

# Gulfcoast Industrial Campus

## 16140 Lee Rd, Units 120 & 140

### Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## For Sub-Lease

### Property Highlights

- Newly constructed in 2018
- Metal frame with concrete construction
- 6 - 16'X16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- Units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP NUMBER	04-46-25-00-00001.0260
PROPERTY TYPE	Industrial
YEAR BUILT	2018
ZONING	IPD
LEASE EXPIRATION	05/31/2028
LEASE RATE	\$12.00 - \$14.00 NNN
CAM	\$5.66
SUBMARKET	S Fort Myers/San Carlos

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
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# Gulfcoast Industrial Campus

## 16140 Lee Rd, Units 120 & 140

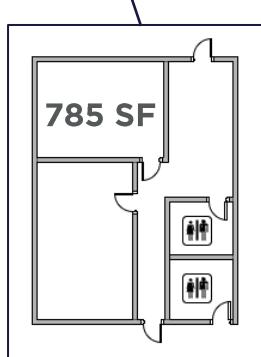
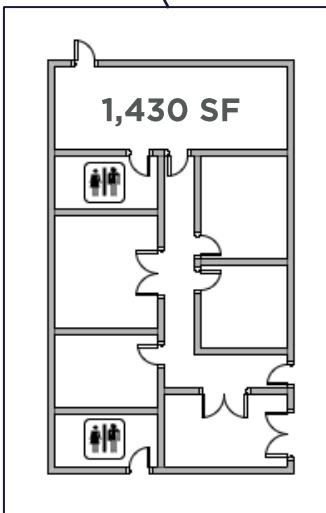
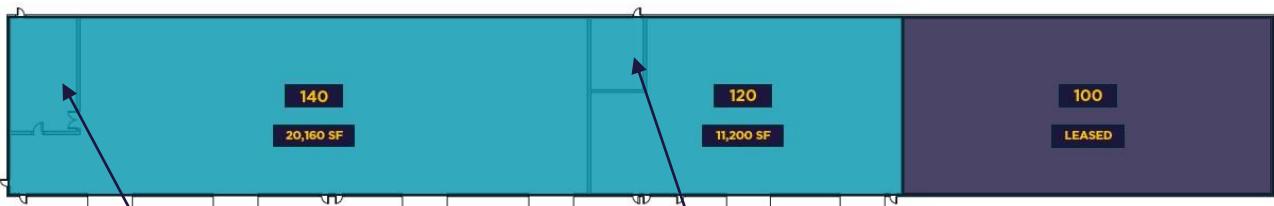
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## Availabilities

Building 3 - 16140 Lee Rd



- Can be leased together or separately
- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power
- Lease expiration 5/31/2028

Building 3 - 16140 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
120	11,200 SF	\$14.00 NNN	\$5.66	\$18,349.33
140	20,160 SF	\$14.00 NNN	\$5.66	\$33,028.80
120/140	31,360 SF	\$12.00 NNN	\$5.66	\$46,151.47

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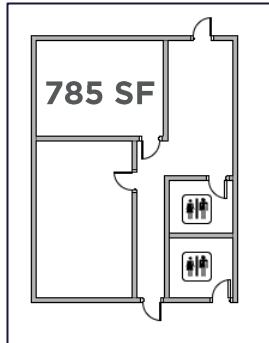
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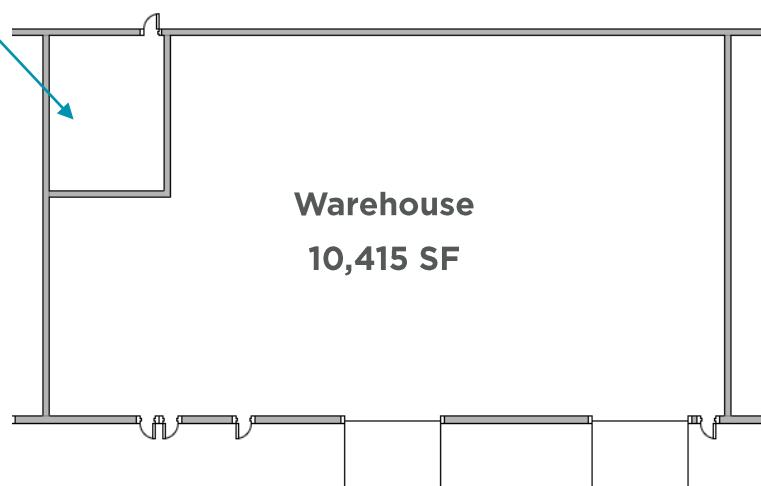
## Unit 120 Information



- **+785 SF of Fully built-out office space**
- **24' clear height**
- **2 - 16 x 16 overhead doors**
- **3-phase power**
- **Fully sprinkled**
- **Fenced-in outside storage**

### Building 3 - 16140 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
120	11,200 SF	\$14.00 NNN	\$5.66	\$18,349.33



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## 16140 Lee Rd, Units 120 & 140

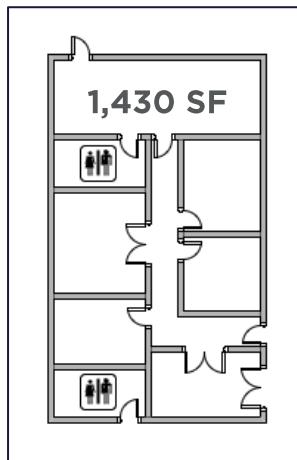
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## Unit 140 Information



- **±1,430 SF of Fully built-out office space**
- **24' clear height**
- **4 - 16 x 16 overhead doors**
- **3-phase power**
- **Fully sprinkled**
- **Fenced-in outside storage**

### Building 3 – 16140 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
140	20,160 SF	\$14.00 NNN	\$5.66	\$33,028.80



**Warehouse**  
**18,730 SF**



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16' x 16'  
overhead  
doors



24' clear  
height



Heavy  
industrial  
zoning



3-phase power



ESFR  
Sprinklers

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