



LSI
COMPANIES

OFFERING MEMORANDUM

**LUXURY STORAGE SUITES
ENGINEERED TO SHIELD YOUR ASSETS**



OFFERING SUMMARY

Property Address: 16261/16271 Pine Ridge Road
Fort Myers, FL 33908

County: Lee

Property Type: Improved Commercial
(Under Construction)

Delivery: April 2025

Number of Units: 4 Luxury Storage Suites Available

Unit Sizes: 2,100± Sq. Ft. and 8,300± Sq. Ft.

UNIT PRICE
\$525,000
\$250 PSF PER UNIT

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WWW.LSICOMPANIES.COM



SALES EXECUTIVES



Hunter Ward, CCIM, ALC
Broker Associate



Alexis North, CCIM
Sales Associate



Justin Milcetic
Sales Associate



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OFFERING PROCESS

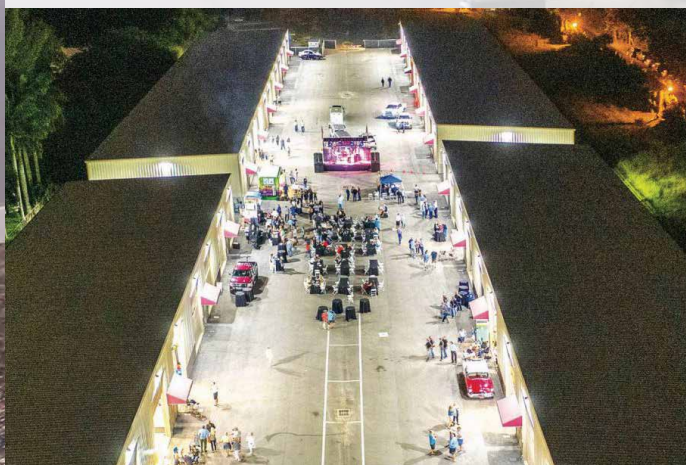
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

SIGNATURE STORAGE SUITES

offer the ultimate man-cave experience for individuals seeking the ultra-luxe lifestyle. A twin sister to the adjacent Island Storage Suites, a sold-out luxury storage suite community. The suites are strategically located along Pine Ridge Rd in Fort Myers, with quick access to Florida beaches and Sanibel/Captiva Islands. Once completed, the project will feature 3 buildings.

The suites offer an opportunity for individuals to store luxury toys in a custom space of their own. It can be utilized as secure storage for boats, RVs, cars, or a class-A getaway for like-minded people.

The community is further enhanced with private concerts, charity events, BBQs, and neighborly "open door" gatherings, bringing in the true man-cave style living experience.



BUILT TO SHIELD YOUR ASSETS

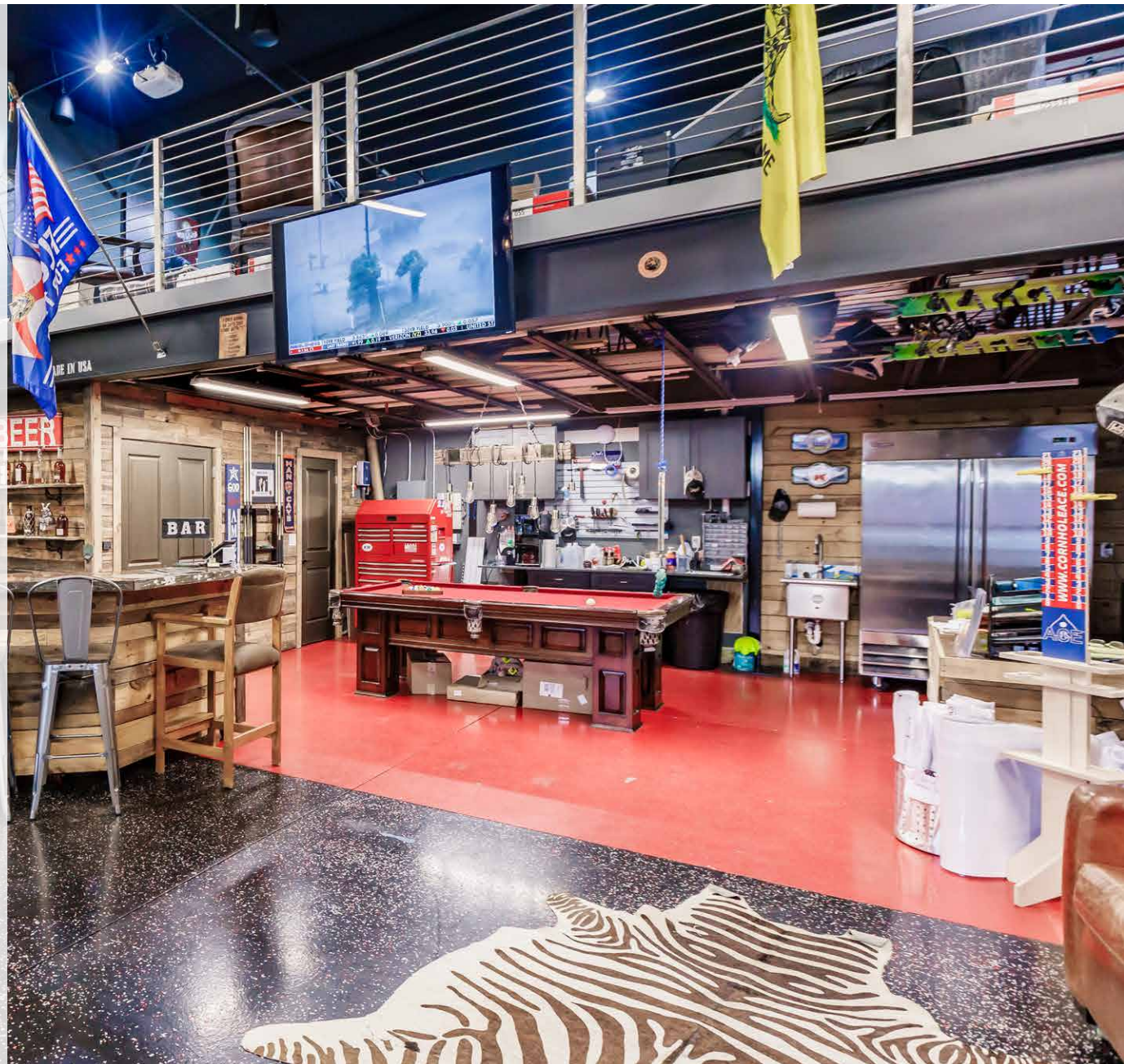
SIGNATURE STORAGE SUITES

are designed to accommodate highly valuable items such as large **Class A** recreational vehicles and deep water/offshore boats. The new suites feature individual utility connections and are being built 1' above the new FEMA Base Flood Elevation, which is 2' higher than Hurricane Ian's peak storm surge in this location.

Units are delivered as "Vanilla Shell" with concrete floors, plumbing stubbed, and electrical hook-up. The unit size is 2,100 Square Feet and can be delivered with a wide array of unique features and unlimited customization options.

FEATURES:

- 16'x16' overhead doors rated to withstand 165 mph winds
- Roof-mounted HVAC
- Fully secured with perimeter fencing
- 24-7 Camera surveillance & gate code entry
- Pump stations for RV's
- Boat/car/ dog wash
- 3-phase power
- Metal frame w/ concrete construction
- Ample parking space
- 20'-18' Ceilings
- Commercial grade vacuum system
- Wifi



ADDITIONAL CUSTOMIZATION OPTIONS:

- Full or half bath with custom tile shower
- Mezzanine with staircase
- Epoxy flooring/Sealed raw concrete
 - Units are delivered with concrete floor
- 10' ceiling fan
 - Manufactured by "Big Ass Fan" (DC Motor)
- Wet Bar
- Car-lifts

BATHROOM *(Vanity with quartz available)*

Half Bath	\$8,500
Full Bath	\$15,000

MEZZANINE *(Hybrids of steel & timber)*

Wine Bar	MARKET
Cable Railing	MARKET
Framed Staircase	MARKET

EPOXY FLOORING

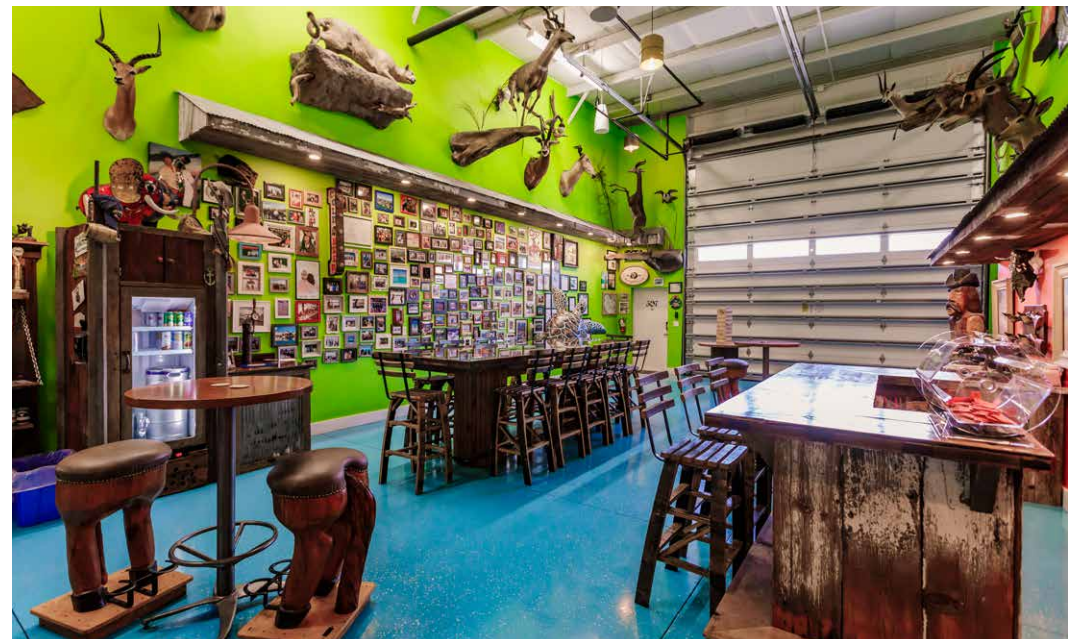
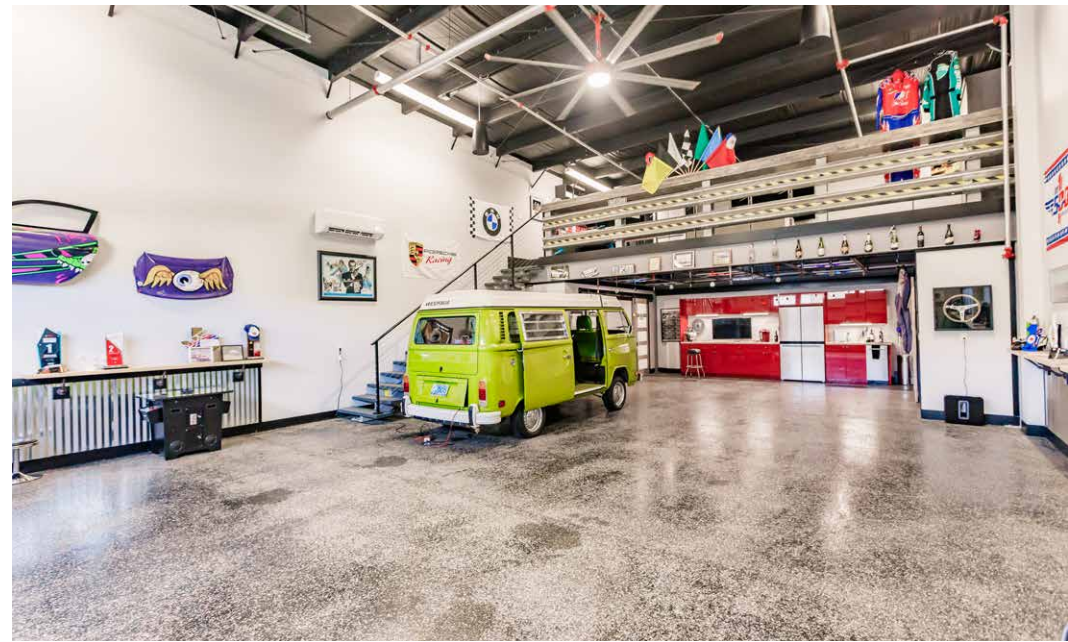
Any color with flakes	\$6-\$7 PSF
Sealed raw concrete	\$5-6 PSF

CEILING FAN

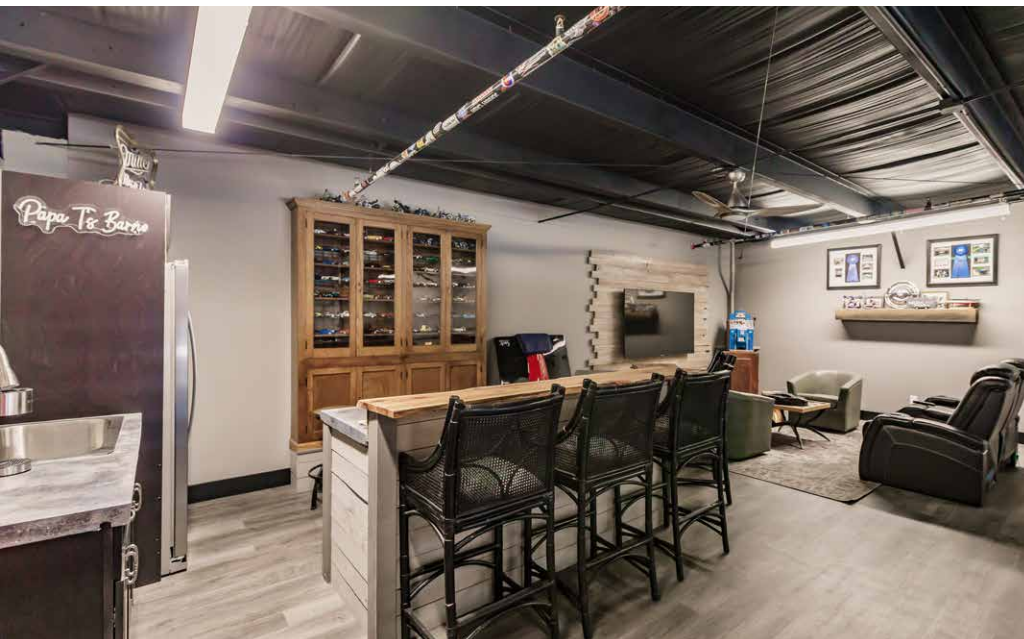
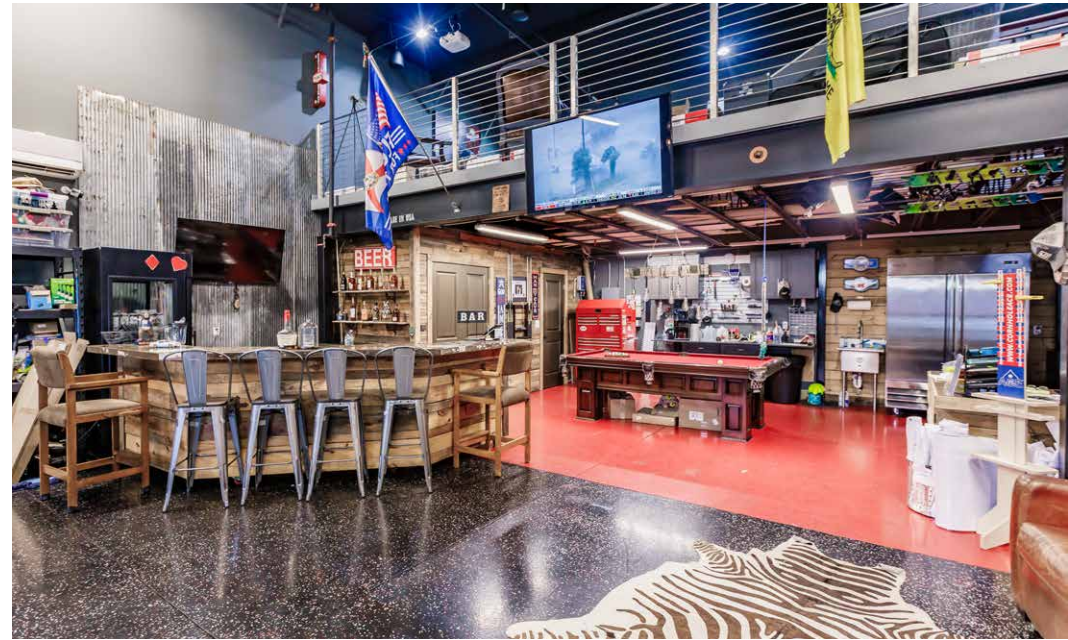
"BIG ASS" 10' ceiling fan	\$5,000
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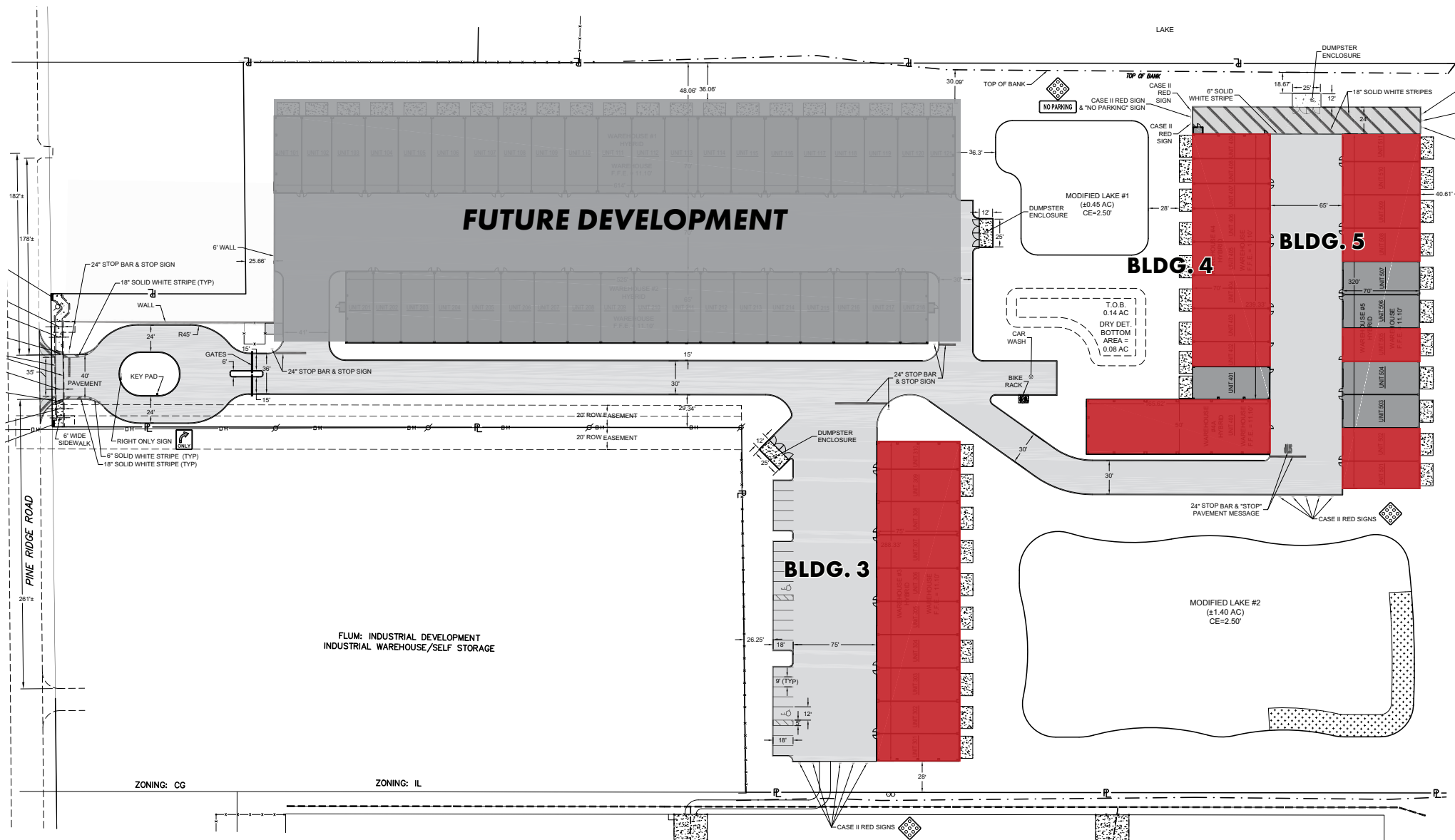
EXISTING UNITS GALLERY

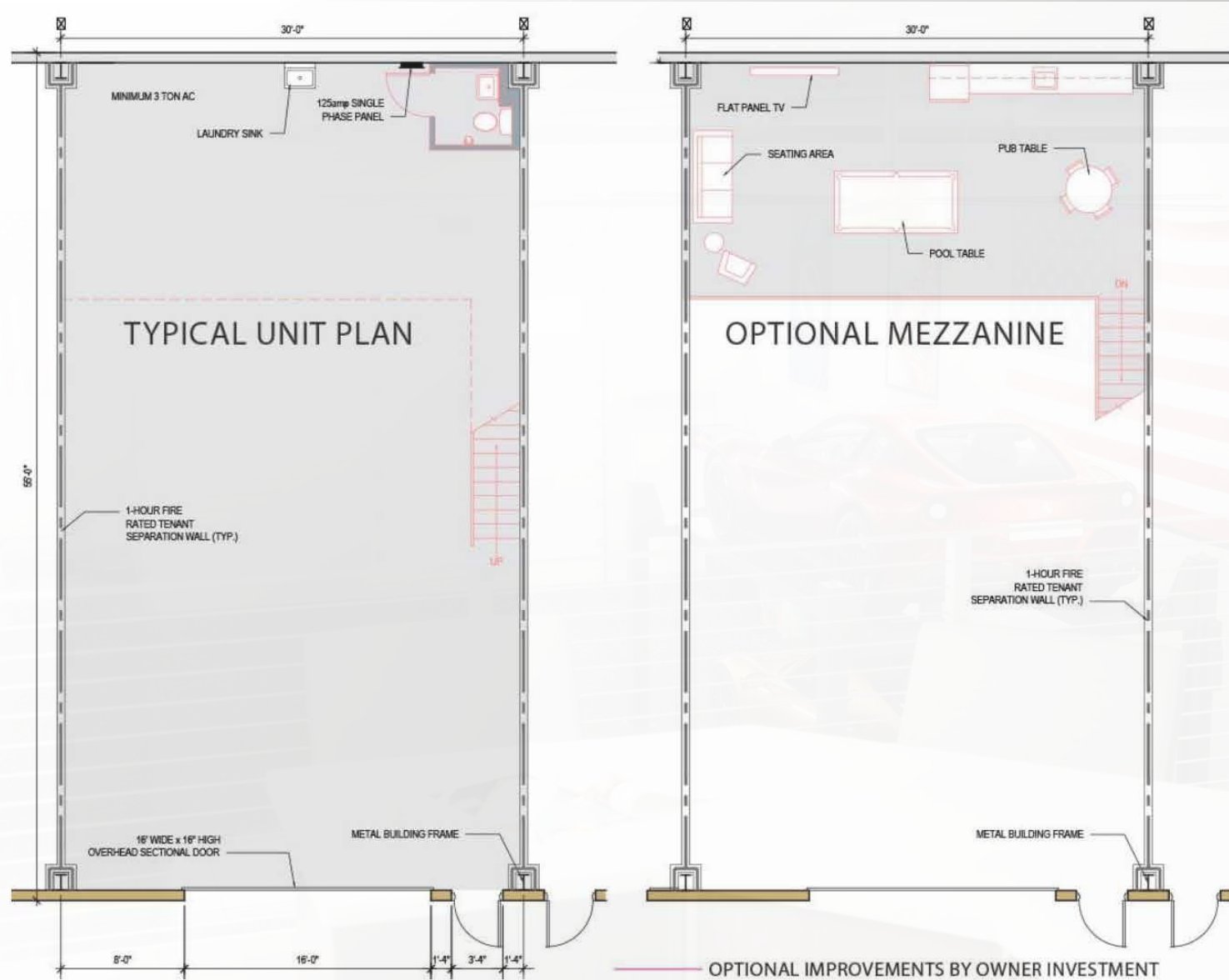


EXISTING UNITS GALLERY



MASTER CONCEPT PLAN



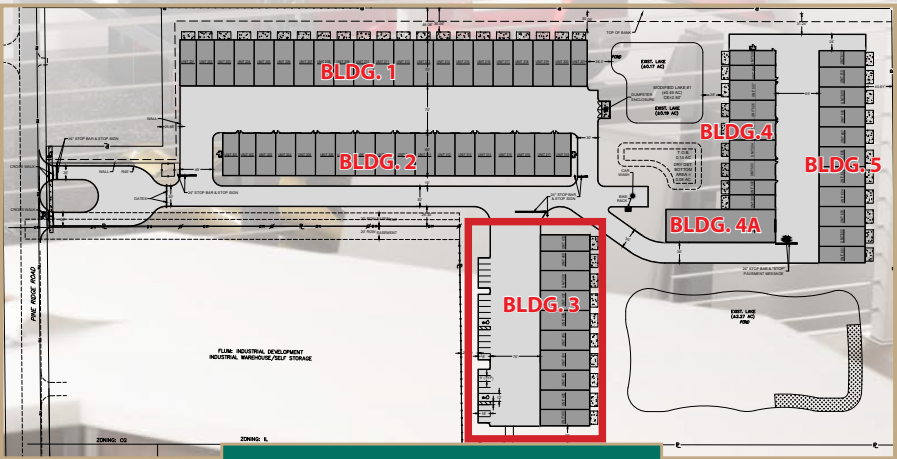


BUILDING 3

UNIT 310
UNIT 309
UNIT 308
UNIT 307
UNIT 306
UNIT 305
UNIT 304
UNIT 303
UNIT 302
UNIT 301

UNIT	WIDTH	LENGTH	SF	PRICE PSF	TOTAL SALE	STATUS
301	25	75	1,875			Sold
302	29.2	75	2,190			Sold
303	30	75	2,250			Sold
304	30	75	2,250			Sold
305	30	75	2,250			Sold
306	30	75	2,250			Sold
307	30	75	2,250			Sold
308	30	75	2,250			Sold
309	29.2	75	2,190			Sold
310	25	75	1,875			Sold

BUILDING 3
10 UNITS | 1,875± - 2,250± SQ. FT.



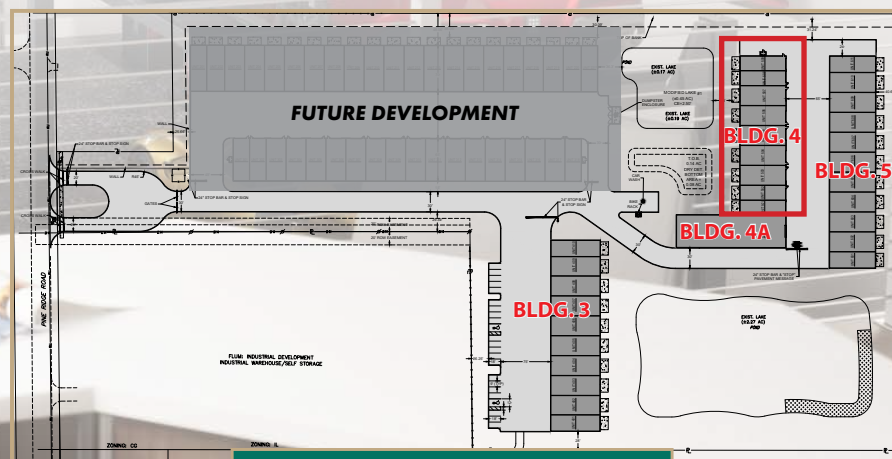
MASTER
CONCEPT PLAN

BUILDING 4



UNIT	WIDTH	LENGTH	SF	PRICE PSF	TOTAL SALE	STATUS
400	50	166	8,300	\$250	\$2,075,000	Sold
401	30	70	2,100	\$250	\$525,750	Available
402	22.5	70	1,575			Sold
403	30	70	2,100			Sold
404	30	70	2,100			Sold
405	30	70	2,100			Sold
406	30	70	2,100			Sold
407	30	70	2,100			Sold
408	22.5	70	1,575			Sold
409	22.5	70	1,575			Sold

BUILDING 4
1 UNIT | 8,300± SQ. FT.



**MASTER
CONCEPT PLAN**

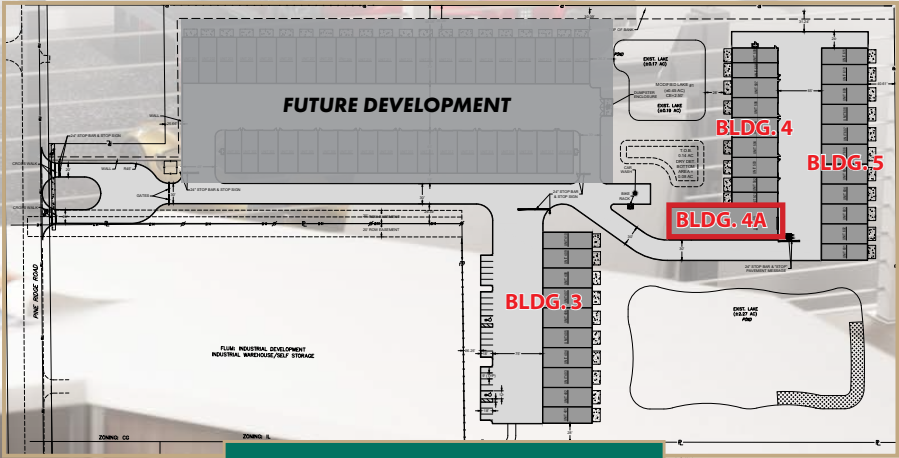
BUILDING 4A



UNIT 400

UNIT	WIDTH	LENGTH	SF	PRICE PSF	TOTAL SALE	STATUS
400	50	166	8,300	\$250	\$2,075,000	Sold

BUILDING 4A
1 UNIT | 8,300± SQ. FT.



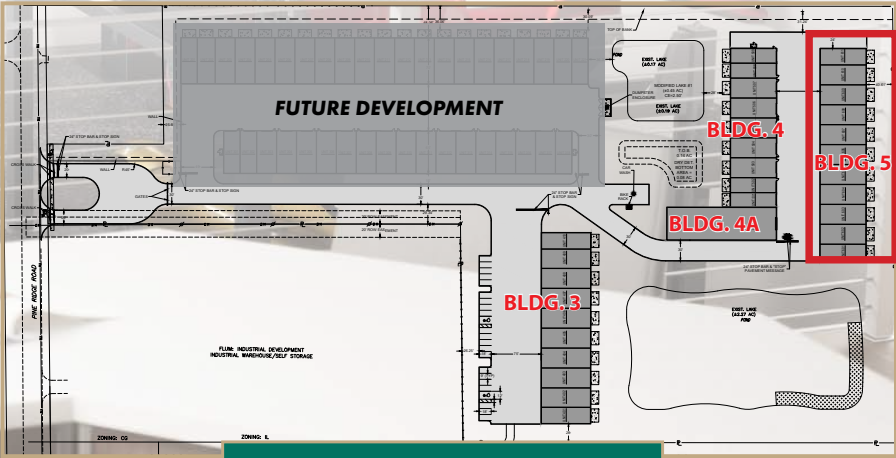
**MASTER
CONCEPT PLAN**

BUILDING 5

UNIT 511
UNIT 510
UNIT 509
UNIT 508
UNIT 507
UNIT 506
UNIT 505
UNIT 504
UNIT 503
UNIT 502
UNIT 501

UNIT	WIDTH	LENGTH	SF	PRICE PSF	TOTAL SALE	STATUS
501	25	70	1750			Sold
502	30	70	2100	\$250	\$525,000	Sold
503	30	70	2100	\$250	\$525,000	Available
504	30	70	2100	\$250	\$525,000	Available
505	30	70	2100			Sold
506	30	70	2100	\$250	\$525,000	Available
507	30	70	2100	\$250	\$525,000	Sold
508	30	70	2100	\$250	\$525,000	Sold
509	30	70	2100	\$250	\$525,000	Sold
510	30	70	2100			Sold
511	25	70	1750			Sold

BUILDING 5
7 UNITS | 2,100± SQ. FT.



MASTER
CONCEPT PLAN

1. Permitted uses in individual units are limited to:

- Storage of personal property such as automobiles, boats, recreational vehicles, furniture, and other personal possessions
- Minor maintenance work
- Watching television, gaming, listening to music, and similar uses

2. Prohibited uses and activities in individual units include:

- Dwelling units, temporary living, or overnight sleeping;
- Operation of a business;
- Manufacturing or construction; and
- Storage or use of hazardous material

3. Prohibited uses and activities on the property include:

- Outdoor vehicle storage including cars, trucks, boats, trailers, mobile homes, recreational vehicles, or other similar vehicles, with the exception of washing and rinsing vehicles, or pumping RVs
- Overnight outdoor storage

4. Association Fees

- **\$250 Per Month**
- **Fees include insurance & maintenance of common areas**
 - Unit owners are responsible for individual unit property taxes and interior content insurance, if desired



SCOTT ALLAN

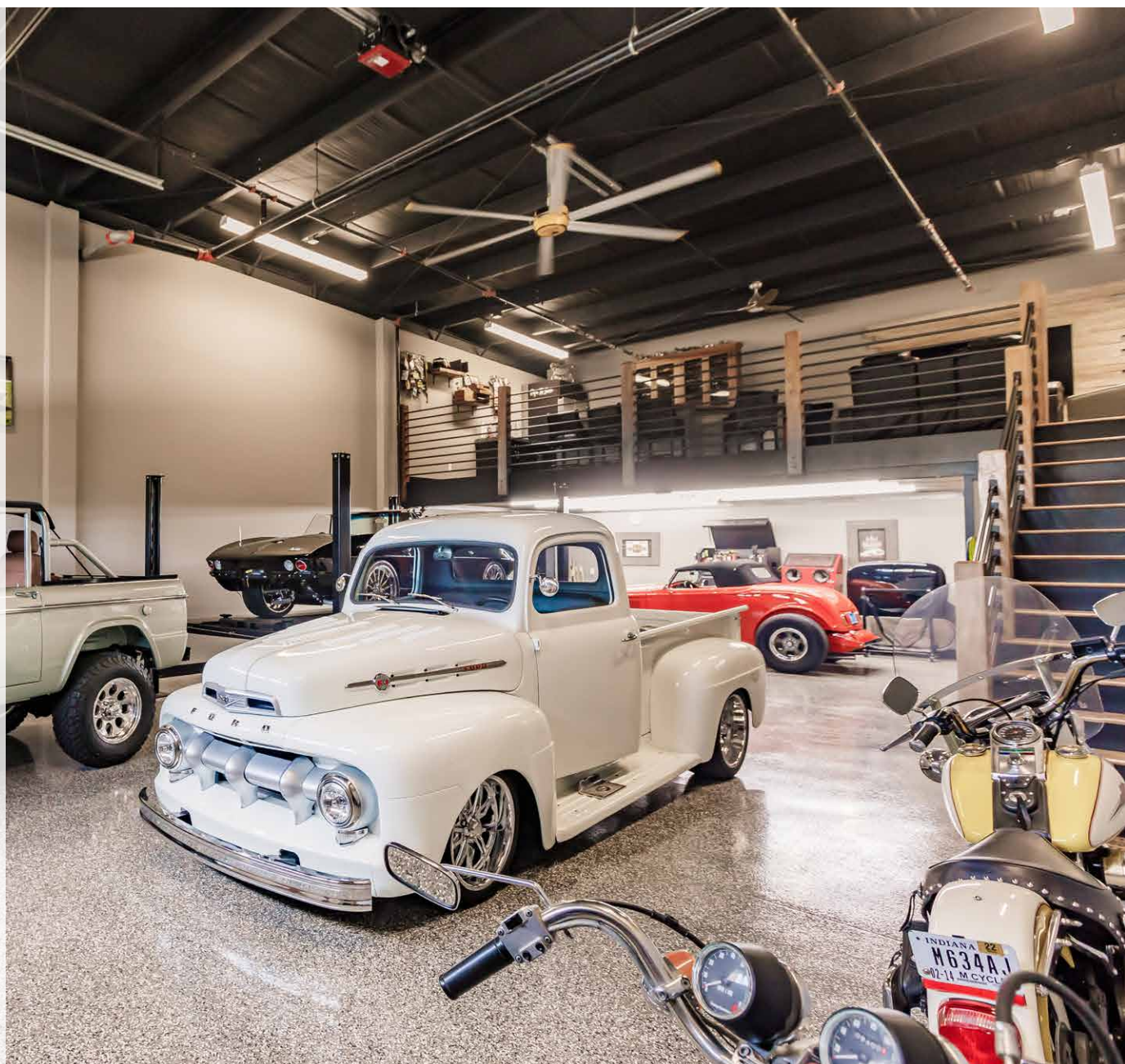
President of Allan Development Group and creator of SWFL's first "Man Cave" concept, Scott Allan is a residential and industrial developer specializing in unique purpose concepts with over \$200 million in ground-up development in South Fort Myers. Scott created and designed Island Storage Suites after recognizing a void in the adult self-storage and recreation sector and worked with Lee County Development Services to create a hybrid zoning that allows wet bars, full bathrooms, and mezzanines in climate-controlled storage units.

Scott kept a cave to serve his lifestyle, and it's been a place of social gatherings and a retreat.

TOM TORGERSON

CEO of TPI Hospitality and developer of Fort Myers Beach highly anticipated Margaritaville Beach Resort, Tom Torgerson was an early buyer of a unit at Island Storage Suites and utilizes his unit for gatherings, work, and play. As a Beach resident, Tom understands the need for storage or additional recreation space as many of the homesites on Fort Myers Beach cannot accommodate due to the "postage stamp" size of desirable waterfront lots.

As a result of Tom's unique background in hospitality and development, he adds significant flare to the "Cave" concept, incorporating his knowledge of unique amenities and curated experiences into a project for public enjoyment.







FORT MYERS BEACH

SANIBEL ISLAND

SUMMERLIN ROAD

PINE RIDGE ROAD



SUMMERLIN
SELF STORAGE

FUTURE
DEVELOPMENT







LOCATION HIGHLIGHTS

1. Salty Sam's Marina - 2± Miles
 2. Tarpon Point Marina - 2± Miles
 3. Port Sanibel Marina - 3.0± Miles
 4. Punta Rassa Boat Ramp - 5± Miles
 5. Sanibel Boat Ramp - 10± Miles
- 4.9± Miles to Fort Myers Beach
 - 5.3± Miles to Sanibel Island
 - 10.8± Miles to Page Field Private Airport
 - 11.5± Miles to Downtown Fort Myers
 - 17± Miles to RSW Southwest Florida International Airport



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