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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.

**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 #11: \$2,125/month + CAM

10921, Unit #6: \$1,700/month + CAM

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## SALES EXECUTIVE



**Alec Burke**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Alec Burke**

aburke@lsicompanies.com

o: (239) 489-4066 m: (563) 505-2197

### OFFERING PROCESS

Offers to lease should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as lease rate, lease term, rent commencement, security deposit, and annual escalations.



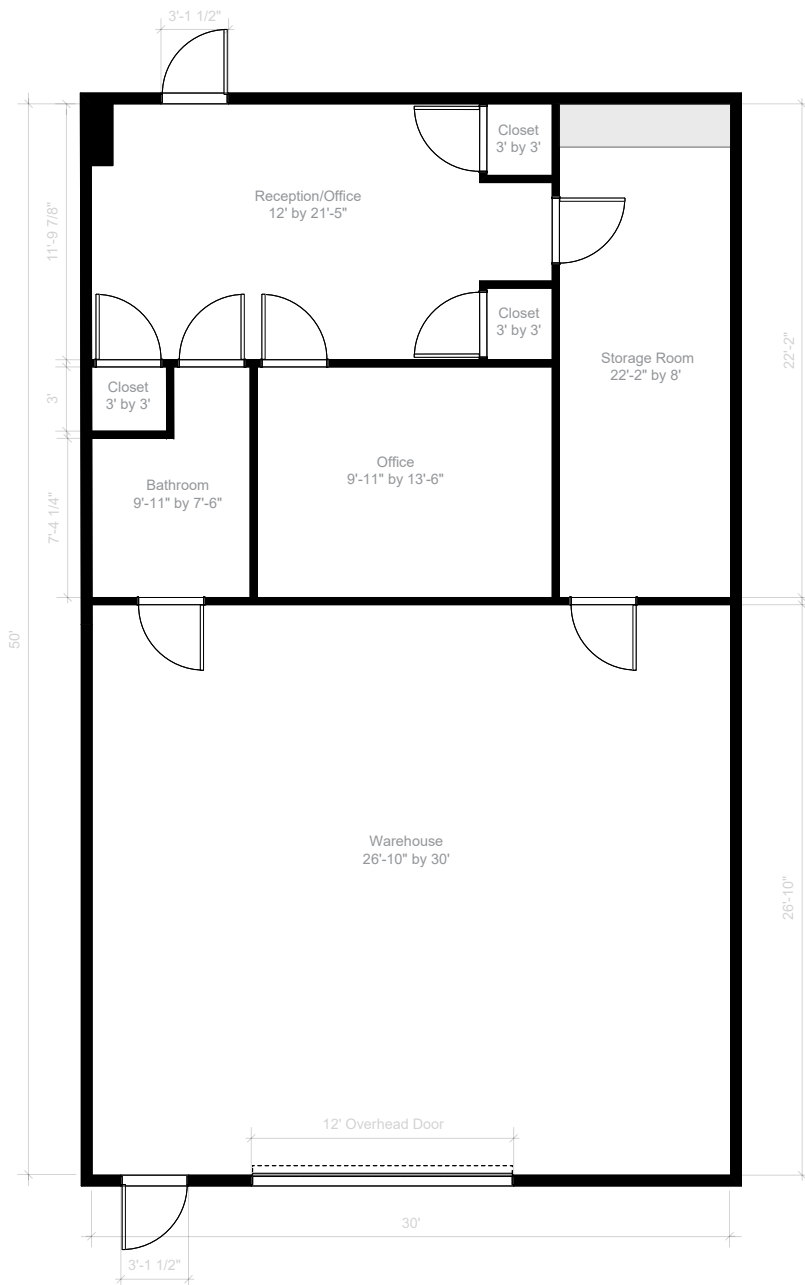
## PROPERTY HIGHLIGHTS

- Prime location on Pine Ridge Road allows for easy access to Summerlin Rd., San Carlos Blvd., 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



10923 UNIT #11  
1,500 SQ. FT.

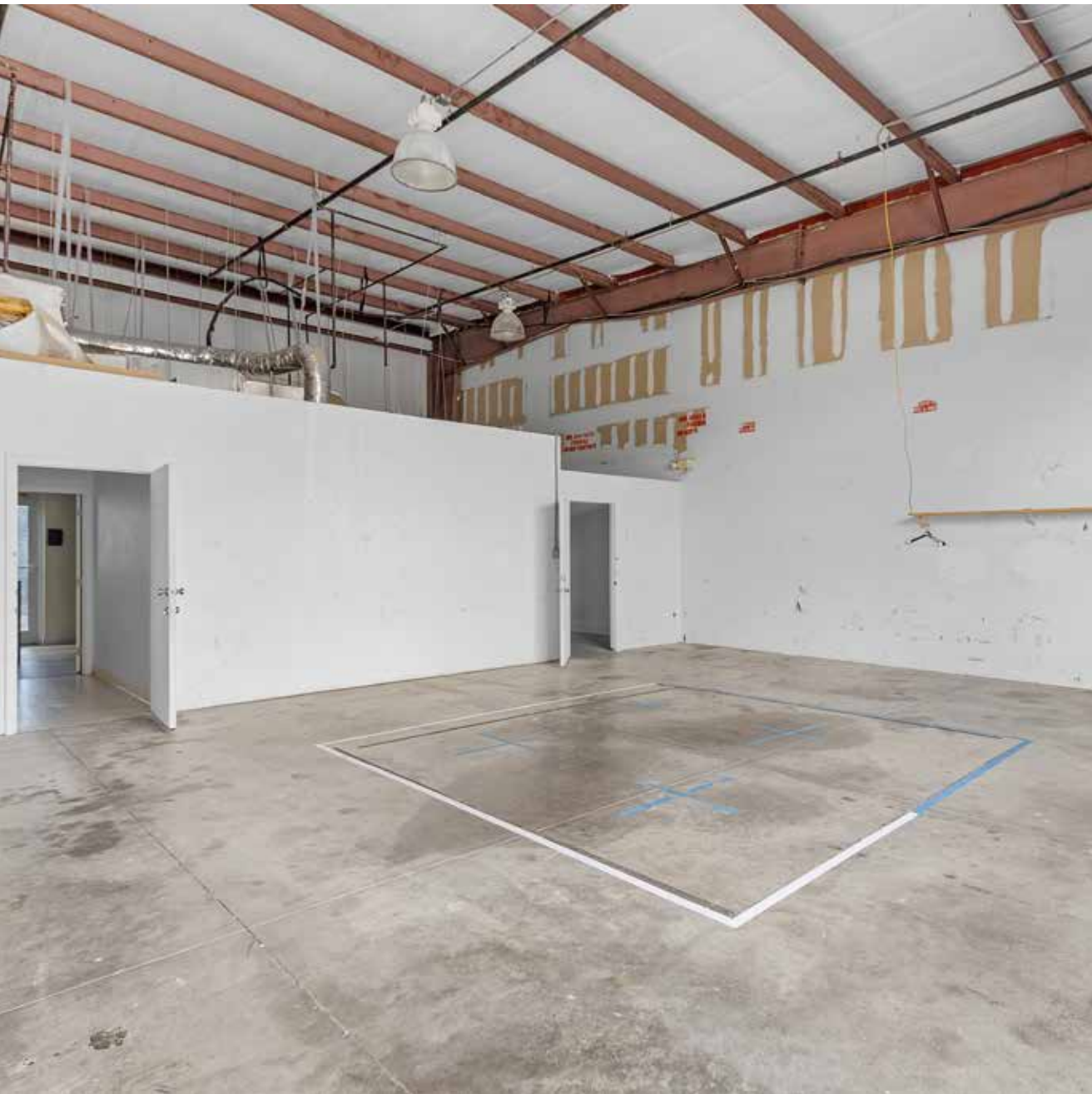
10921 UNIT #6  
1,200 SQ. FT.



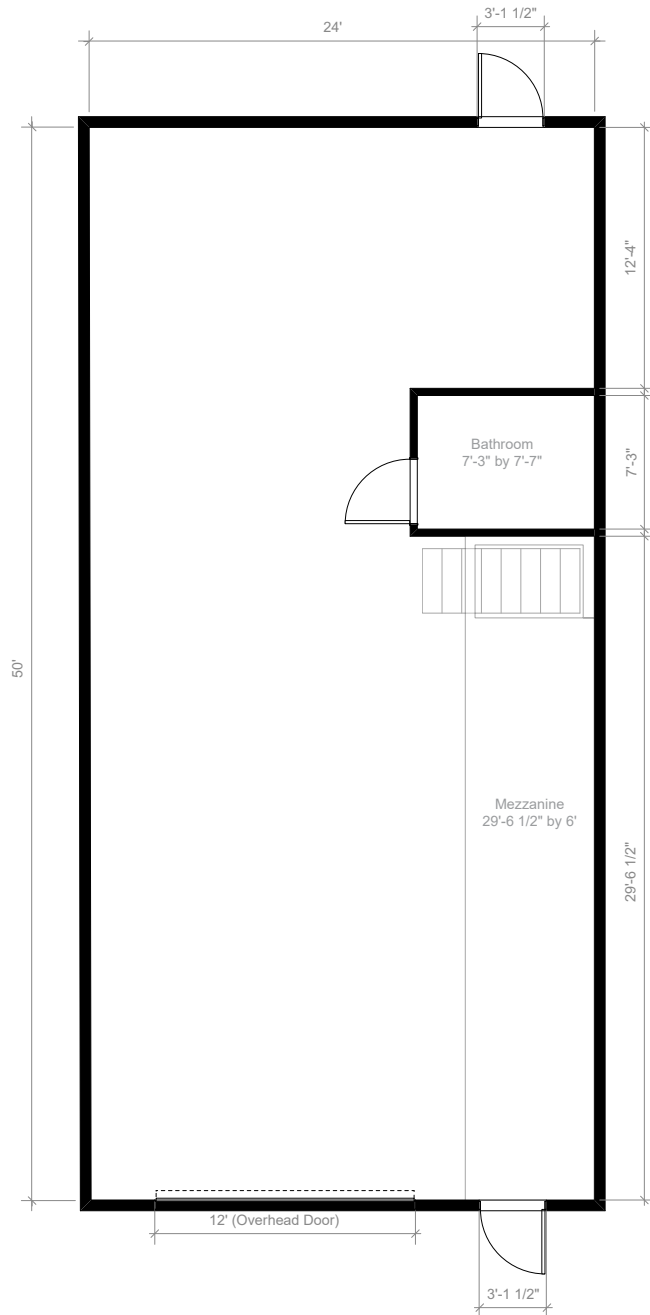
### UNIT HIGHLIGHTS

- 1,500± Sq. Ft. unit
- 12'(w) by 14'(h) overhead door
- 18' ceiling height
- Includes a reception area, office, warehouse, restroom, and additional storage room.
- Reception area, office, and bathroom under A/C
- (3) designated parking spaces





## 10921 KELLY ROAD, UNIT #6



### UNIT HIGHLIGHTS

- 1,200± Sq. Ft. unit
- 12'(w) by 14'(h) overhead door
- 18' ceiling height
- Visibility from Kelly Road
- Entire unit under A/C
- Includes warehouse, private restroom, built-in shelving and an additional 175± Sq. Ft. mezzanine
- (3) designated parking spaces

**10921 KELLY ROAD, UNIT #6**





# PROPERTY AERIAL





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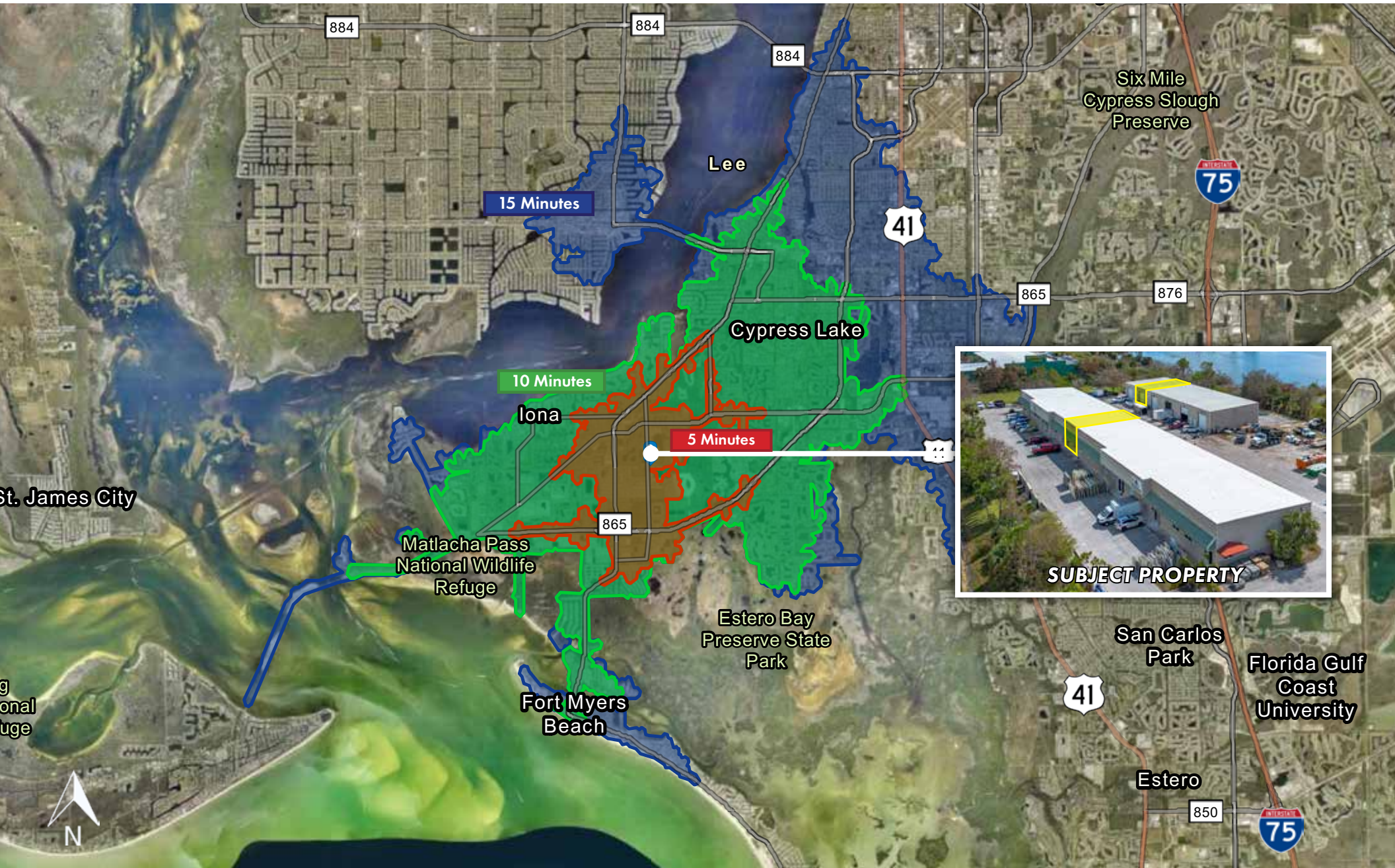


# PROPERTY AERIAL



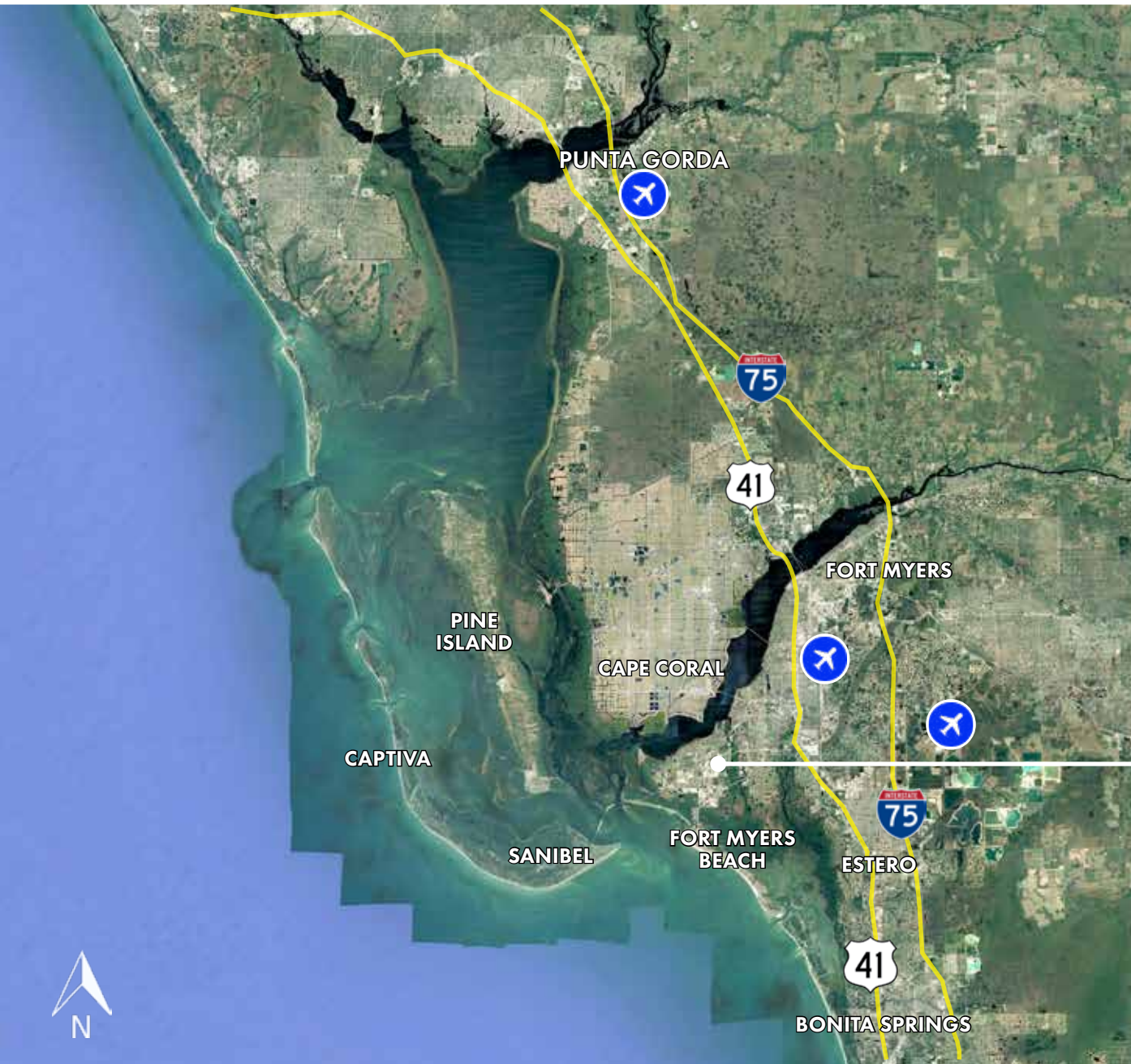


# DRIVE TIME MAP





## LOCATION 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 Southwest Florida International Airport (RSW)







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