

FOR SALE OR LEASE: INTELLIFLEX UNITS

3,072 SF OFFICE / WAREHOUSE

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



FOR SALE OR LEASE: Units 12 and 17
UNIT SIZE: 3,072 SF
SALE PRICE: \$983,040 (\$320/SF)
LEASE RATE: \$15.00/SF
CAM FEE: \$5.75/SF

PROPERTY FEATURES

- Zoning: PUD (Planned unit Development)
- Office and large open warehouse
- Service company, light manufacturing, storage, and distribution
- Two (10' x 12') overhead garage doors
- Warehouse with 18' clear ceiling height
- Concrete tilt up construction
- Abundant parking
- Extensive exterior lighting
- Units 13, 14, 15 and 16 can be sold or leased with Units 12 and 17

LOCATION

- Central location off Daniels Parkway in Gateway community
- Minutes from I-75 & Southwest Florida International Airport



For more information
please contact:

Rodney Fidler, CCIM
 Principal
 Direct 239.470.2317
Rodney@FidlerRealEstate.com

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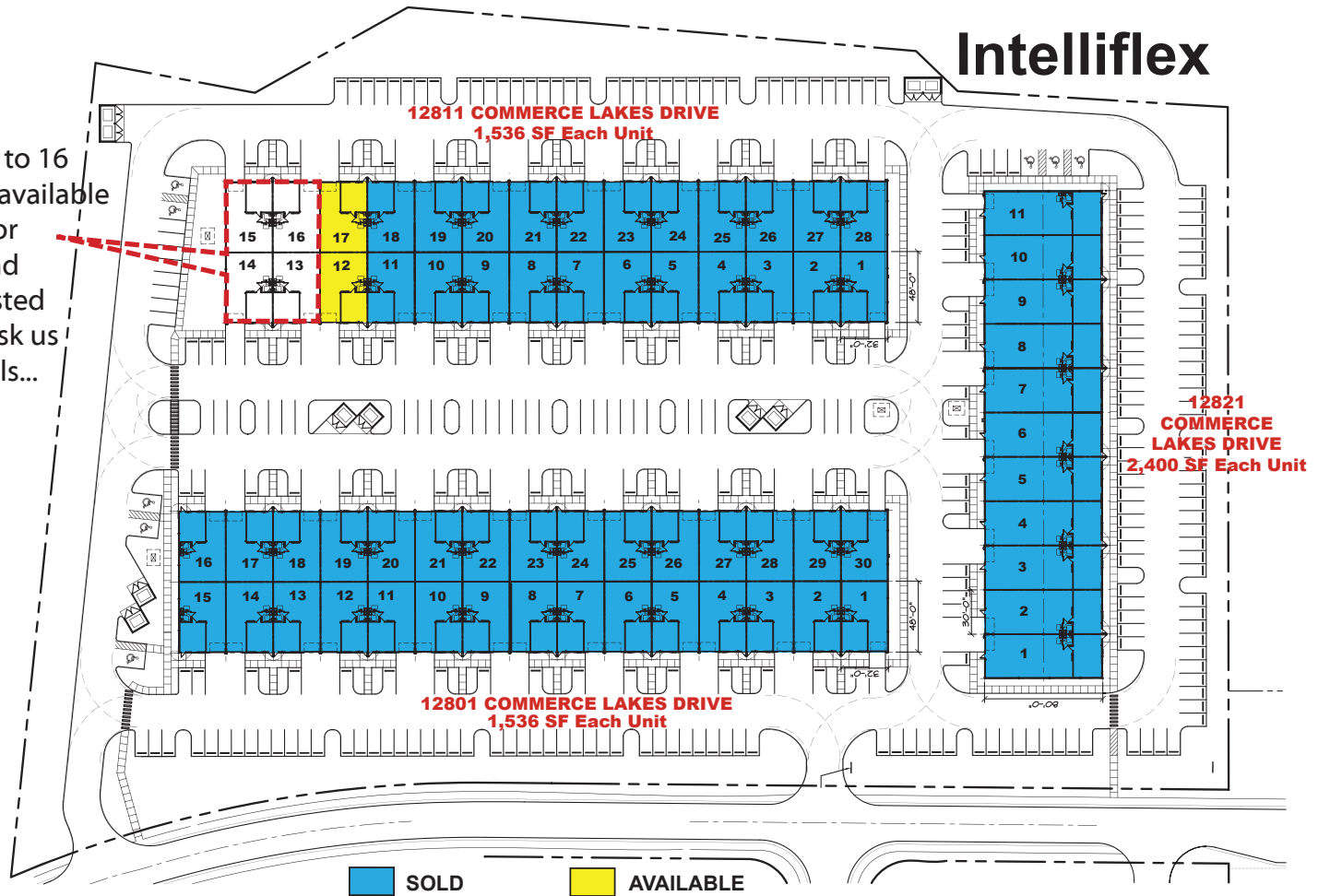
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Units 13 to 16 are also available for sale or lease, and if interested please ask us for details...



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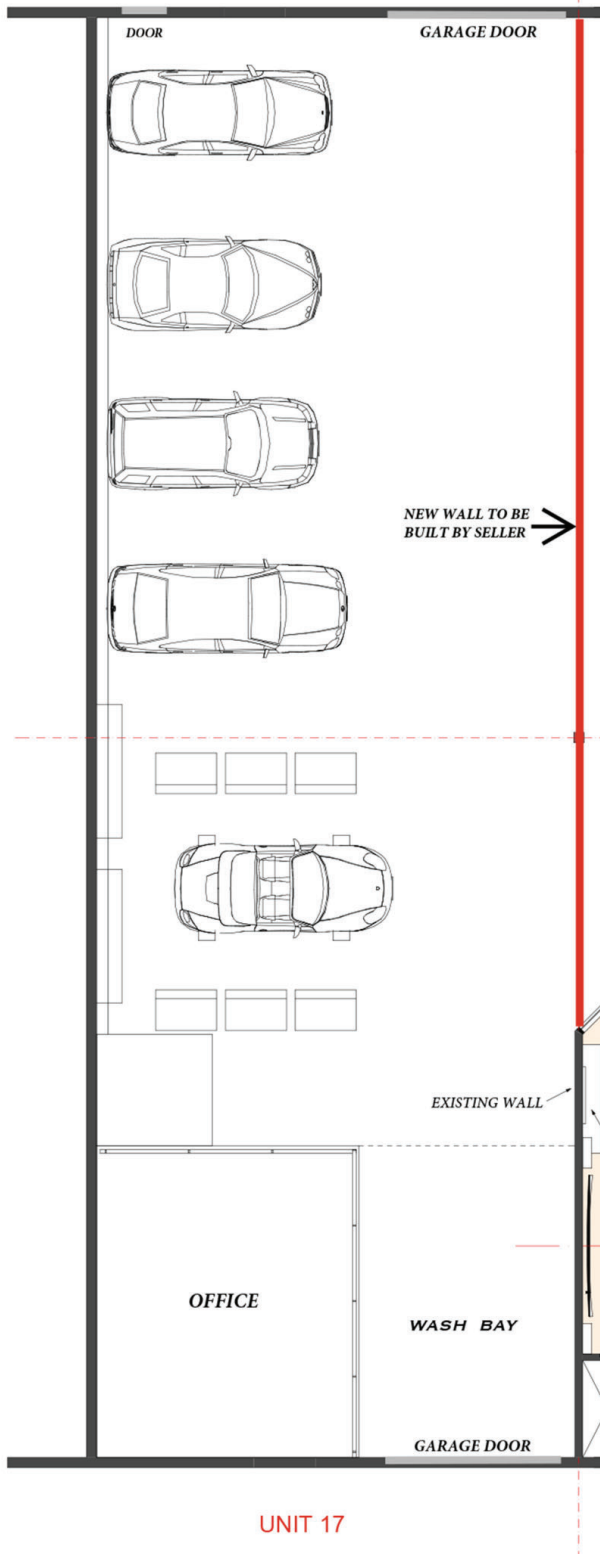
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FLOOR PLAN

UNIT 12



UNIT 17



Demographics 2024	1 MILE	3 MILE	5 MILE
Total Population	2,796	33,616	84,296
NO. of Households (HH)	1,317	13,299	31,170
Median Age	49.0	44.7	41.3
Average HH Income	\$112,621	\$135,033	\$121,637



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