MERIDIAN FLEX SUITES

16221 Lee RD Fort Myers FL 33912
Flex Space For Sale of Lease



From \$399,995 or \$20.00 Fully Air Conditioned Space Sq. Ft. 1,250 to 80,000

Tired of cramped storage? Meridian Flex Suites offers the most affordable 1,250 sq ft flex space in Fort Myers, perfect for storing your car, boat, RV, or business essentials. Our meticulously finished units boast impact-resistant construction, secure access, and customizable space – all conveniently located near Lee Rd and I-75. Don't miss out on this prime opportunity! Contact us today. Call today 239-261-1186



Experience Matters

David R. Bartley, Sr Broker/General Partner Bartley Realty LLL O 239-261-1186 C 239-784-3283 Dave@BartleyRealty.com 5380 Mahogany Ridge Rd Naples, FL 34119 www.BartleyRealty.com



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MERIDIAN FLEX SUITES											
						Lease Price					
		Lease Price Per				Per Square					
Unit	Size	Square Foot	Sale Price	Unit	Size	Foot	Sale Price				
101	1,250		Sold	133	1,250	\$20.00	\$412,500.00				
102	1,250	\$20.00	\$399,900.00	134	1,250	\$20.00	\$399,900.00				
103	1,250	\$20.00	\$399,900.00	135	1,250	\$20.00	\$399,900.00				
104	1,250	\$20.00	\$399,900.00	136	1,250	\$20.00	\$399,900.00				
105	1,250	\$20.00	\$399,900.00	137	1,250	\$20.00	\$399,900.00				
106	1,250	\$20.00	\$399,900.00	138	1,250	\$20.00	\$399,900.00				
107	1,250	\$20.00	\$399,900.00	139	1,250	\$20.00	\$399,900.00				
108	1,250	\$20.00	\$399,900.00	140	1,250	\$20.00	\$399,900.00				
109	1,250	\$20.00	\$399,900.00	141	1,250	\$20.00	\$399,900.00				
110	1,250	\$20.00	\$399,900.00	142	1,250	\$20.00	\$399,900.00				
111	1,250	\$20.00	\$399,900.00	143	1,250	\$20.00	\$399,900.00				
112	1,250	\$20.00	\$399,900.00	144	1,250	\$20.00	\$399,900.00				
113	1,250	\$20.00	\$399,900.00	145	1,250	\$20.00	\$399,900.00				
114	1,250	\$20.00	\$399,900.00	146	1,250	\$20.00	\$399,900.00				
115	1,250	\$20.00	\$399,900.00	147	1,250	\$20.00	\$399,900.00				
116	1,250	\$20.00	\$399,900.00	148	1,250	\$20.00	\$399,900.00				
117	1,250	\$20.00	\$399,900.00	149	1,250	\$20.00	\$399,900.00				
118	1,250	\$20.00	\$399,900.00	150	1,250	\$20.00	\$399,900.00				
119	1,250	\$20.00	\$399,900.00	151	1,250	\$20.00	\$399,900.00				
120	1,250	\$20.00	\$399,900.00	152	1,250	\$20.00	\$399,900.00				
121	1,250	\$20.00	\$399,900.00	153	1,250	\$20.00	\$399,900.00				
122	1,250	\$20.00	\$399,900.00	154	1,250	\$20.00	\$399,900.00				
123	1,250	\$20.00	\$399,900.00	155	1,250	\$20.00	\$399,900.00				
124	1,250	\$20.00	\$399,900.00	156	1,250	\$20.00	\$399,900.00				
125	1,250	\$20.00	\$399,900.00	157	1,250	\$20.00	\$399,900.00				
126	1,250	\$20.00	\$399,900.00	158	1,250	\$20.00	\$399,900.00				
127	1,250	\$20.00	\$399,900.00	159	1,250	\$20.00	\$399,900.00				
128	1,250	\$20.00	\$399,900.00	160	1,250	\$20.00	\$399,900.00				
129	1,250	\$20.00	\$399,900.00	161	1,250	\$20.00	\$399,900.00				
130	1,250	\$20.00	\$399,900.00	162	1,250	\$20.00	\$399,900.00				
131	1,250	\$20.00	\$399,900.00	163	1,250	\$20.00	\$399,900.00				
132	1,250	\$20.00	\$412,500.00	164	1,250	\$20.00	\$412,500.00				

MERIDIAN FLEX SUITES

INDUSTRIAL CONSTRUCTION CRITERIA 16221 Lee RD Fort Myers FL 33912 August 14, 2024

Hurricane Protection:

Building Rated to 155 MPH wind load.

All windows and doors are impact rated.

Roof:

Roof to be an A Frame roof

Floors:

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

Walls:

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

Firewall to be 6" metal studs

Doors:

Front door: One (1) 3'0" x 7'0" storefront. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Garage Door: Paneled garage door (14'W x 14'H) with windows

Windows:

All windows to be Low E Impact glass, 1/4 gray tint.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic fire sprinkler system (wet), as required by code. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense.

Fire Alarm

Developer will provide a fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

HVAC - (Heating, Ventilation, and Air-Conditioning):

- 1. 3-ton split system AC with fiberglass duct board trunk lines from front to back of unit.
- 2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
- 3. One (1) exhaust fan in the restroom.
- 4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Electrical Supply:

Panels

225 AMP

Outlets

Buver	Seller

1.	Recessed duplex outlets @ 12'-0" on center (OC) along demising walls.
Lig	tht Switches
1.	One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2.	One (1) switch is provided at the entrance.
Ba	<u>throom</u>
	1. ADA Bathroom
<u>Lig</u>	hting
	Overhead LED lighting
2.	Wall-mounted emergency lights per code.
<u>Tel</u>	ephone & Cable:
Co	nduit provided to each unit - Owner/Tenant to contract with service provider to run service to unit.
Co	lling Height:
	ar heights range from approximately 17' to 30'.
CIC	at heights range from approximately 17 to 50.
21000	
NC	OTE: All preceding information is contingent upon approval by local jurisdiction having authority.

Buyer _____ Seller ____

16221 Lee Rd (Meridian Flex Suites) 2025 Estimated Budget														
Total Square Feet	80,000	80,000 2024 MONTHLY BUDGET												
EXPENSES	Budget	\$ PSF	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Common Area Elec.	\$4,800.00	\$0.06	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
Building Insurance	\$82,000.00	\$1.03	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33
Liability Insurance	\$7,000.00	\$0.09	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33
Flood Insurance	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Sprinkler/Backflow	\$2,500.00	\$0.03	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33
Fire Alarm monitoring	\$1,000.00	\$0.01	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33
Irrigation	\$1,000.00	\$0.01	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33
Landscaping	\$20,000.00	\$0.25	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67
Professional Fees	\$1,500.00	\$0.02	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
Licenses, Fees	\$200.00	\$0.00	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67
Online Bookkeeping	\$6,800.00	\$0.09	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67
Management Fees	\$30,000.00	\$0.38	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
Ofc Supplies/Postage	\$500.00	\$0.01	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67
Pest Control	\$1,500.00	\$0.02	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
Cleaning	\$3,100.00	\$0.04	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33
Power Washing	\$2,000.00	\$0.03	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67
Recycling	\$8,000.00	\$0.10	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67
Trash Collection	\$24,000.00	\$0.30	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Water & Sewer	\$6,000.00	\$0.08	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
Repairs & Maint.	\$5,000.00	\$0.06	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67
Master Association	\$4,000.00	\$0.05	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33
Comcast (No Security Cameras)	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Maintenance	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous	\$5,000.00	<u>\$0.06</u>	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67
TOTAL	\$215,900.00	\$2.70	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67
PROPERTY TAXES - land only	<u>\$0.00</u>	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$215,900.00	\$2.70	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67	17,991.67
RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paving	\$7,500.00	\$0.09	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00
Painting	\$14,000.00	\$0.18	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67
Roof	\$10,000.00	\$0.13	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33
HVAC (none mini split units)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserves TOTAL	\$31,500.00	\$0.39	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00
Total Operating HOA Fee	\$247,400.00	\$3.09	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67	20,616.67