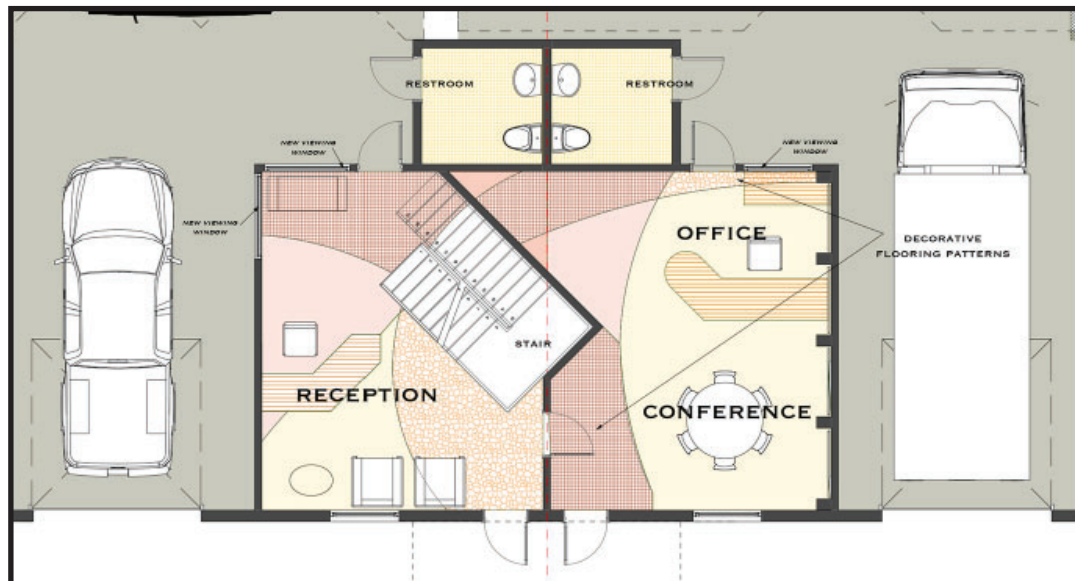
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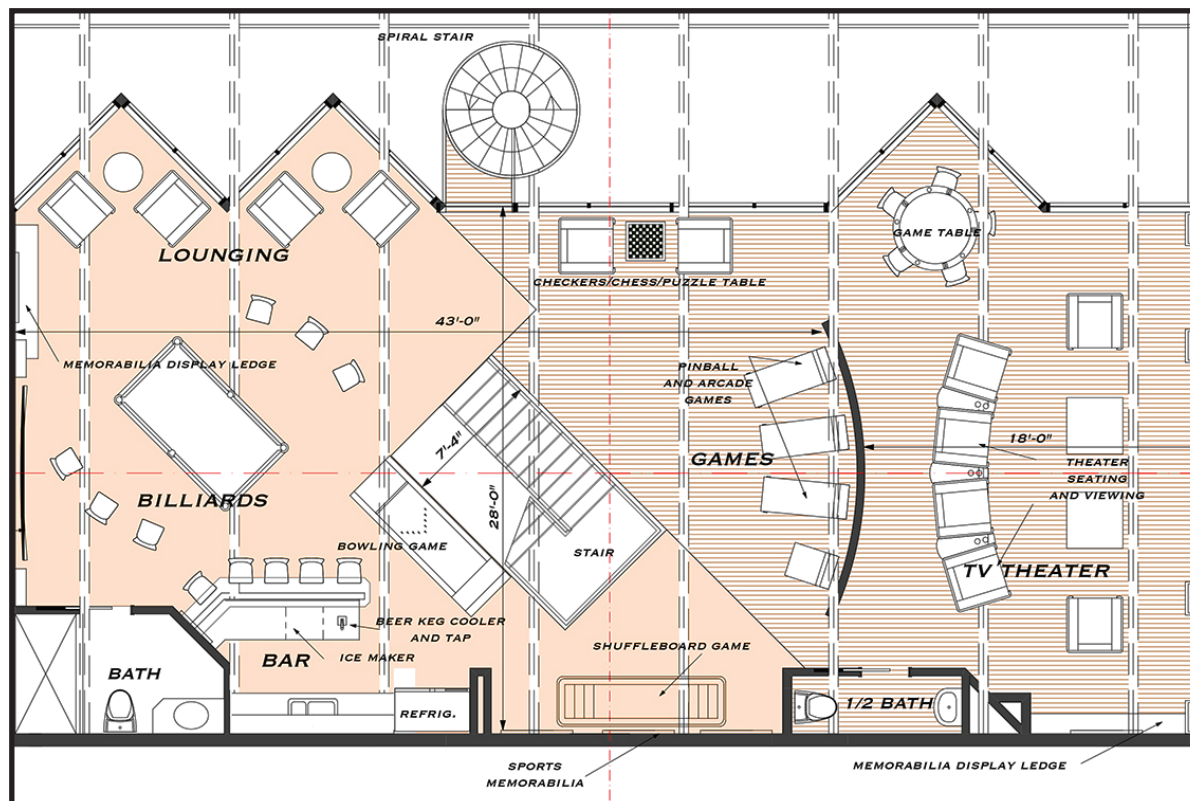
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### First Floor Office Plan



### Mezzanine Floor Plan



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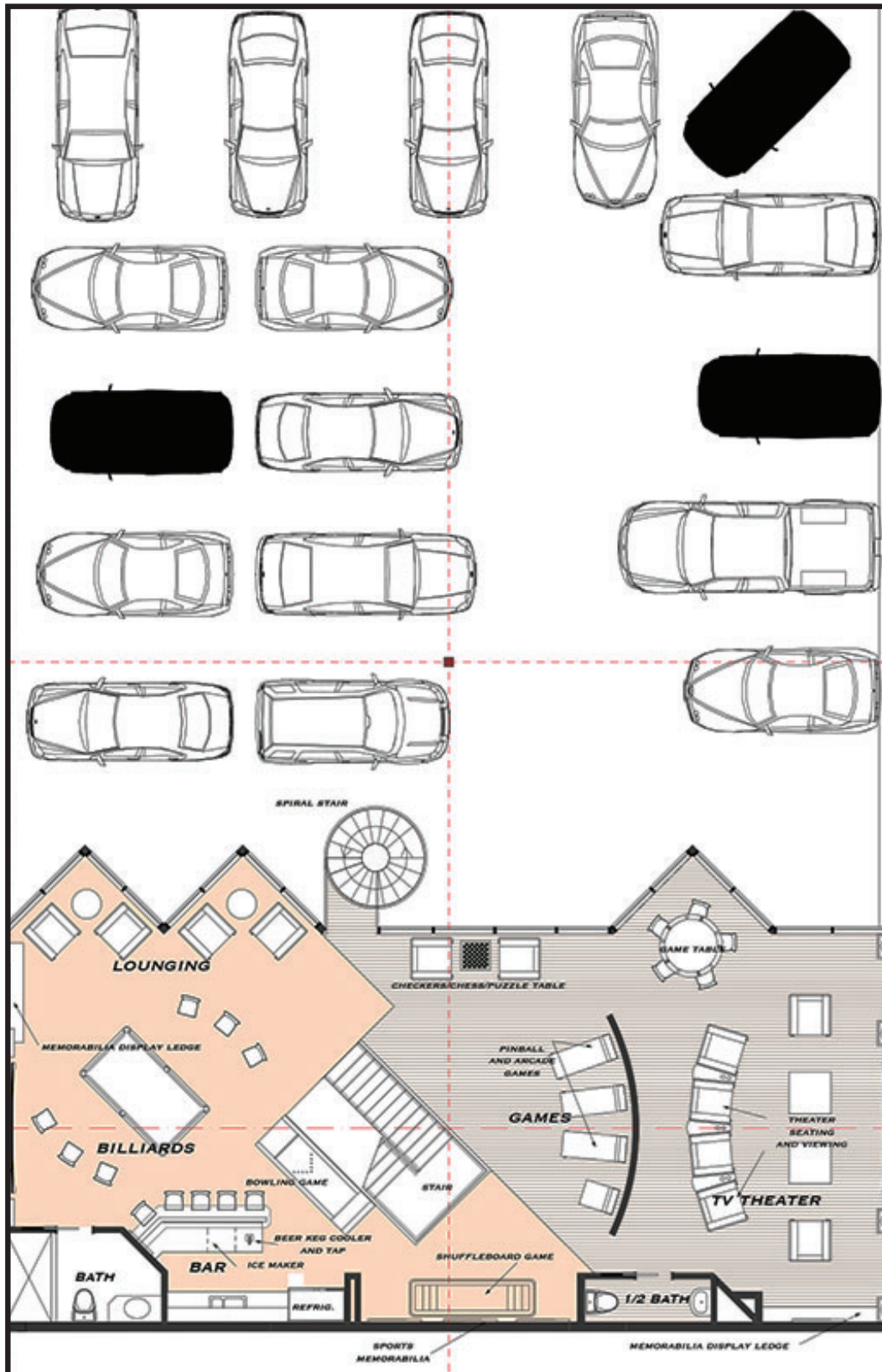
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### Mezzanine Overlooking Warehouse



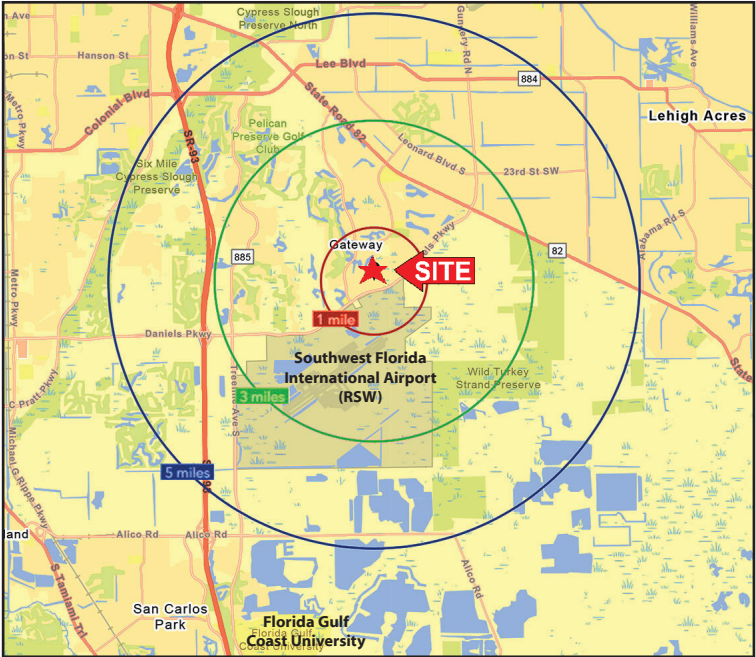
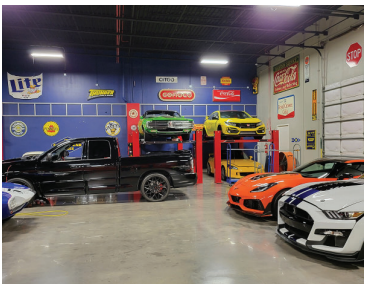
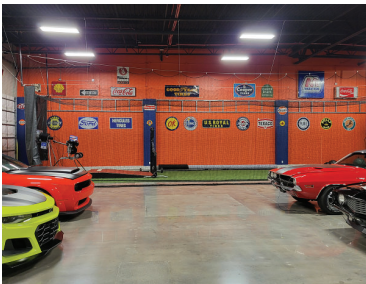
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Demographics 2024	1 MILE	3 MILE	5 MILE
Total Population	2,796	33,616	84,296
NO. of Households (HH)	1,317	13,299	31,170
Median Age	49.0	44.7	41.3
Average HH Income	\$112,621	\$135,033	\$121,637



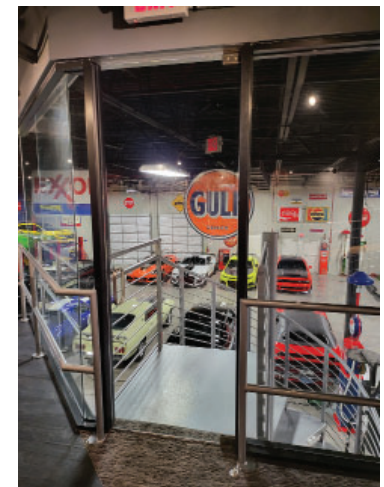
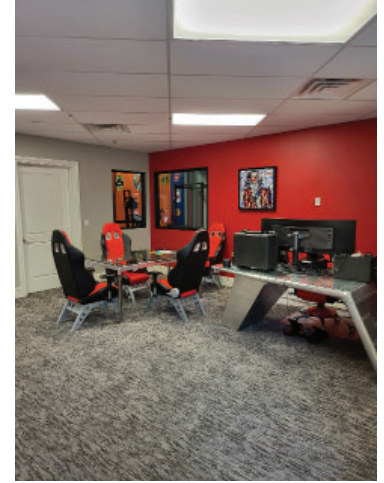
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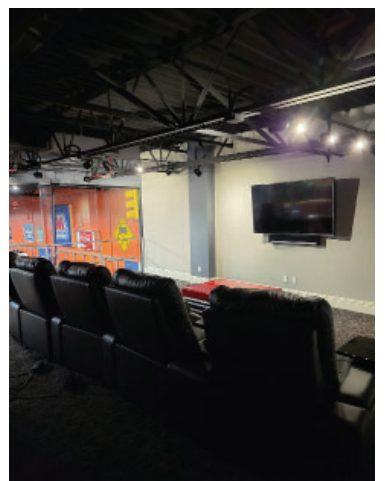
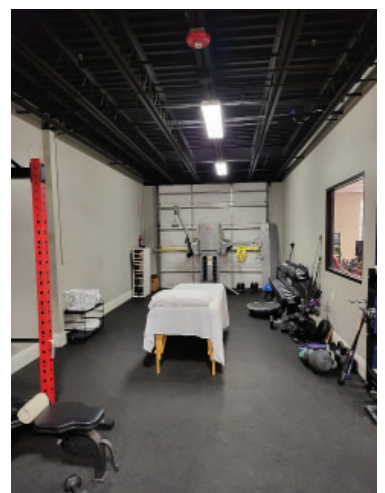
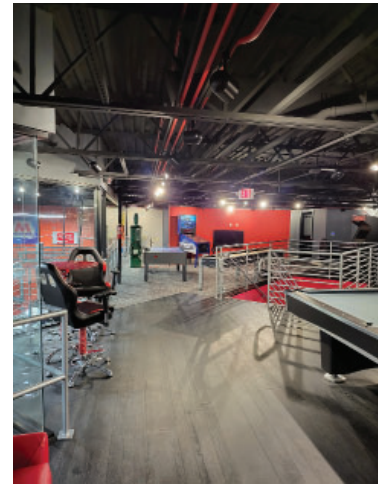
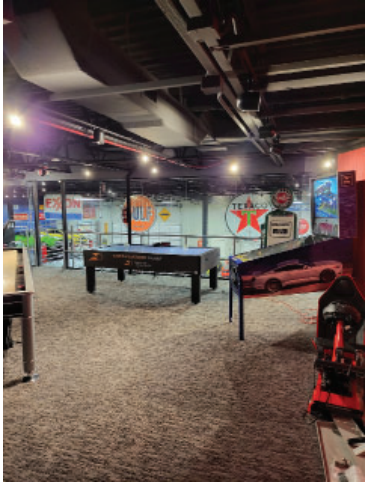
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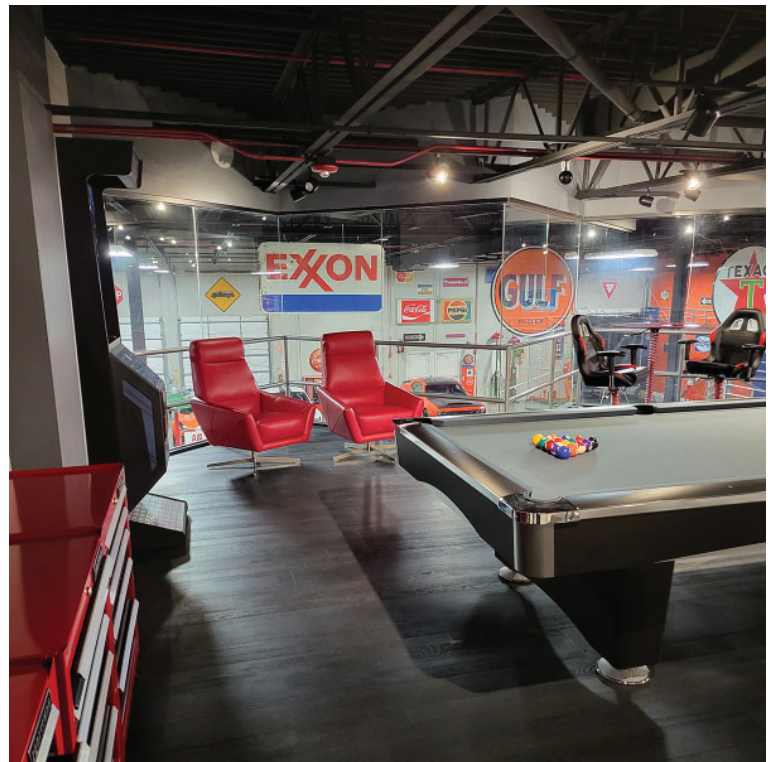
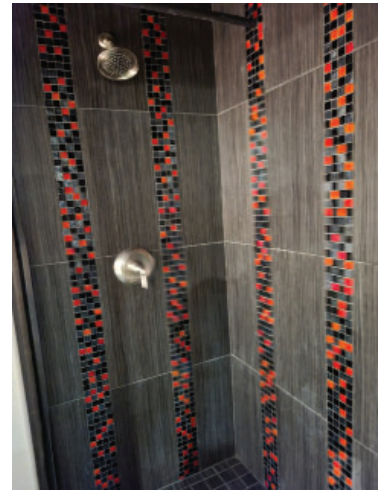
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