

# FOR SALE: INTELLIFLEX CONDOMINIUMS

## 10,916 SF OFFICE / WAREHOUSE / MAN CAVE

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

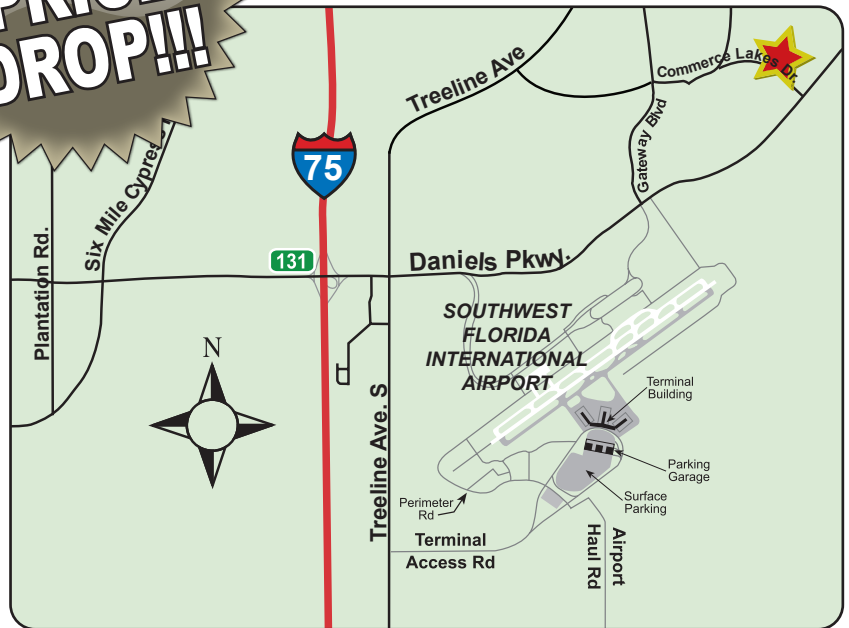


**HUGE  
PRICE  
DROP!!!**

**FOR SALE:** Units 12-17  
**UNIT SIZE:** 10,916 SF  
**SALE PRICE:** \$3,250,000.00  
**SALE PRICE (PSF):** \$298.00/SF

### PROPERTY FEATURES

- Zoning: PUD (Planned unit Development)
- Offices and large open warehouse
- USES: Light manufacturing, storage and distribution
- Four + (10' x 12') overhead doors
- Fully A/C warehouse with 18' clearance height
- Concrete tilt up construction
- Abundant parking
- Extensive exterior lighting
- Units 12 thru 17 can be sold with Unit 11



### 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](mailto:Rodney@FidlerRealEstate.com)

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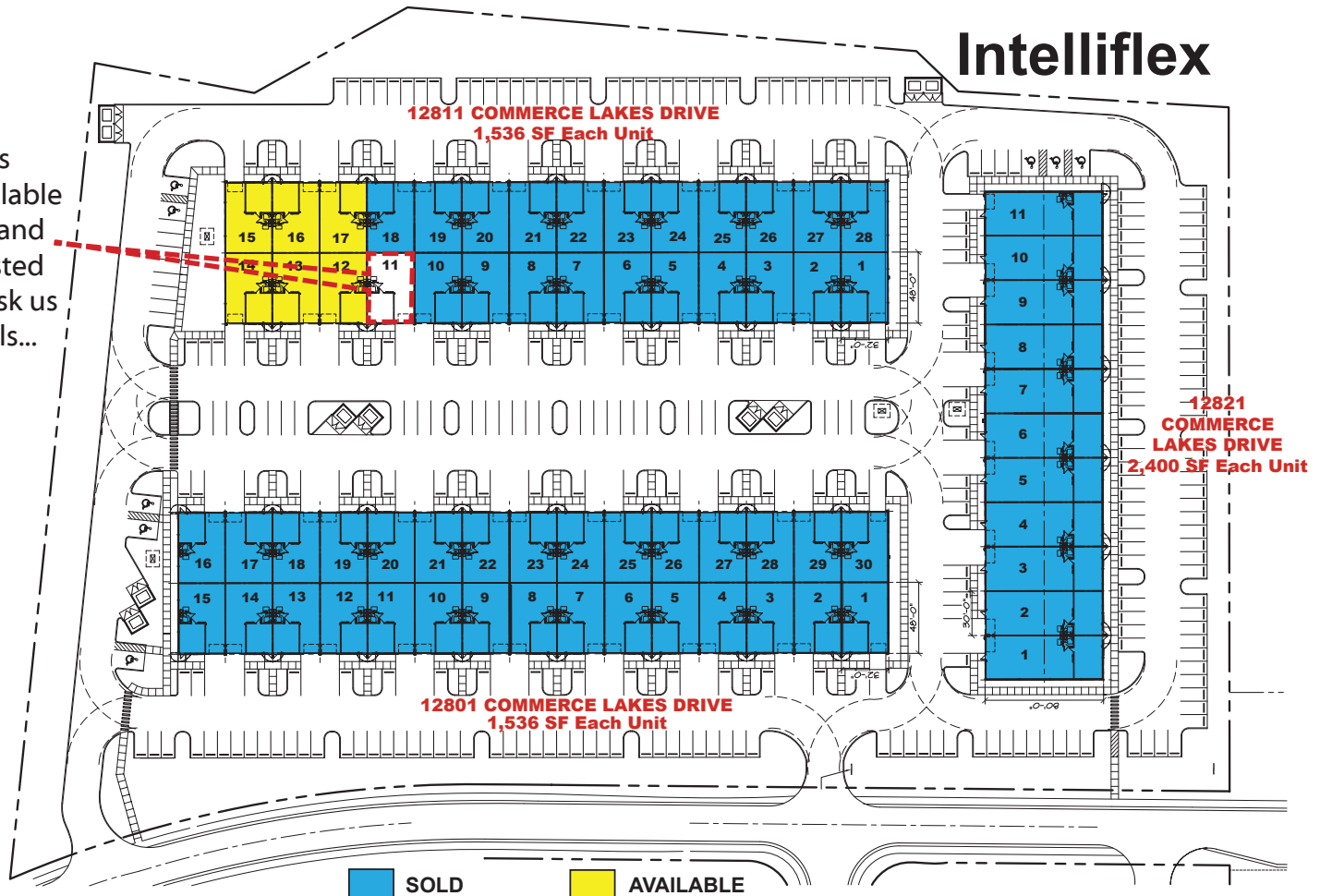
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### Intelliflex

Unit 11 is also available for sale, and if interested please ask us for details...



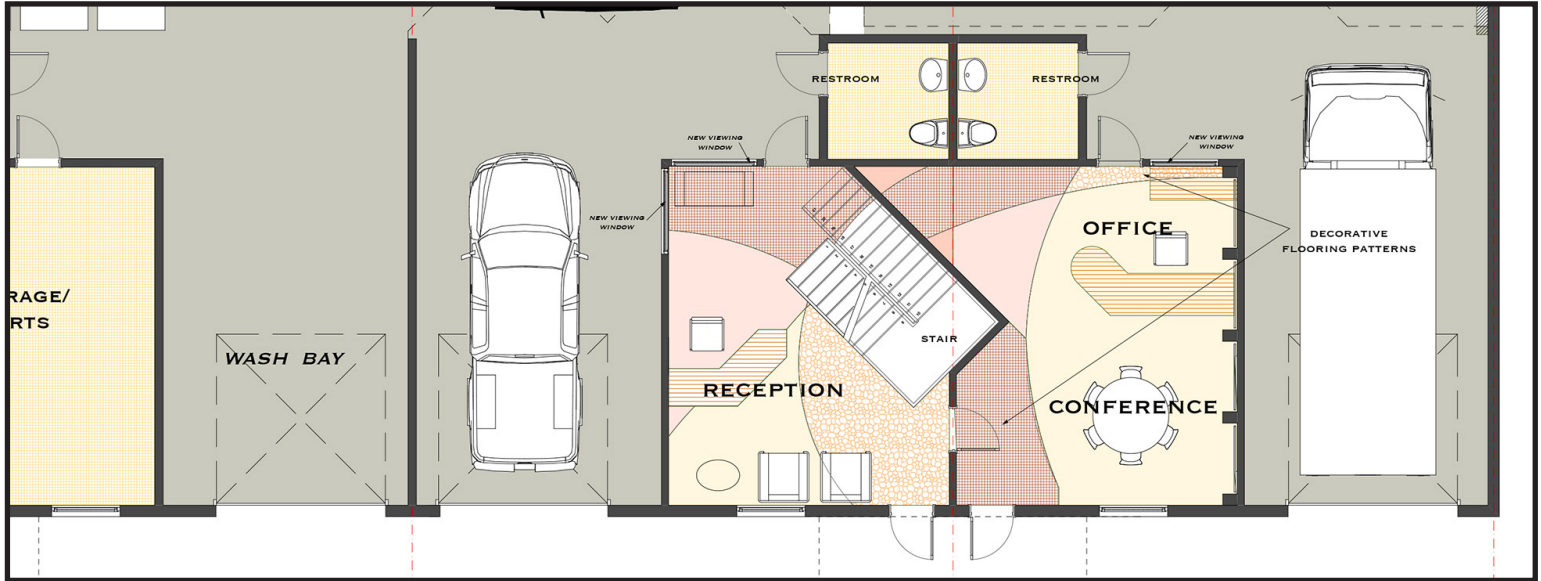
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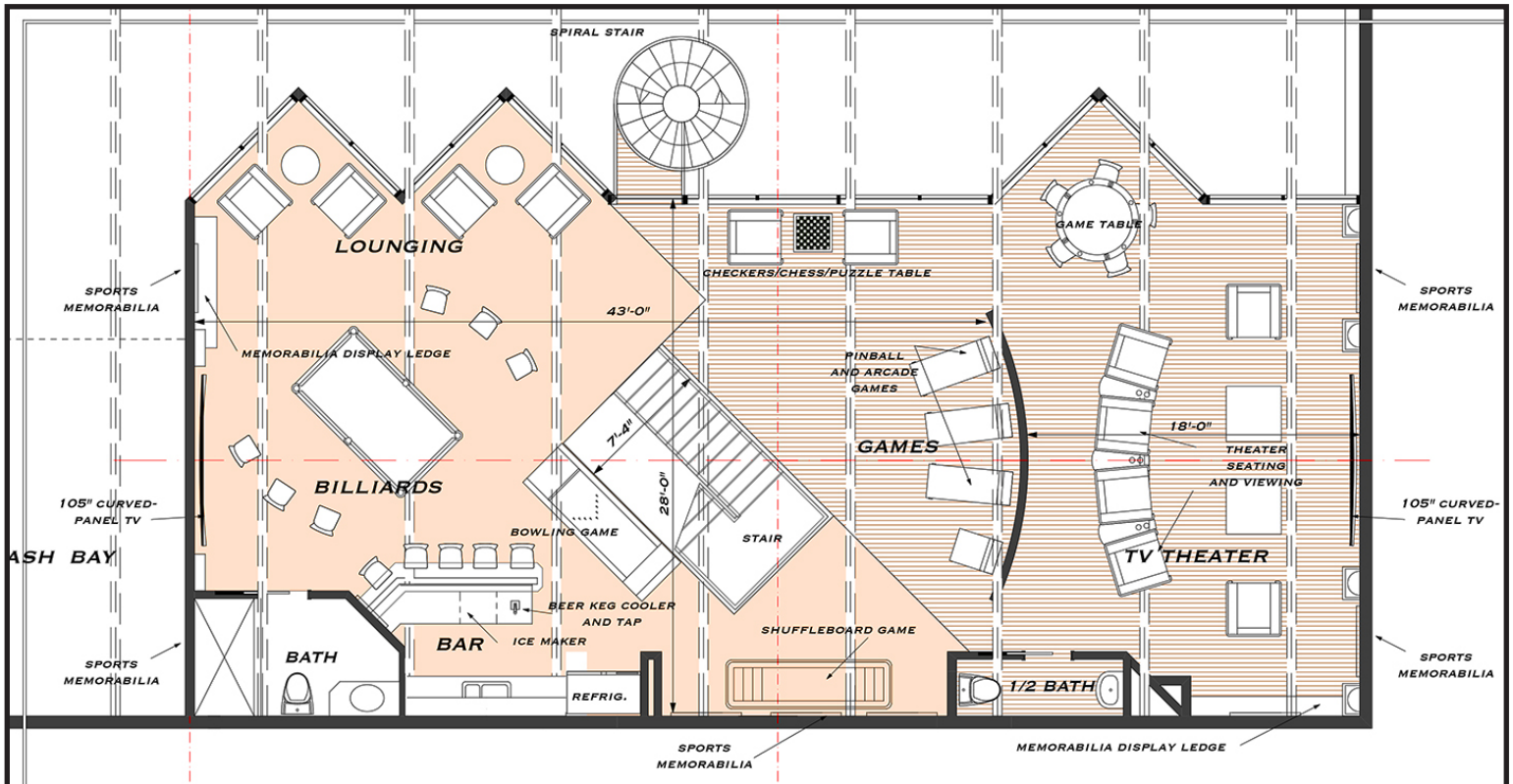
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### GARAGE 57: FIRST LEVEL PLAN



### GARAGE 57: SECOND LEVEL PLAN



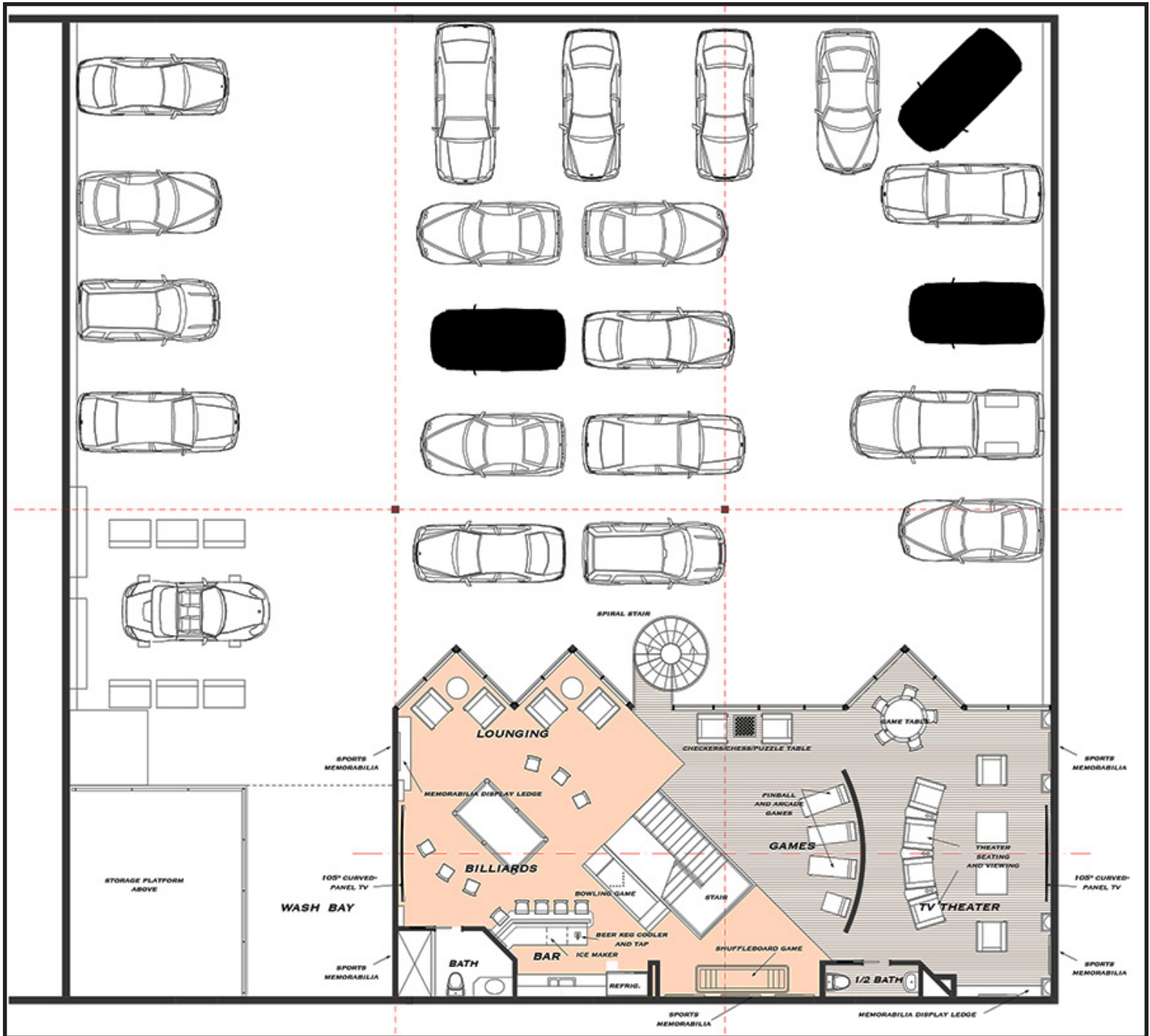
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### GARAGE 57: FIRST & SECOND LEVEL PLANS

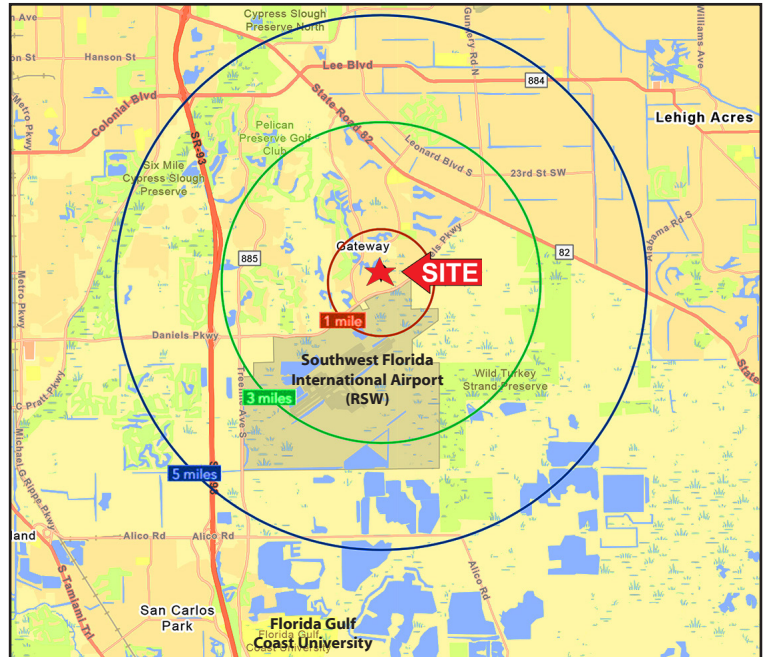
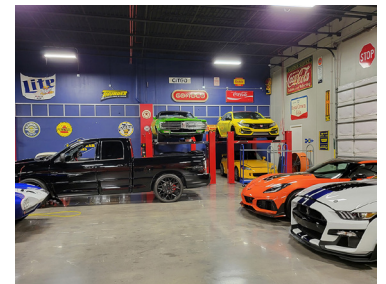
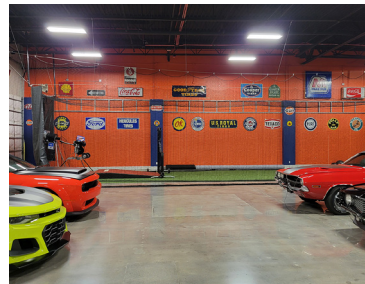
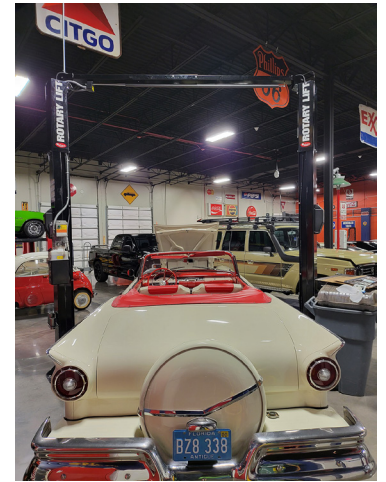


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Demographics 2023	1 MILE	3 MILE	5 MILE
Total Population	2,665	30,321	80,348
NO. of Households (HH)	1,260	11,954	29,624
Median Age	55.2	45.3	39.9
Average HH Income	\$114,979	\$126,778	\$112,762

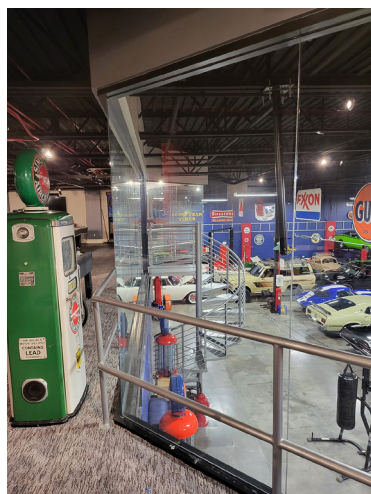
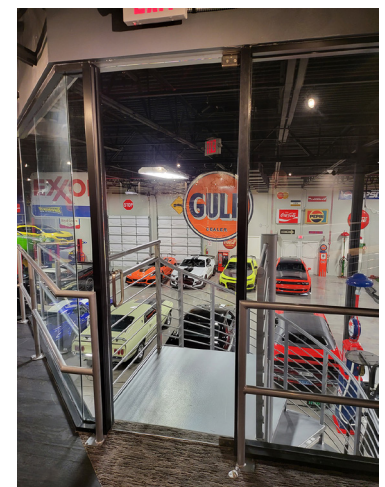
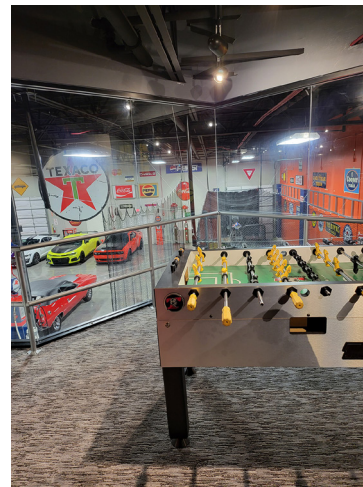
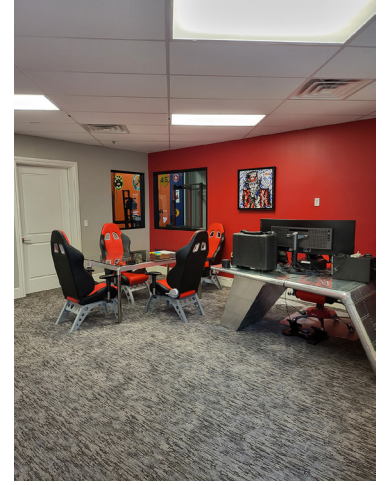
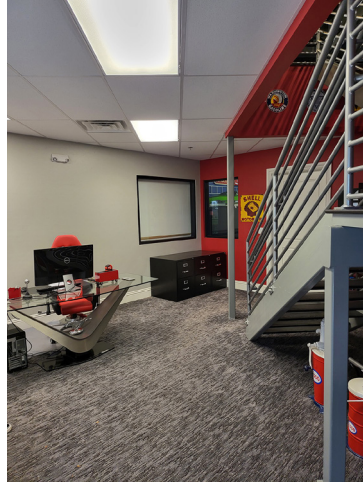


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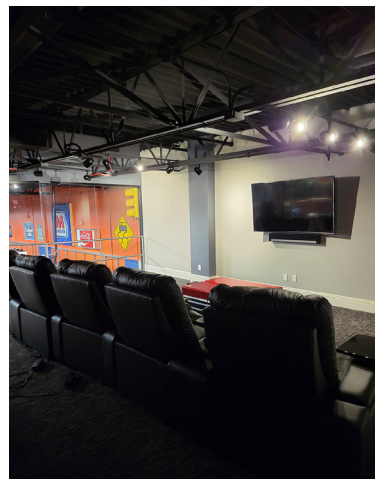
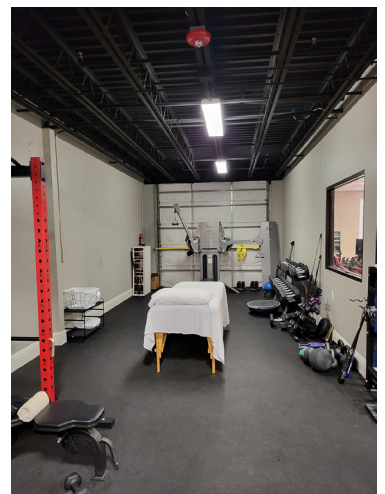
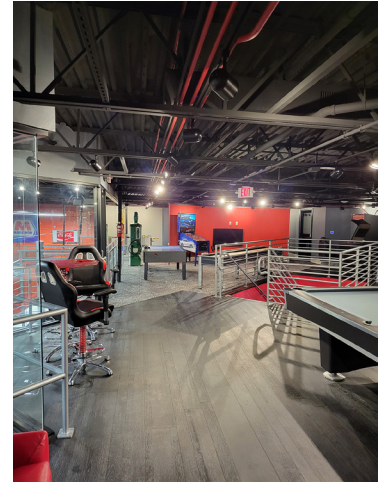
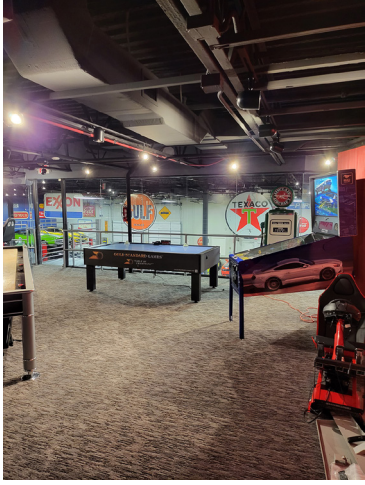
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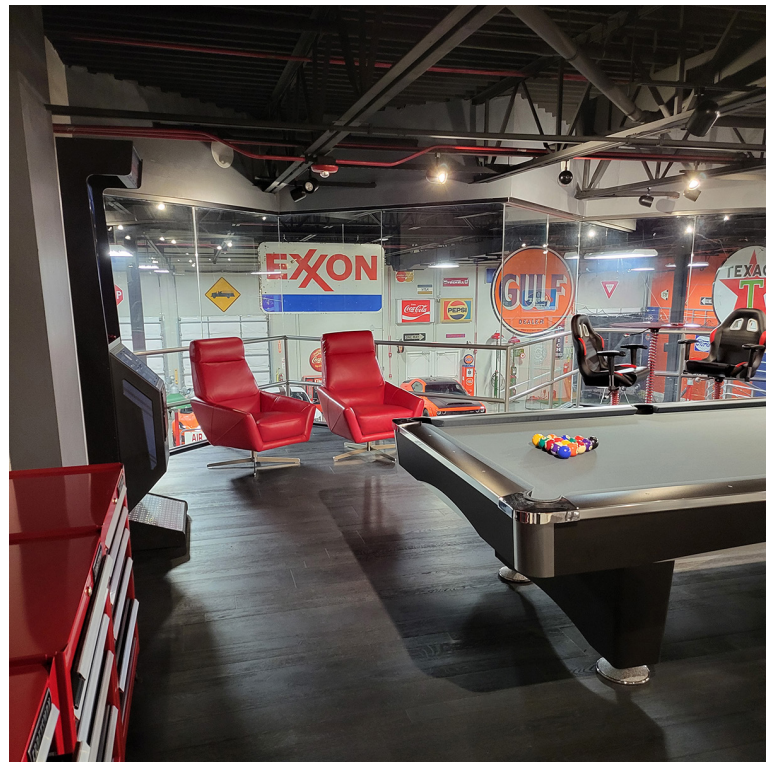
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