



5961 NORTHLAND RD, UNIT 6 | FORT MYERS, FL 33905

NORTHLAND ROAD INDUSTRIAL FLEX UNIT

FOR LEASE

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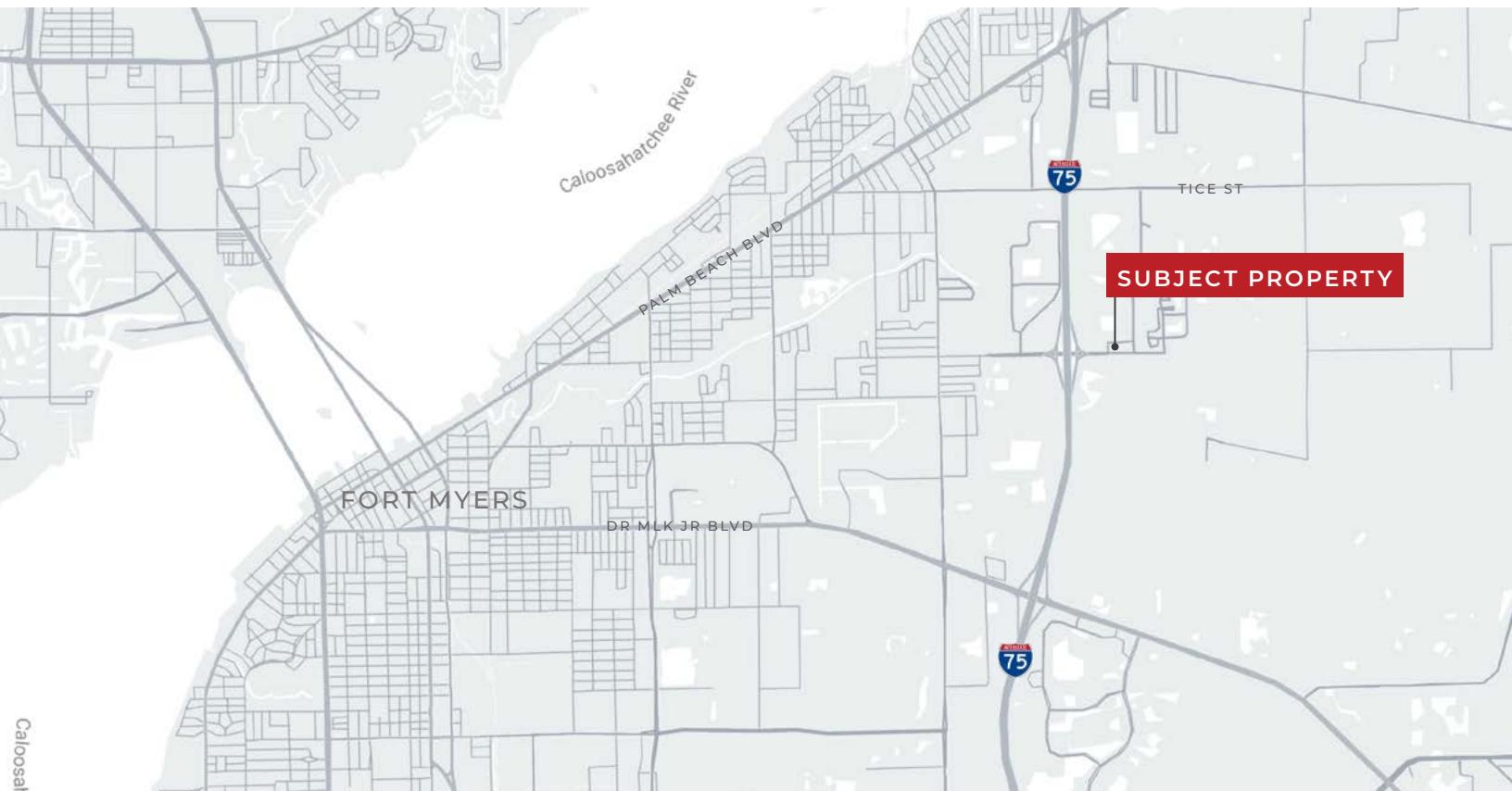
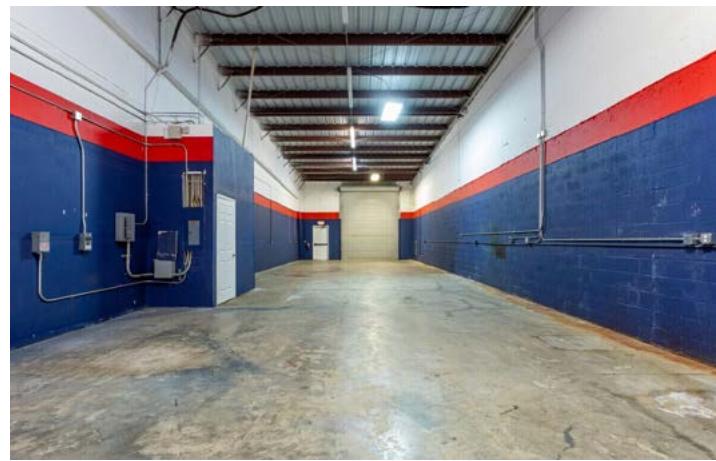
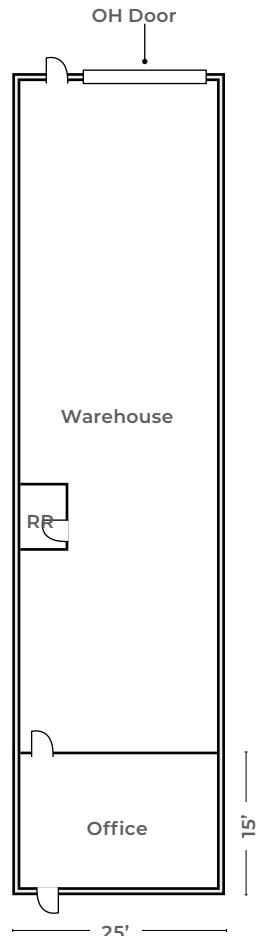
Prime Office/Warehouse Space

Position your business for maximum efficiency at Northland Road, ideally located just off Luckett Road and less than a quarter mile from I-75 at Exit 139—putting regional access literally seconds away. Unit 6, available now, offers a well-balanced 2,450 SF layout designed to support both administrative and operational needs. The space includes approximately 625 SF of office and 1,825 SF of warehouse, making it an ideal fit for service, distribution, or light industrial users seeking convenience and connectivity in a highly accessible location.

PROPERTY DETAILS

LEASE RATE	\$12.50 NNN + \$5.10 CAM/OPEX (Monthly: \$3,593.33)
AVAILABLE SF	2,450
YEAR BUILT	2009
BUILDING SIZE	14,700± SF
ZONING	IL
PARCEL SIZE	1.07 +/- AC
CLEAR HEIGHT	17'5" - 20'9"
OVERHEAD DOOR	(1) 12'w x 14'h
PARKING RATIO	2.45 / 1,000 SF (6 spots for this Unit)

FLOORPLAN



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