

FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913

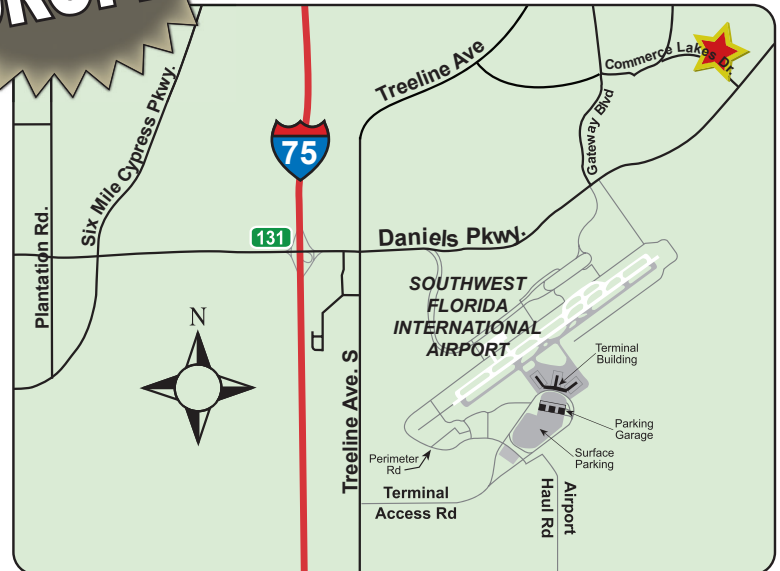


**HUGE
PRICE
DROP!!!**

FOR SALE OR LEASE: Units 12 thru 17
UNIT SIZE: 10,980 SF
SALE PRICE: \$3,250,000 (\$296/SF)
LEASE RATE: \$15.50/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
- Four (10' x 12') overhead doors
- Warehouse with 18' clear ceiling height
- Concrete tilt up construction
- Abundant parking
- Extensive exterior lighting
- Units 12 thru 17 can be divided 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

The information contained herein was obtained from sources believed reliable, however, Fidler Real Estate Services makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting

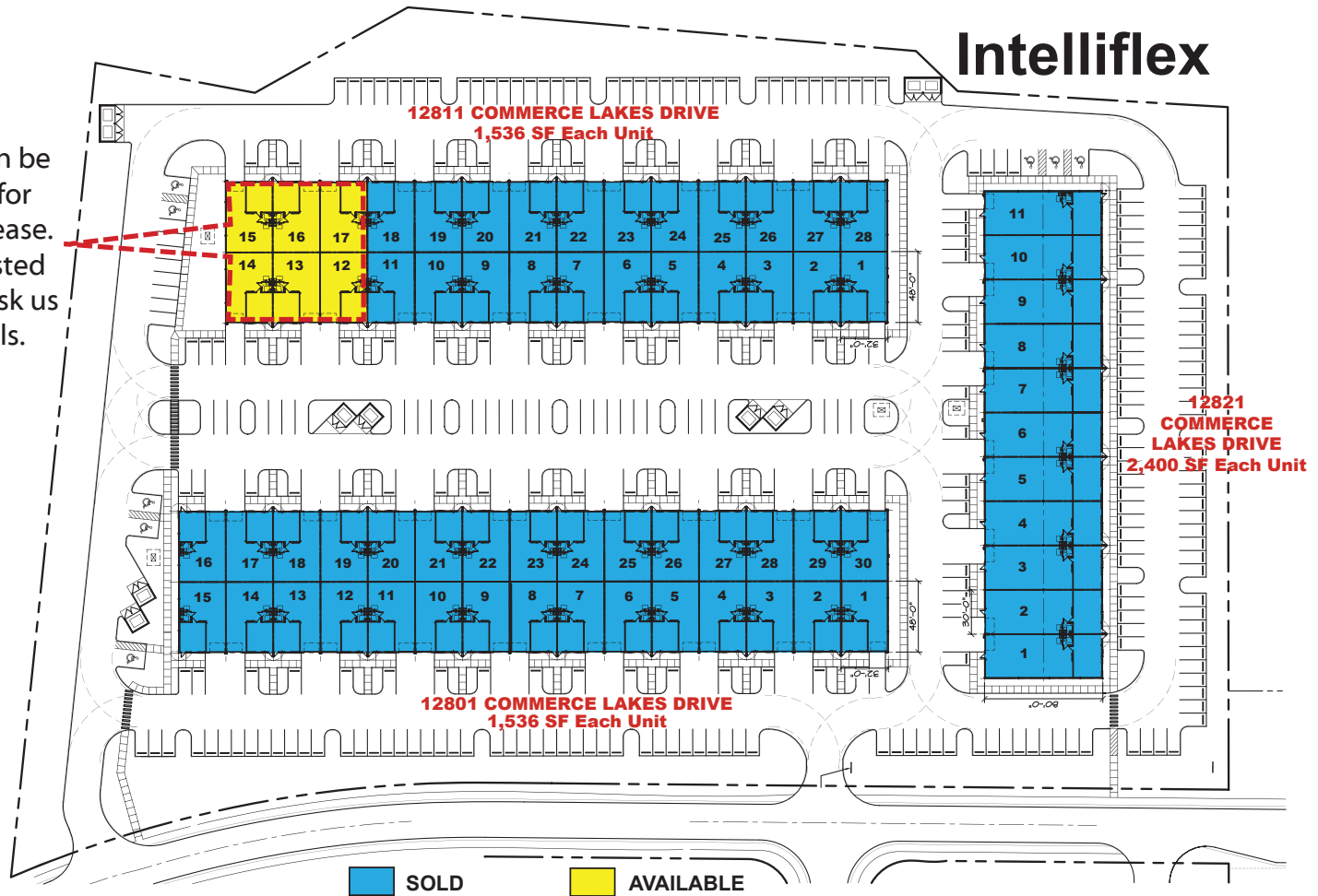
FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913



Units can be divided for sale or lease. If interested please ask us for details.



Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

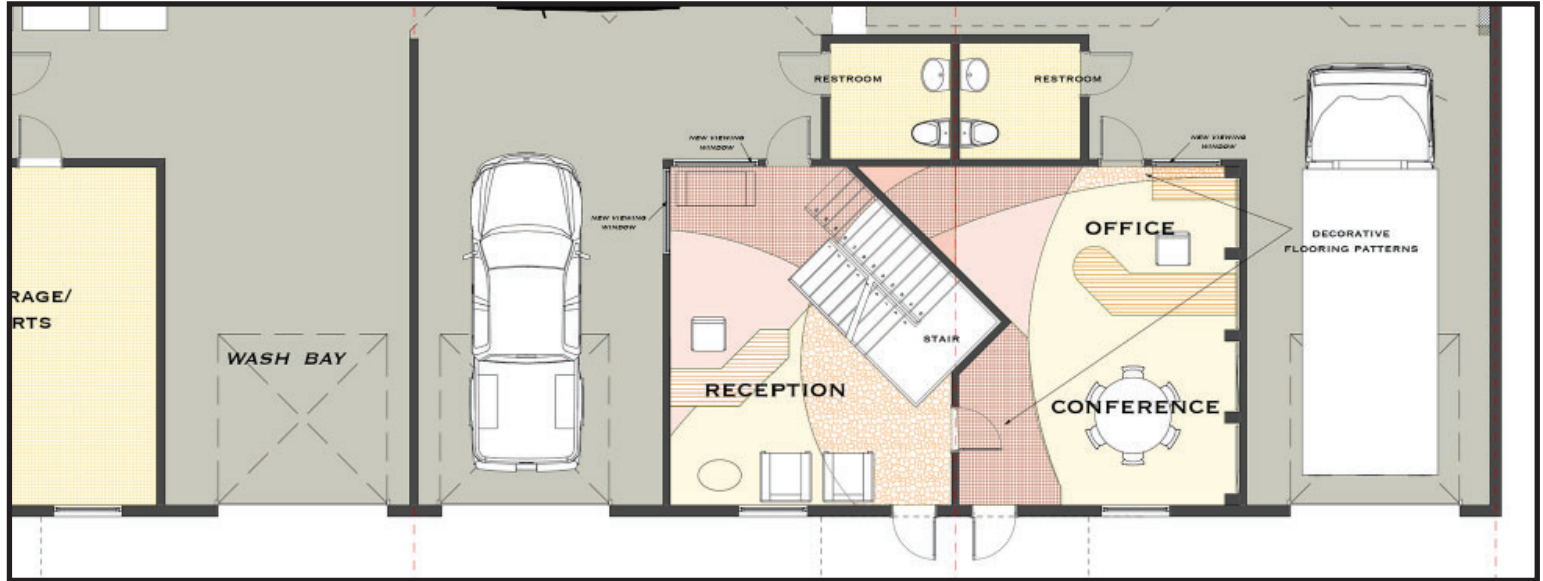
Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting

FOR SALE OR LEASE: INTELLIFLEX UNITS

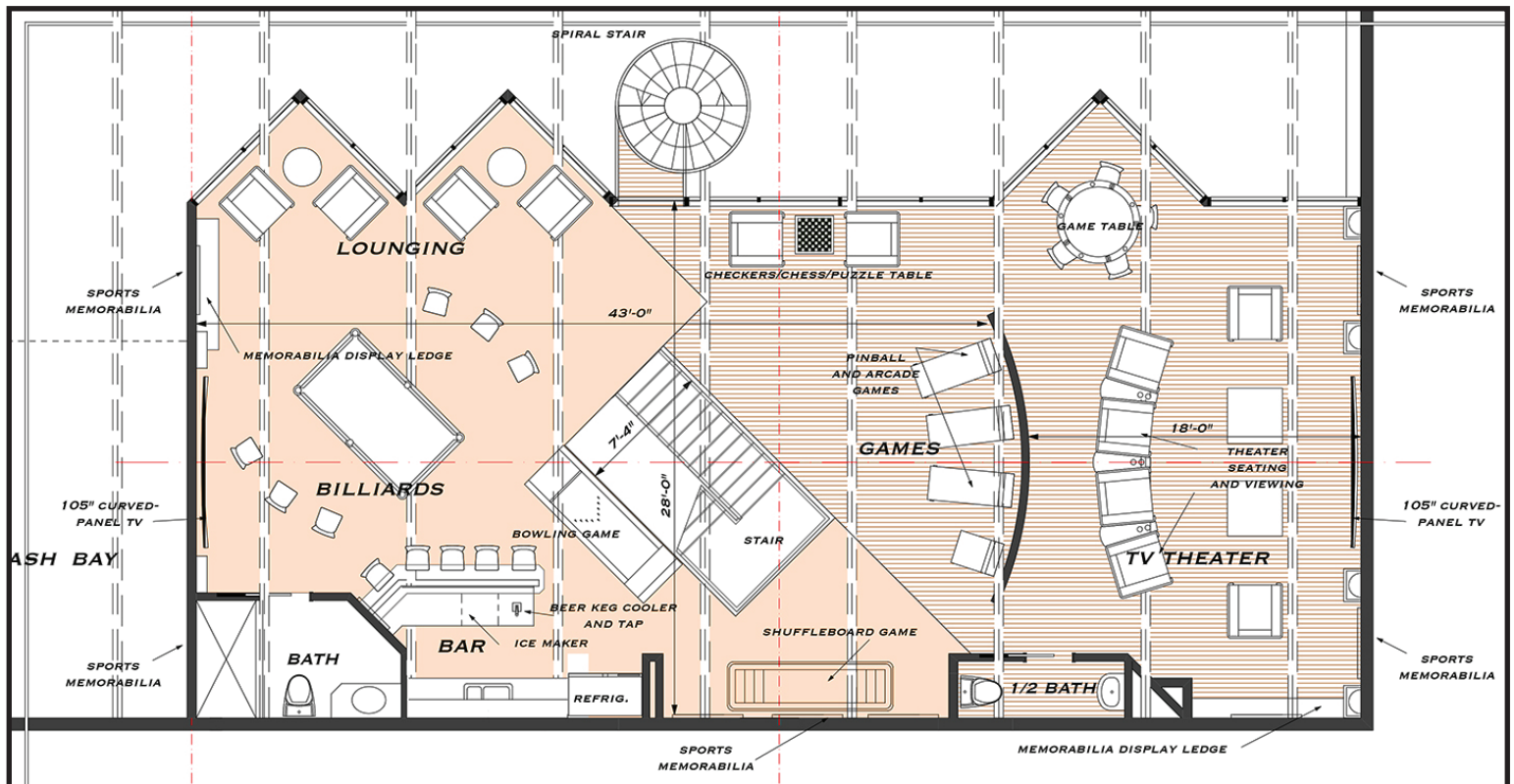
10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913

GARAGE 57: FIRST LEVEL PLAN



GARAGE 57: SECOND LEVEL PLAN



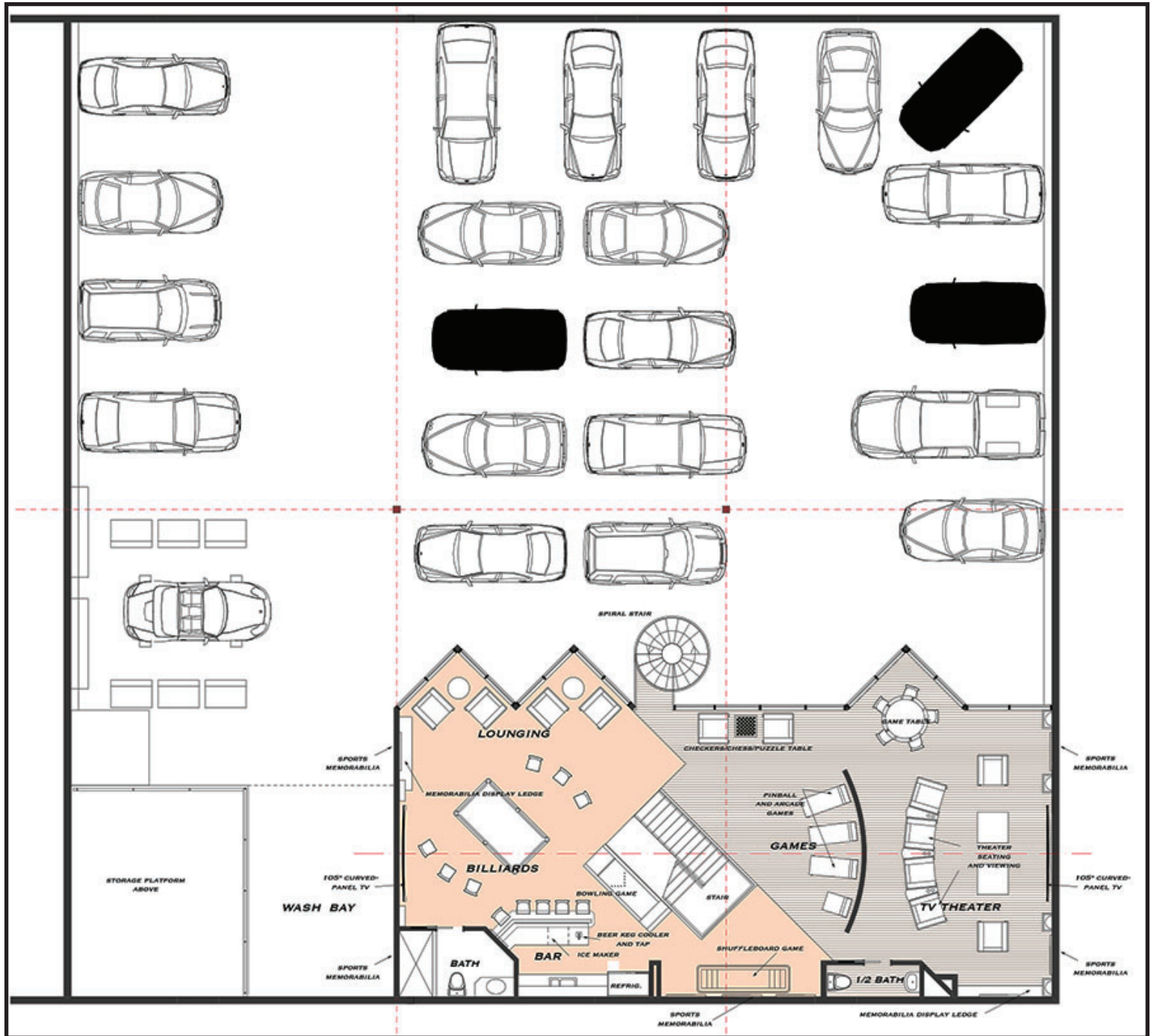
Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913

GARAGE 57: FIRST & SECOND LEVEL PLANS

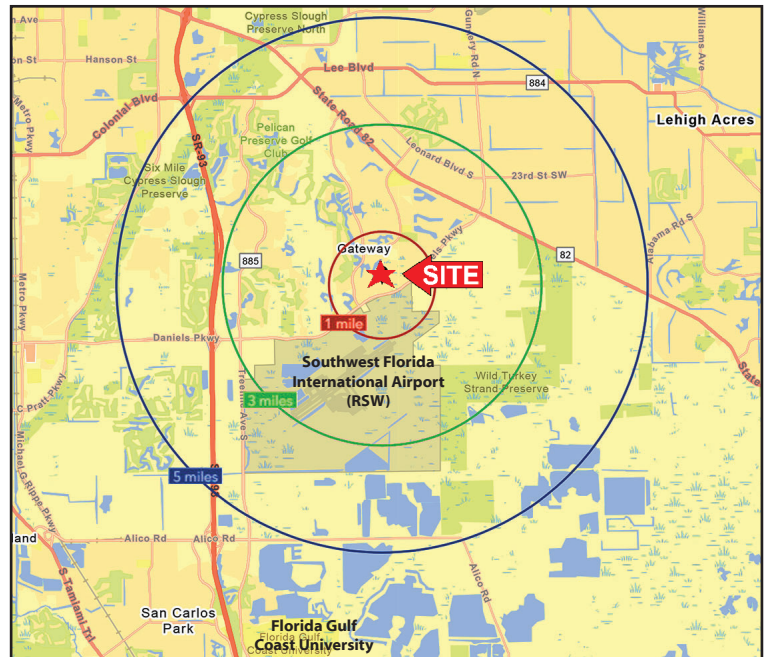
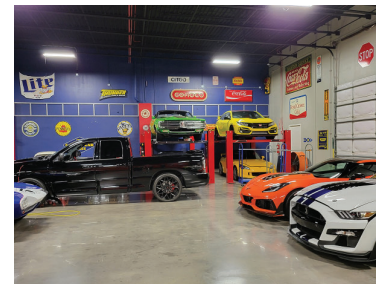
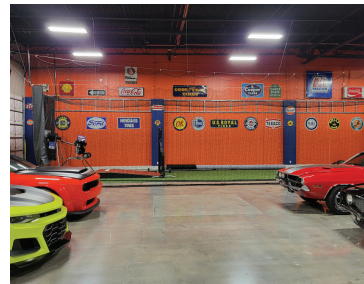
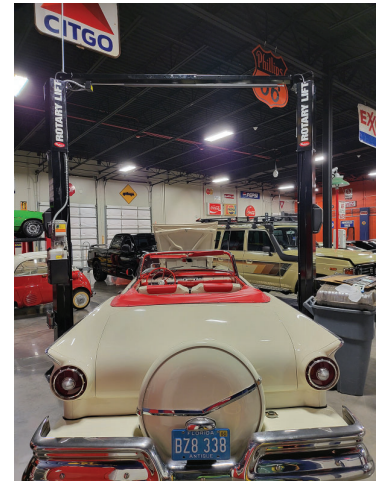


Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913



Demographics 2023	1 MILE	3 MILE	5 MILE
Total Population	2,665	30,321	80,348
NO. of Households (HH)	1,260	11,954	29,624
Median Age	55.2	45.3	39.9
Average HH Income	\$114,979	\$126,778	\$112,762



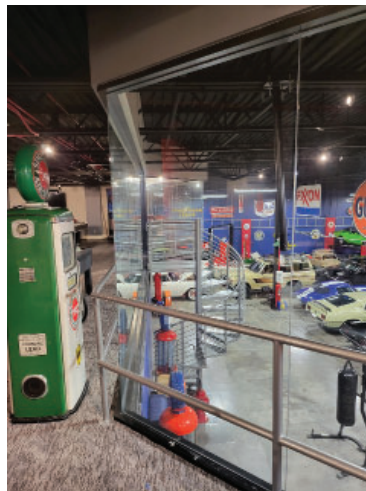
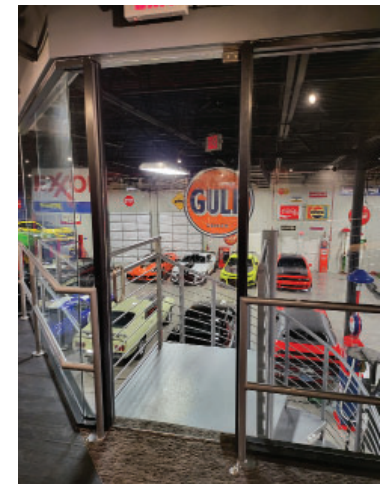
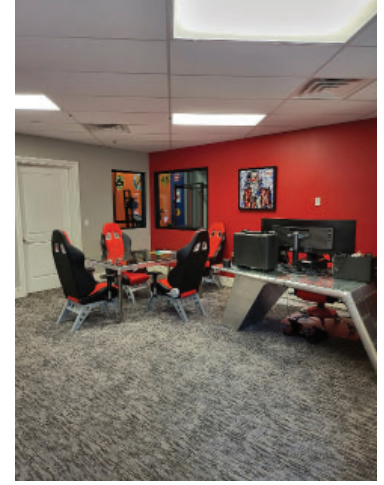
Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting

FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913



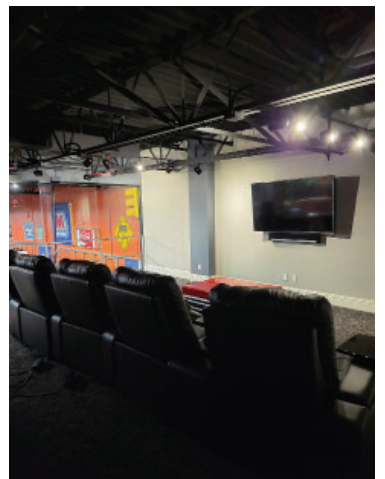
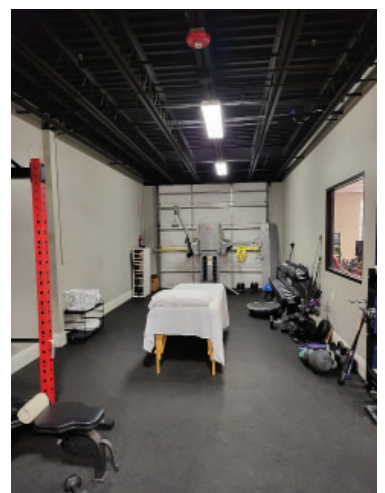
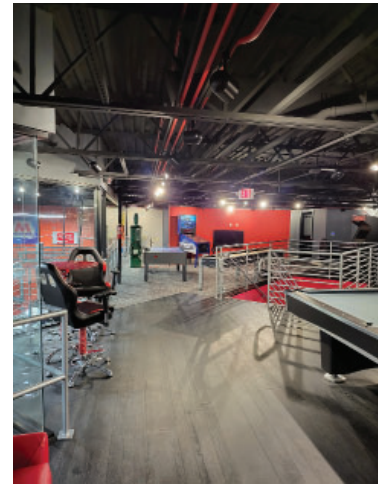
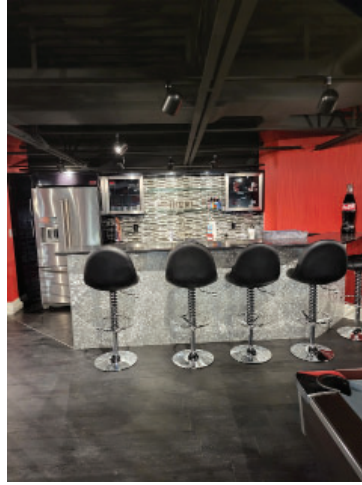
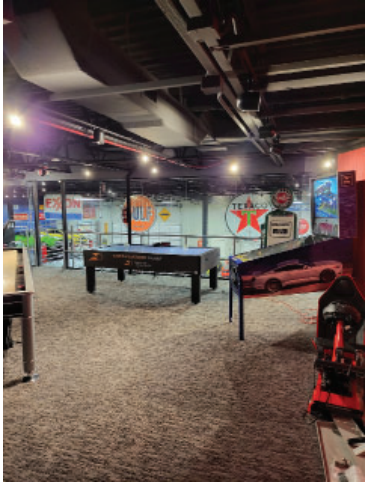
Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting

FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913



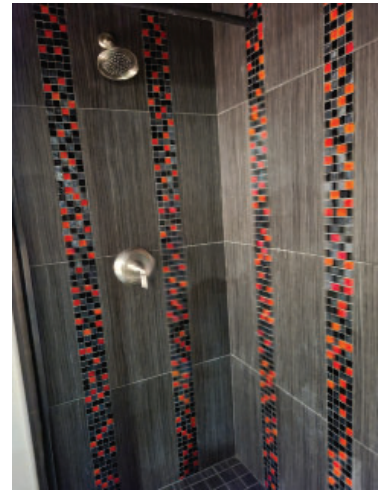
Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting

FOR SALE OR LEASE: INTELLIFLEX UNITS

10,980 SF OFFICE / WAREHOUSE / MAN CAVE

12811 Commerce Lakes Dr., Units 12 thru 17, Ft. Myers, FL 33913



Rodney Fidler, CCIM
Principal
Direct 239.470.2317
Rodney@FidlerRealEstate.com

Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting