



LSI
COMPANIES

OFFERING MEMORANDUM

10921/23 KELLY ROAD

INDUSTRIAL UNITS FOR LEASE

PROPERTY SUMMARY

Property Address: 10921/23 Kelly Road
Fort Myers, FL, 33908

County: Lee

Property Type: Industrial

Property Size: 4.77± Acres

Building Size: 24,000± Total Sq. Ft.

Unit Size: 10923, Unit #9: 1,300 Sq. Ft.
10921, Unit #5: 1,500 Sq Ft.

Year Built: 2008

Zoning: IL (Light Industrial)

Tax Information: \$22,293.65 (2023)

STRAP Number: 05-46-24-01-00013.0000

LEASE RATE:

\$17.00 PSF NNN

10923, UNIT #9: \$1,841.66/month + CAM

10921, UNIT #5: \$2,125/month + CAM

LSI
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LSICOMPANIES.COM

SALES EXECUTIVE



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM

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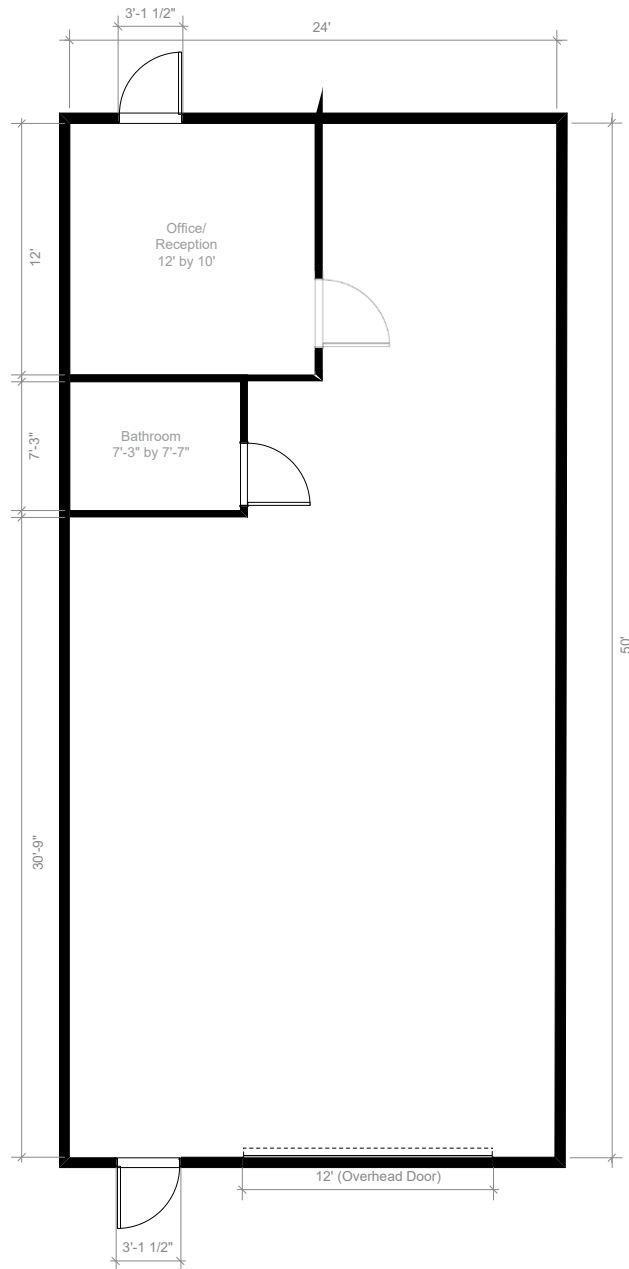
OFFERING PROCESS

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.

PROPERTY HIGHLIGHTS

- Prime location on Pine Ridge Road allows for easy access to Summerlin Road, San Carlos Boulevard, the Barrier Islands, and greater Fort Myers
- Each unit contains one 12'(w) x 14'(h) overhead door
- 18' ceiling height provides ample vertical clearance
- Includes three designated parking spaces per unit
- Light industrial zoning allows for a wide variety of uses
- Two separate access points allows for easy maneuverability
- Additional outdoor storage/laydown space available





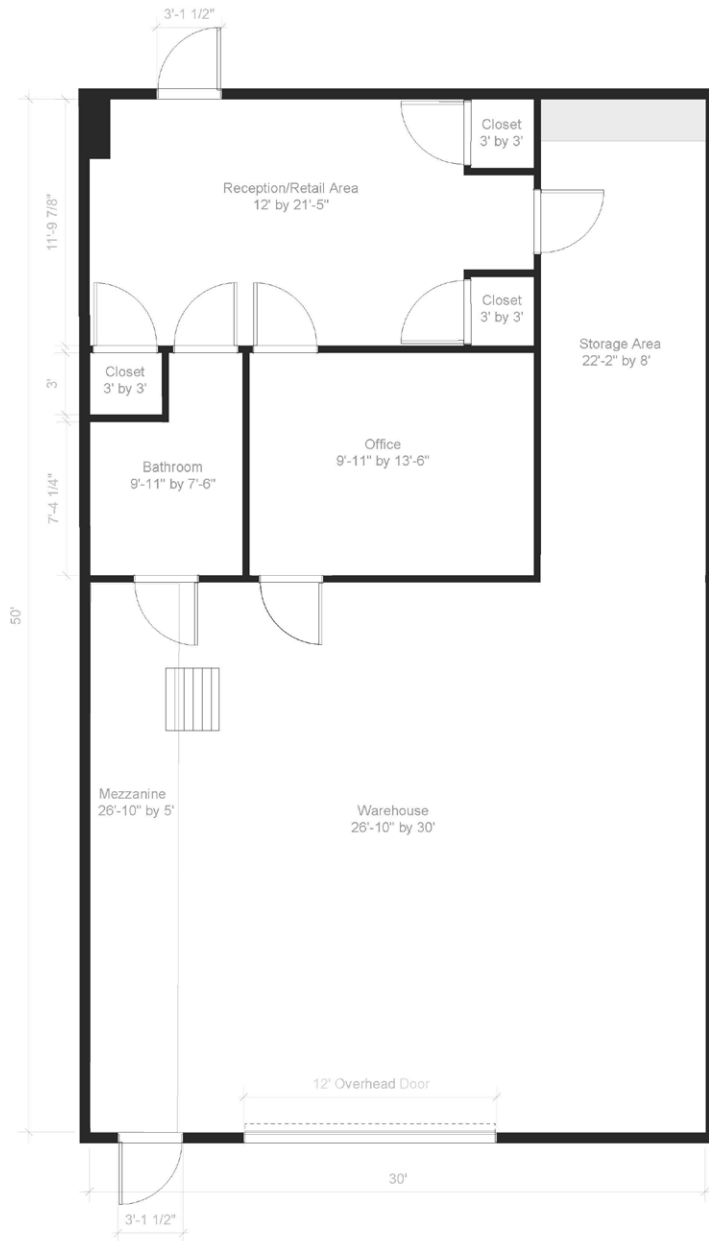
UNIT HIGHLIGHTS

- 1,300 Sq. Ft. flex unit
- 12' W x 14' H overhead door
- 18' ceiling height
- Includes a reception area/office and restroom under A/C
- Three designated parking spaces
- Additional outdoor storage/laydown space available

10923 KELLY ROAD, UNIT #9



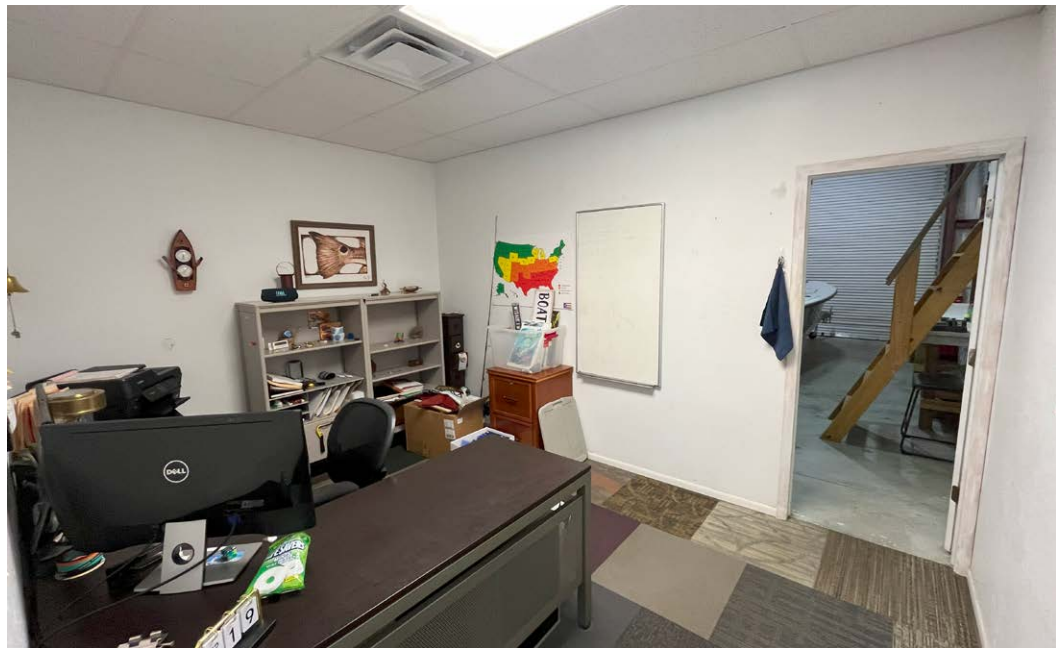
10921 KELLY ROAD, UNIT #5



UNIT HIGHLIGHTS

- 1,500± Sq. Ft. unit
- 12' W x 14' H overhead door
- 18' ceiling height
- Visibility from Kelly Road
- Entire unit under A/C
- Includes reception/showroom space, private office, restroom, storage area, and warehouse with an additional 135± Sq. Ft. mezzanine
- (3) designated parking spaces
- Additional outdoor storage/laydown space available

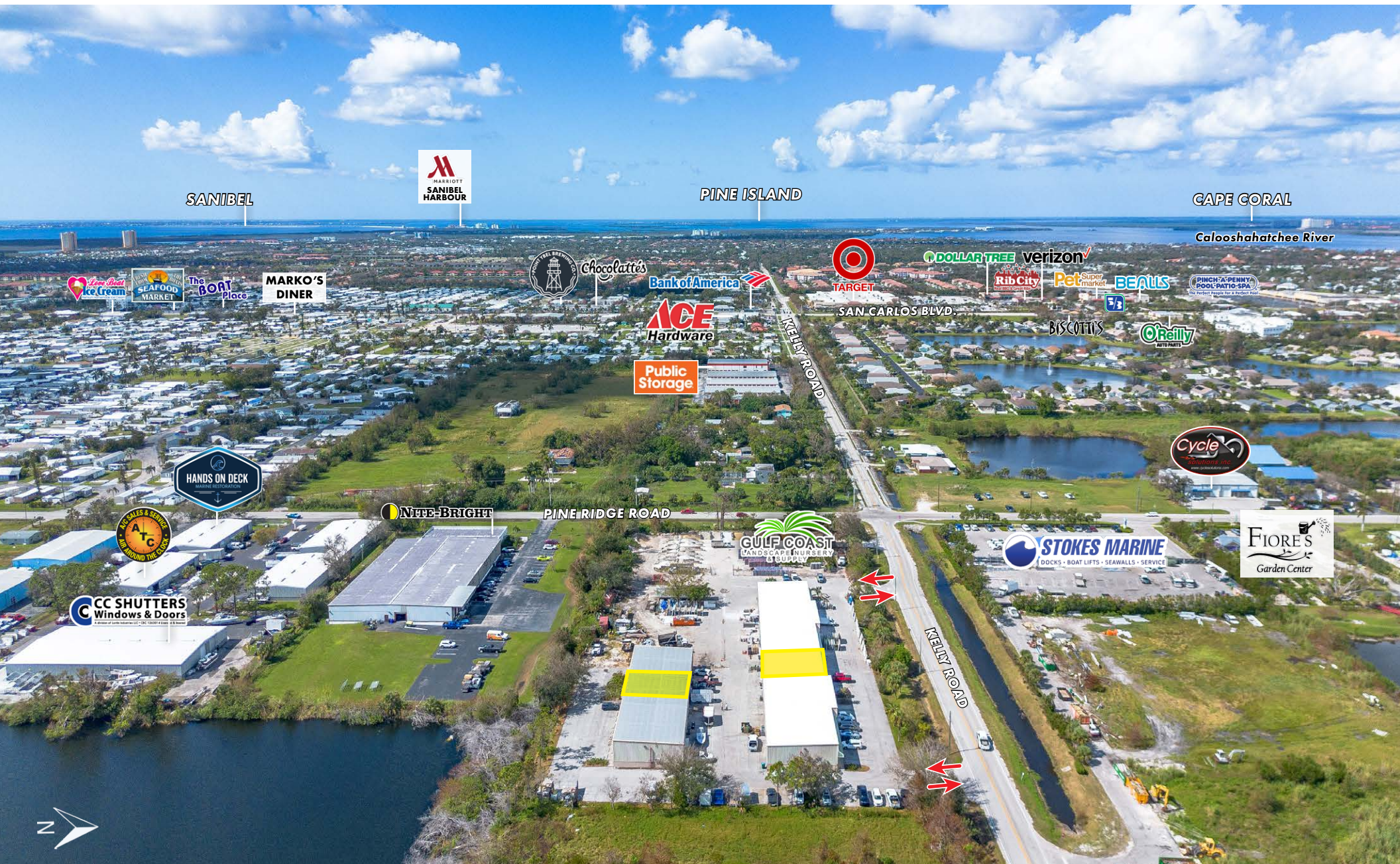
10921 KELLY ROAD, UNIT #5



PROPERTY AERIAL



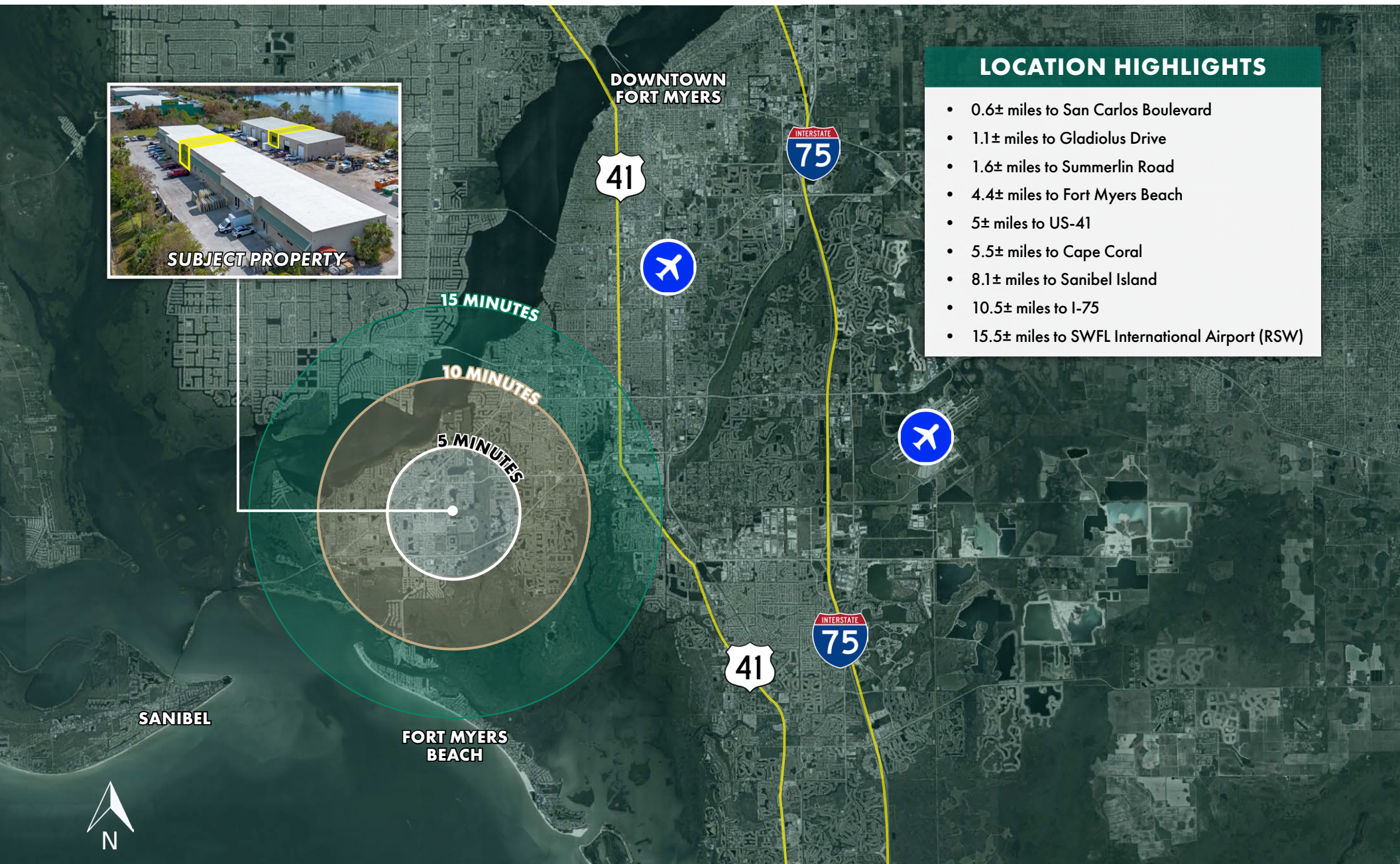
PROPERTY AERIAL



PROPERTY AERIAL



DRIVE TIME MAP



LOCATION HIGHLIGHTS

- 0.6± miles to San Carlos Boulevard
- 1.1± miles to Gladiolus Drive
- 1.6± miles to Summerlin Road
- 4.4± miles to Fort Myers Beach
- 5± miles to US-41
- 5.5± miles to Cape Coral
- 8.1± miles to Sanibel Island
- 10.5± miles to I-75
- 15.5± miles to SWFL International Airport (RSW)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.