

FOR LEASE

8391-8399 Littleton Rd.

North Fort Myers, FL 33904



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the lease of industrial warehouse spaces in the North Fort Myers submarket. The property is located off of Cleveland Ave/US-41 with frontage on Littleton Rd. The property has a 14' - 18' clear height, 2 docks, and 13 drive-in doors. The amenities include a fenced lot along the perimeter of the buildings, pylon signage, and ample parking.

Property Highlights

Address	8391/8395/8421/8399 Littleton Rd. North Fort Myers, FL 33904
Year Built	1983
Total Bldg. SF	57,600 SF
Available SF	9,600 SF
Lease Rate	\$12.50 NNN
CAM	\$4.60 / SF
Submarket	North Fort Myers
Dock Doors	1
Drive-Ins	13
Clear Height	14'-18'
Zoning	C2 - Commercial



Industrial Space - 4,800-9,600 SF

Lease Rate: \$12.50 / SF NNN

CAM: \$4.60 / SF

Space Available

Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total*No Sales Tax Included
8417B	4,800 SF	\$12.50 NNN	\$4.60	\$6,840
8399B	4,800 SF	\$12.50 NNN	\$4.60	\$6,840
8399A&B	9,600 SF	\$12.50 NNN	\$4.60	\$13,680



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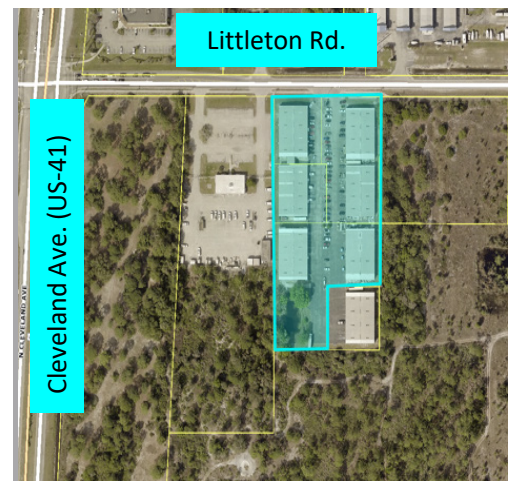


Demographics

	1 Mile	3 Mile	5 Mile
Population	5,847	43,750	108,307
AVG. HH Income	\$36,969	\$46,675	\$51,462
Total Businesses	181	1,588	4,629

Traffic Counts

Littleton Rd.	8,500 AADT
Cleveland Ave. (US-41)	31,500 AADT



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