

Gulfoast Industrial Park

16120-16190 Lee Rd
Fort Myers, FL 33912



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

Property Highlights

- Newly constructed in 2020
- Metal frame with concrete construction
- 16'X16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- All units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP
NUMBER(S)

04-46-25-00-00001.0260
04-46-25-00-00001.0200

PROPERTY
TYPE

Industrial Park

YEAR BUILT

2018/2020

ZONING

IPD

LEASE RATE

\$18.25 - \$19.75 NNN

CAM

\$5.24

BUILDINGS

8

SUBMARKET

Fort Myers/The Islands

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

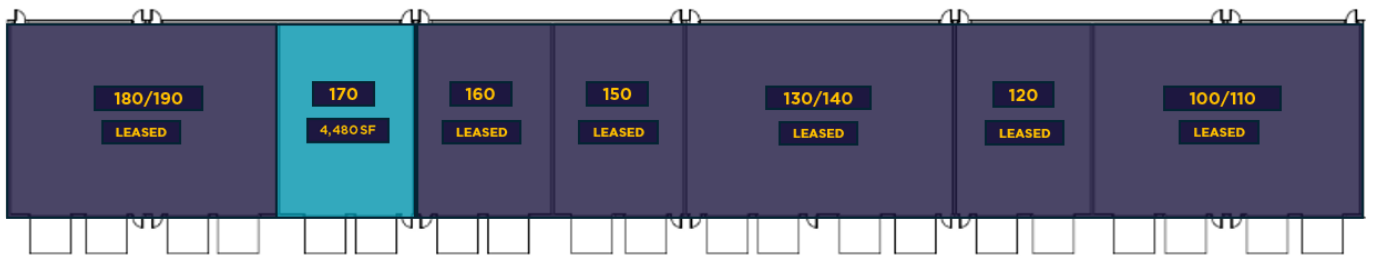
Better never settles



Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Building 1 - 16120 Lee Rd



Building 1 - 16120 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
170	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

- Includes built-in paint booth

Building 2 - 16130 Lee Rd



Building 2 - 16130 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
125	6,665 SF	\$19.00 NNN	\$5.24	\$13,463.30
130	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

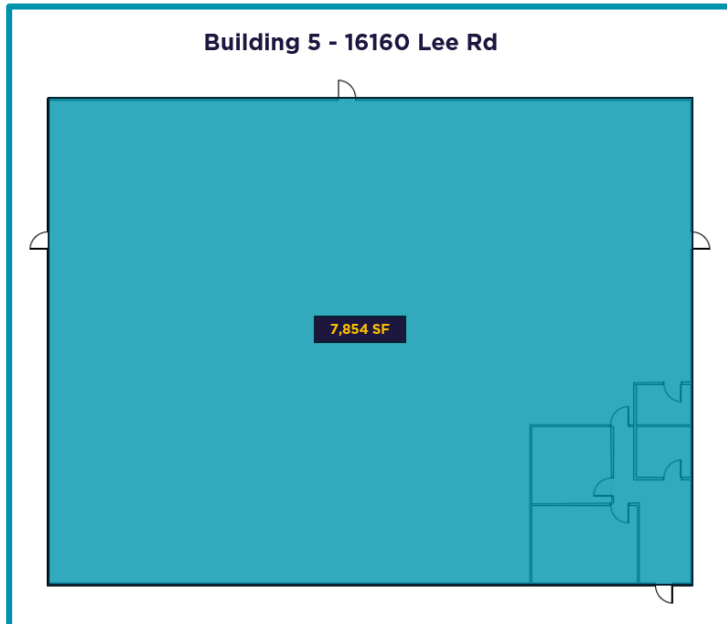
Building 4 - 16150 Lee Rd



Building 4 - 16150 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
120	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93
190	2,240 SF	\$19.75 NNN	\$5.24	\$4,664.80

Building 5 - 16160 Lee Rd



Building 5 - 16160 Lee Rd

Size	Lease Rate	CAM	Monthly Rent
7,854 SF	\$18.25 NNN	\$5.24	\$15,374.21

Gulfoast Industrial Park

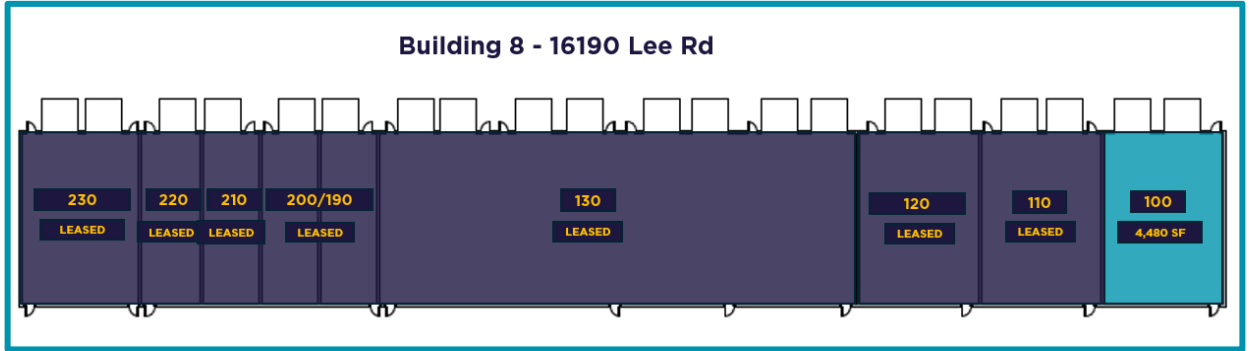
16120-16190 Lee Rd
Fort Myers, FL 33912



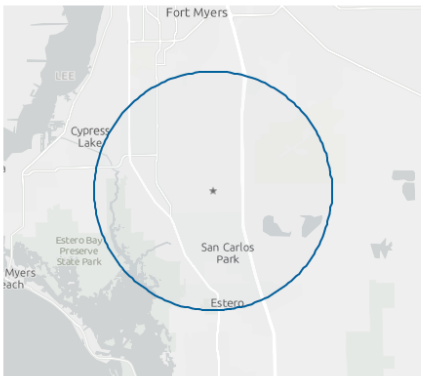
COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power



Building 8 - 16190 Lee Rd				
Unit	Size	Lease Rate	CAM	Monthly Rent
100	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

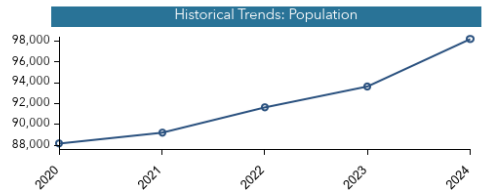


Population Trends and Key Indicators

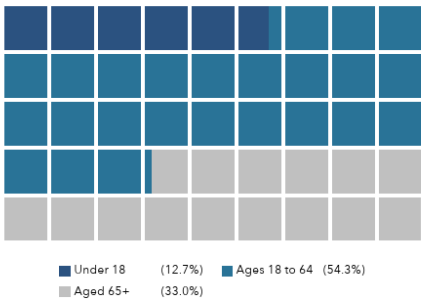
16120 Lee Rd, Fort Myers, Florida, 33912
Ring of 5 miles

98,188	43,058	2.16	50.9	\$92,520	\$460,757	140	74	54
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

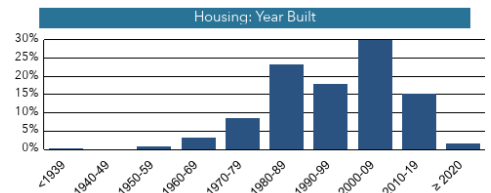
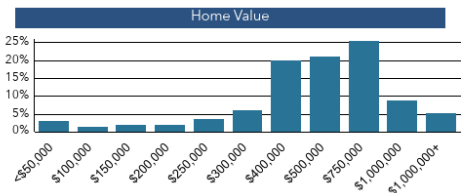
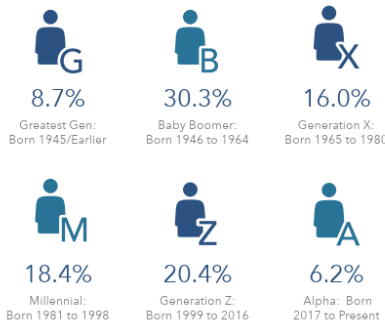
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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16120-16190 Lee Rd
Fort Myers, FL 33912



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



16' x 16'
overhead
doors



24' clear
height



Heavy
industrial
zoning



3-phase power



ESFR
Sprinklers

Better never settles

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