



Colliers

Six Months Free Rent Included!

Industrial For Lease | Alico Corridor

# Turnkey Powder Coating System

6291 Thomas Road, Fort Myers, FL 33912 | 62,650± SF

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Year-One Base:  
**\$7.46/SF/YR NNN**

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# Property Highlights

|                          |  |
|--------------------------|--|
| <b>Address</b>           | 6291 Thomas Rd., Fort Myers, FL 33912  |
| <b>Size</b>              | 62,650± SF   |
| <b>Year-One Rent</b>     | \$7.46/SF/YR NNN (includes incentives)   |
| <b>Estimated CAM</b>     | \$2.70± PSF/YR (2023)  |
| <b>Ceiling Height</b>    | First floor warehouse: Clear height, 13'-3" throughout (no eave)<br>Second floor: 12'-3" at the walls, and 14'-10" at center |
| <b>Zoning</b>            | IL (Lee County Unincorporated)   |
| <b>Power</b>             | 3-Phase 120/208V and 277/480V  |
| <b>Docks/Truck Wells</b> | Ample shared loading dock space  |
| <b>OH Doors</b>          | Two (2) total, one (1) dock high, one (1) grade level, multiple others for airflow   |

|                        |  |
|------------------------|--|
| <b>Occupancy Date</b>  | Within 60-90 days following full lease execution   |
| <b>Term Length</b>     | 5+ years   |
| <b>Sprinklers</b>      | Fully sprinkled  |
| <b>Parking</b>         | .78 spaces per 1,000 RSF   |
| <b>Elevator</b>        | One (1) elevator with capacity up to 5,000 lbs   |
| <b>Year Built</b>      | 2003   |
| <b>Restrooms</b>       | 12 total   |
| <b>Office/Showroom</b> | 4,687± SF includes reception area, seven (7) manager offices, conference room, storage room, large open area for showroom or cubicles, kitchenette, four (4) bathrooms, office furniture can be negotiated |

Conveniently located off Alico Road, providing quick access to US-41, I-75 and the RSW International Airport. Positioned only 2± hours south to Miami or north to Tampa.

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# Rent Schedule

Six (6) months of free rent included in schedule

| Year | Base Rate PSF     | Notes  |
|------|-------------------|--|
| 1    | \$7.46/SF/YR NNN  | Includes 3 months of free rent                   |
| 2    | \$8.62/SF/YR NNN  | Includes 4% escalation and 2 months of free rent |
| 3    | \$9.87/SF/YR NNN  | Includes 4% escalation and 1 month of free rent  |
| 4    | \$11.19/SF/YR NNN | Includes 4% escalation                           |
| 5    | \$11.64/SF/YR NNN | Includes 4% escalation                           |

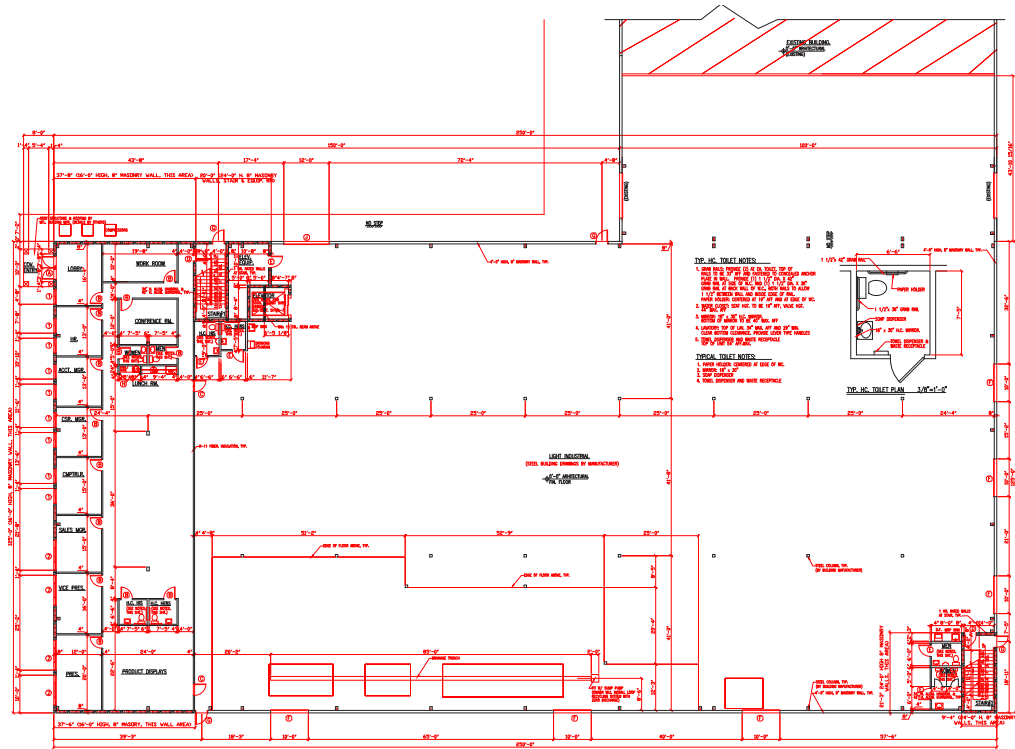
*Market Base Rate - \$9.95 PSF/YR NNN*

6291 Thomas Road

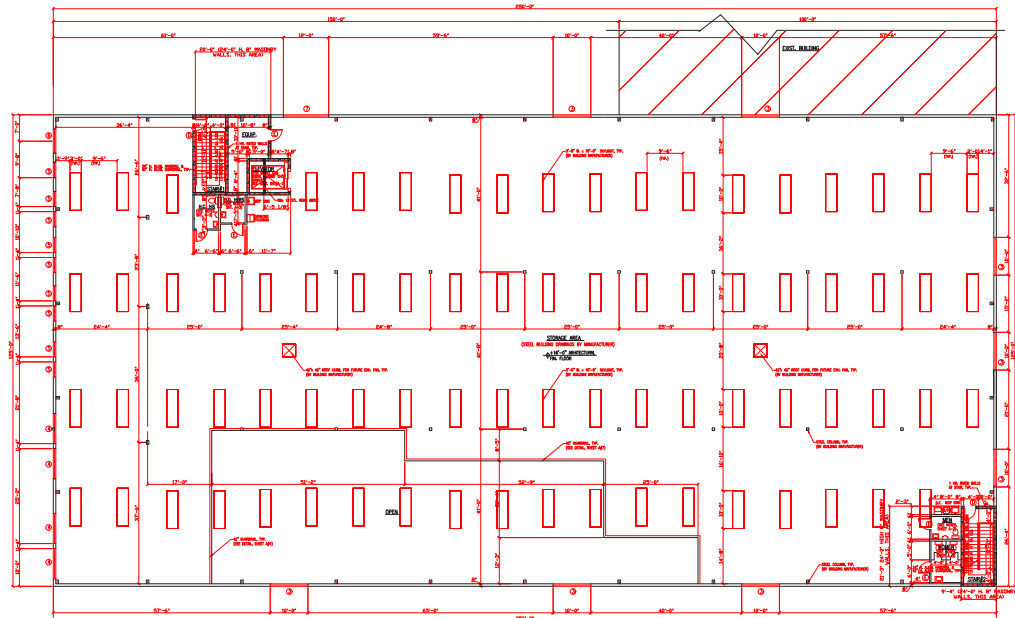


# Floor Plans

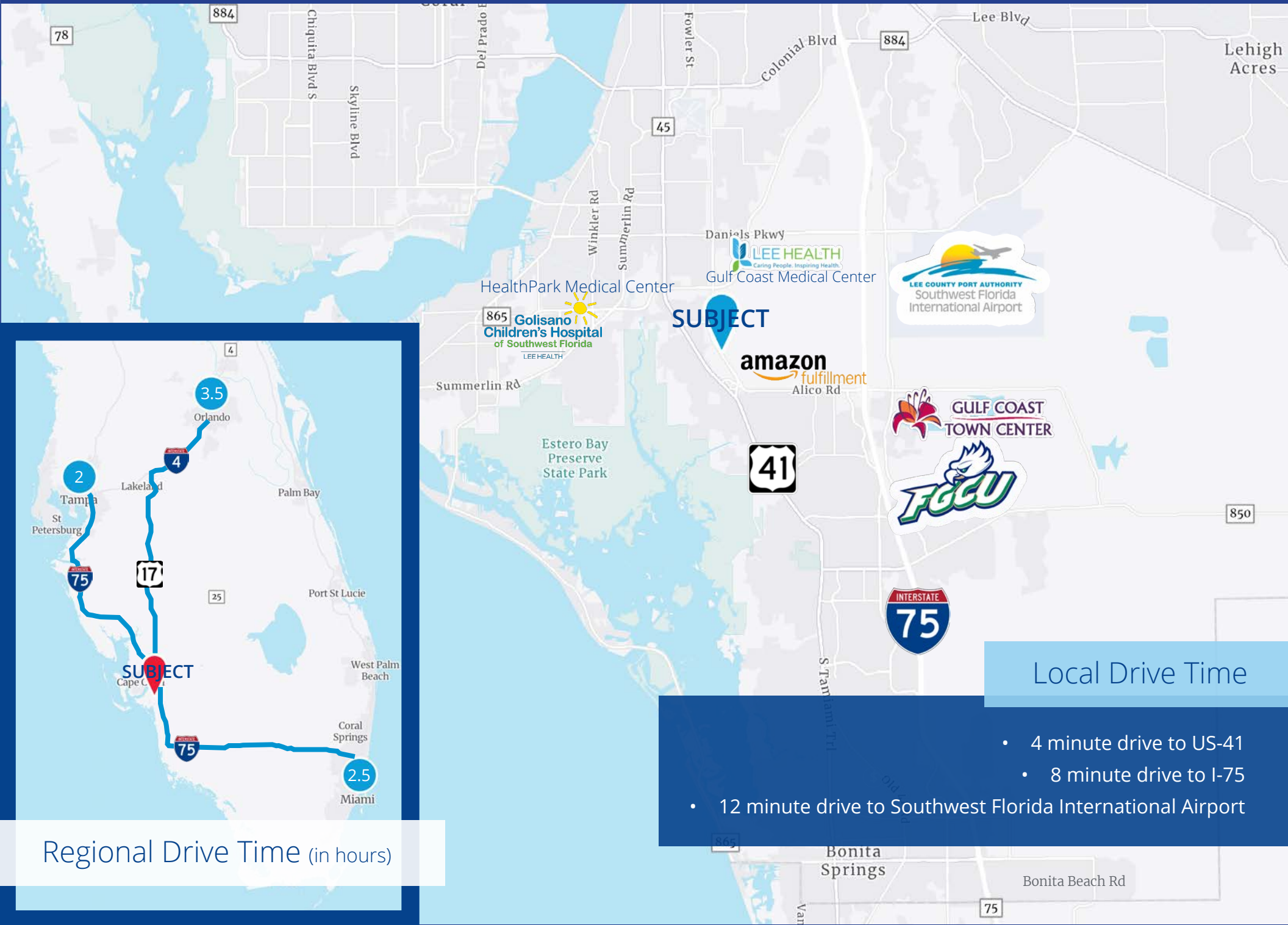
## First Floor



## Second Floor







### Local Drive Time

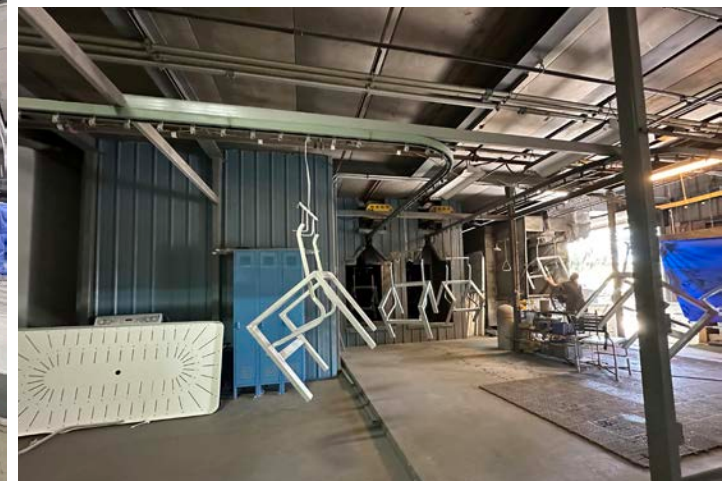
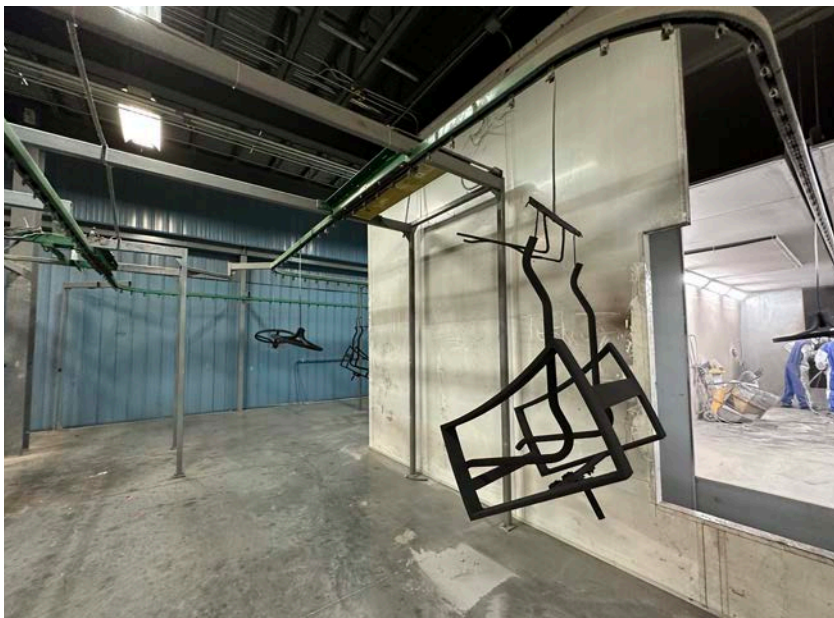
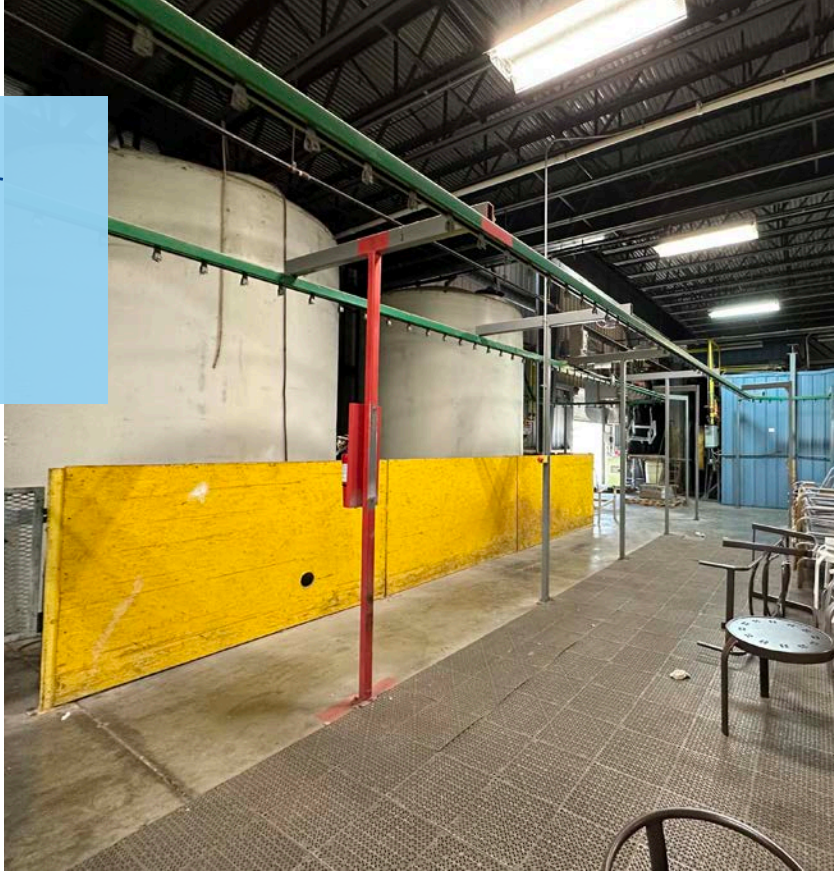
- 4 minute drive to US-41
- 8 minute drive to I-75
- 12 minute drive to Southwest Florida International Airport

### Regional Drive Time (in hours)



# Turnkey Powder Coating System Available

- Designed for a part envelope of 48" wide x 60" tall x 108" long
- 1400' enclosed track overhead conveyor
- 88' long stainless steel, 4 stage spray washer
- 132' long dry off oven, 2 pass, 300 degree capable, natural gas fired, recirculating air
- 30' long manual powder coating booth with 2 Gema OptiFlex guns, Torit cartridge dust collection system
- 330' long dry cure oven, elevated with bottom entry, 4 pass, 500 degree capable, natural gas fired, recirculating air
- All equipment controlled by Allen Bradley PLC





# Photos

Clockwise from top:

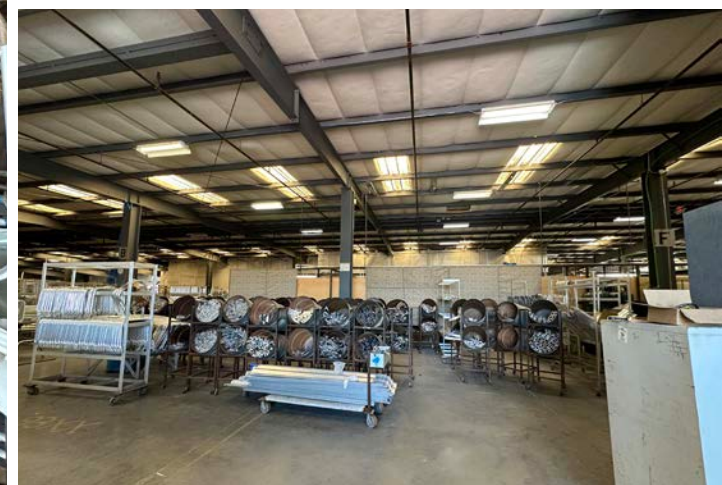
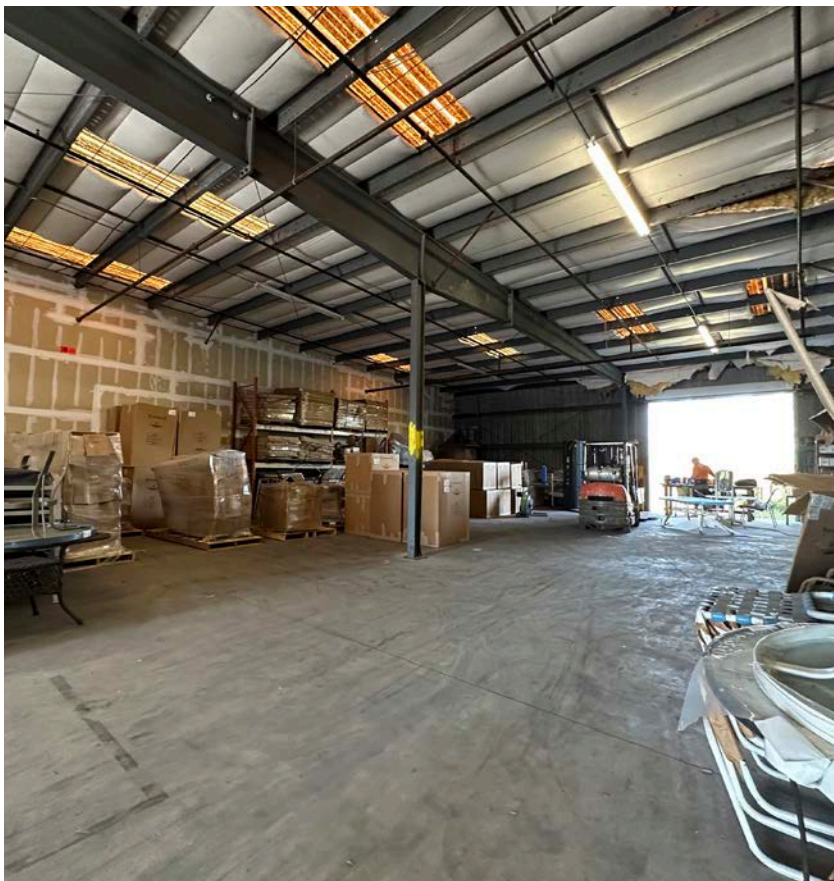
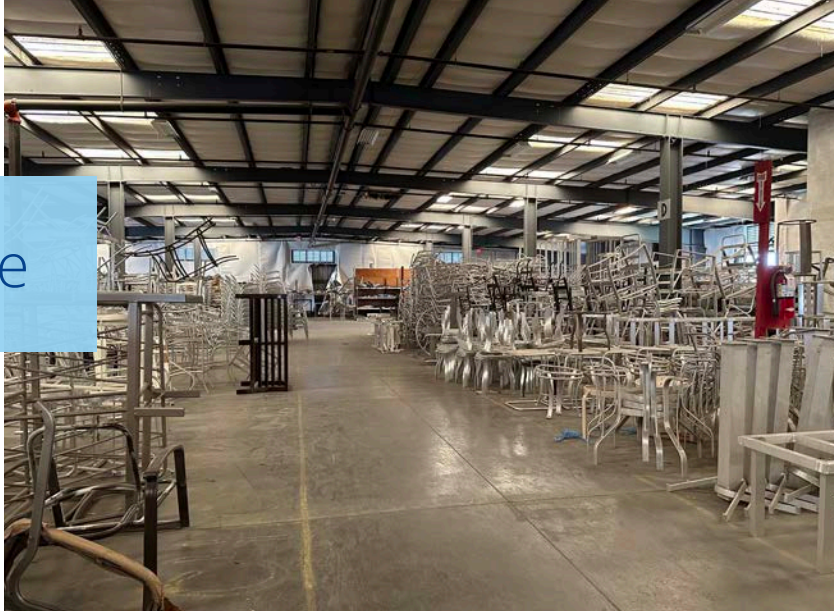
- Dock
- One of four warehouse restroom areas
- 3-Phase 120/208V and 277/480V
- Elevator with capacity up to 5,000 lbs





# Open Warehouse

- Generous column spacing
- Multiple overhead doors help to maximize air flow





## Office & Showroom

- Conference room
- Seven (7) manager offices
- Reception area
- Large open area for showroom or cubicles
- Kitchenette
- Storage room
- Four (4) bathrooms
- Office furniture can be negotiated
- Office and showroom totals 4,687± SF







62,650± SF Industrial | For Lease

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## Contact Us:

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