

# FOR SALE

## 10.98 ACRES DEVELOPMENT LAND

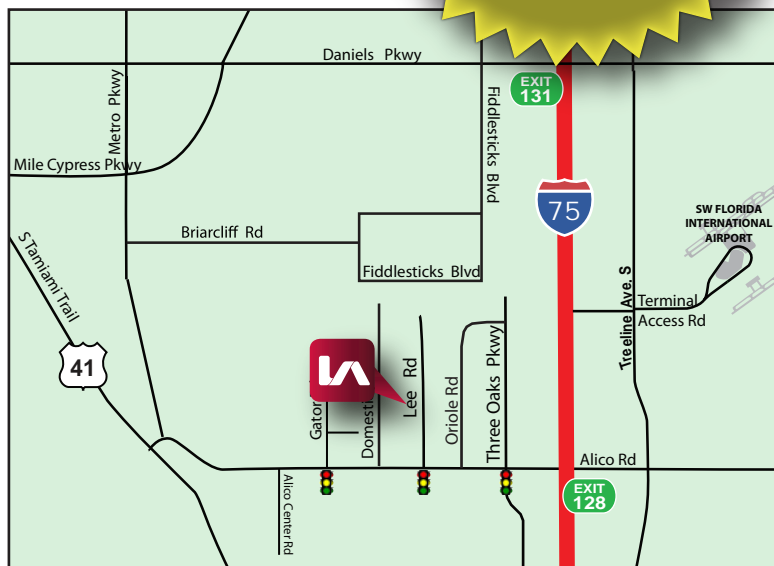
16230 LEE ROAD, FORT MYERS, FL 33912



- **LAND SIZE:** 10.98 AC
- **PRICE:** \$4,650,000 (\$9.72 / SF)
- **ZONING:** IPD ([click to view permitted uses](#))

### PROPERTY FEATURES

- Ideal for an Industrial Building or Outside Storage Site
- All Utilities to Lee Road
- Heavy & Outside Storage Zoning Uses Allowed
- Located on Lee Road Along the Alico Road Corridor, the Most Sought-After Area in Fort Myers!
- Corporate Neighbors Include Amazon, Freightliner, Robb & Stucky, and Tesla
- There is a 2.48 Acre FPL Easement on the Southern End of the Property that MAY be Allowed to be Used for Some Water Retention, Outdoor Storage, or Vehicle Parking



Please Contact:

**Bob Johnston, SIOR**  
Principal

**239.210.7601**

[bjohnston@lee-associates.com](mailto:bjohnston@lee-associates.com)

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YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | [Lee-FL.com](http://Lee-FL.com)



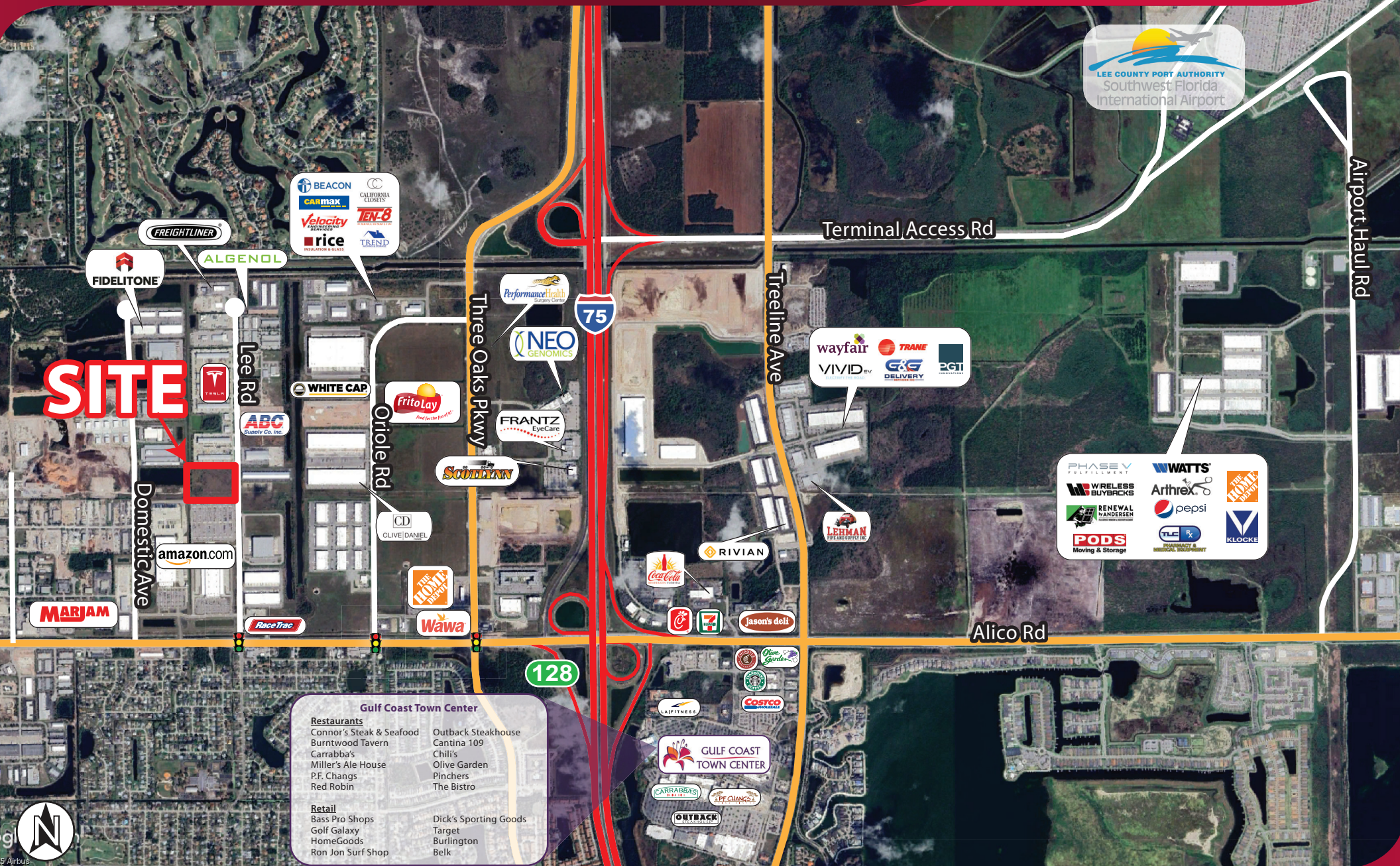


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- Gulf Coast Town Center**
- |                          |                       |
|--------------------------|-----------------------|
| <b>Restaurants</b>       | Outback Steakhouse    |
| Connor's Steak & Seafood | Cantina 109           |
| Burntwood Tavern         | Chili's               |
| Carrabba's               | Olive Garden          |
| Miller's Ale House       | Pinchers              |
| P.F. Changs              | The Bistro            |
| Red Robin                |                       |
| <b>Retail</b>            | Dick's Sporting Goods |
| Bass Pro Shops           | Target                |
| Golf Galaxy              | Burlington            |
| HomeGoods                | Belk                  |
| Ron Jon Surf Shop        |                       |

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