



LSI
COMPANIES

OFFERING MEMORANDUM

12750 COMMONWEALTH DRIVE

12,300± SQ. FT. OFFICE & WAREHOUSE IN GATEWAY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 12750 Commonwealth Drive
Fort Myers, FL 33913

County: Lee

Property Type: Office & Warehouse

Property Size: 0.98± Acres

Building Size: 12,300± Sq. Ft.

Zoning: Planned Unit Development (PUD)

Utilities Available: Public Utilities

STRAP Number: 18-45-26-05-0000C.003A

LEASE RATE:

\$16.00 PSF NNN + CAM

Available February 1, 2027

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Mike Trivett
Broker Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 **m:** (239) 940-3171

OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not be limited to, basic terms such as lease rate, lease term.

EXECUTIVE SUMMARY

LSI Companies is please to present 12750 Commonwealth Drive, a 12,300 Sq. Ft., single-tenant flex space with office, warehouse & distribution capabilities for lease.

The property features numerous private offices, two large conference rooms, a kitchen/break room, and six private restrooms, providing an efficient and professional environment for office-intensive operations, in need of climate-controlled warehouse space. The warehouse includes a mezzanine for extra storage, and clear heights range from 15–17'. The building also benefits from a new roof installed in 2025, with two 12' x 10' overhead roll-up doors, and (35) dedicated parking spaces.

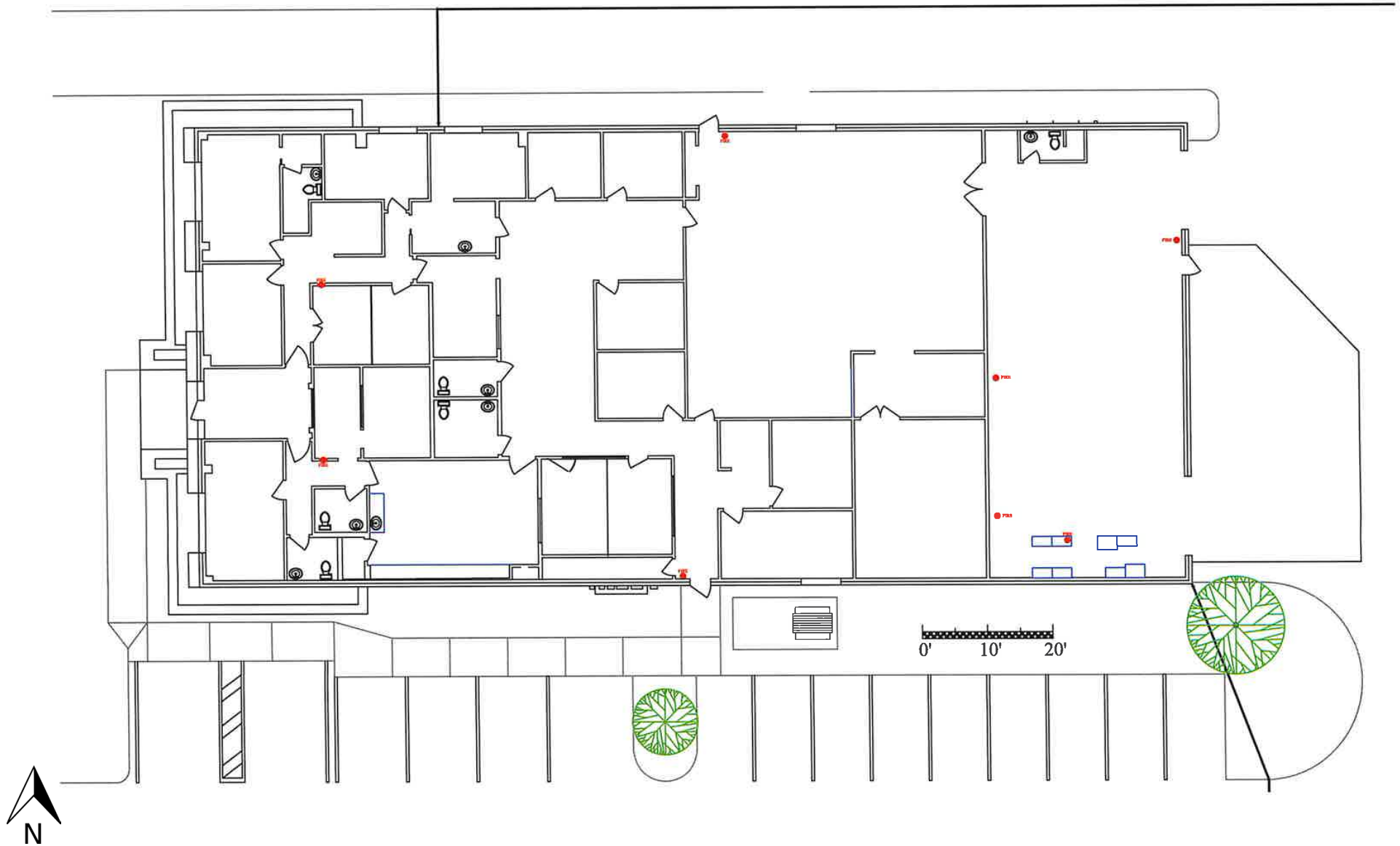
The space is well suited for a wide range of business, service, distribution and industrial style users. The property offers excellent regional connectivity, with immediate access to Daniels Parkway, close proximity to I-75 (Exit 131), and Southwest Florida International Airport 7± miles from the property. This strategic location provides efficient access for employees, customers, vendors, and distribution operations throughout the Fort Myers Market.

Available February 1, 2027

Property is currently occupied, please do not disturb the tenant



FLOOR PLAN



PROPERTY EXTERIOR



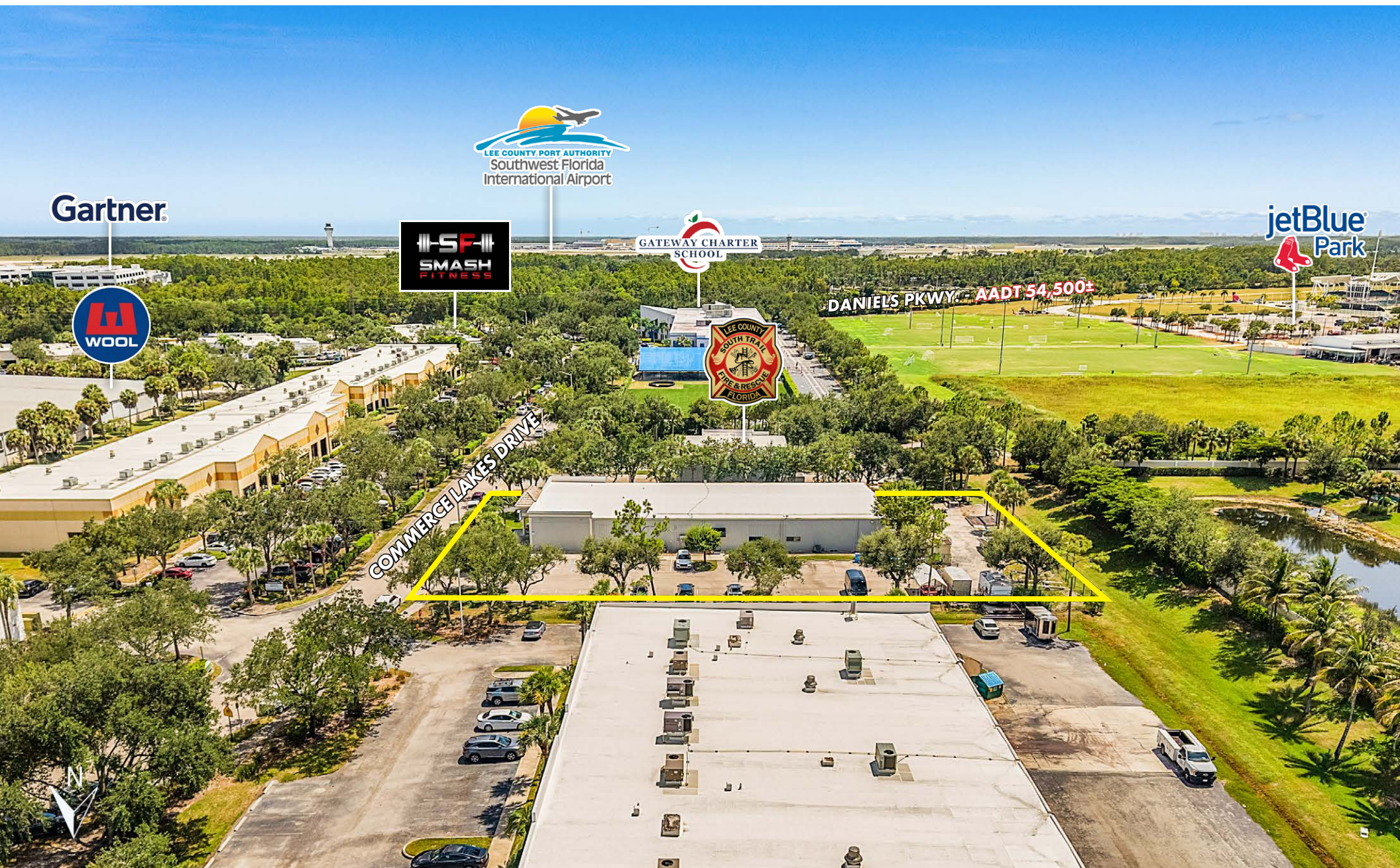
PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



LEE HEALTH
Lee Physician Group



Gartner



LEE COUNTY PORT AUTHORITY
Southwest Florida
International Airport

FP PROPERTY
RESTORATION
LIFE UNINTERRUPTED

DANIELS PKWY. - AADT 54,500±



COMMERCE LAKES DRIVE

GATEWAY CHARTER
SCHOOL



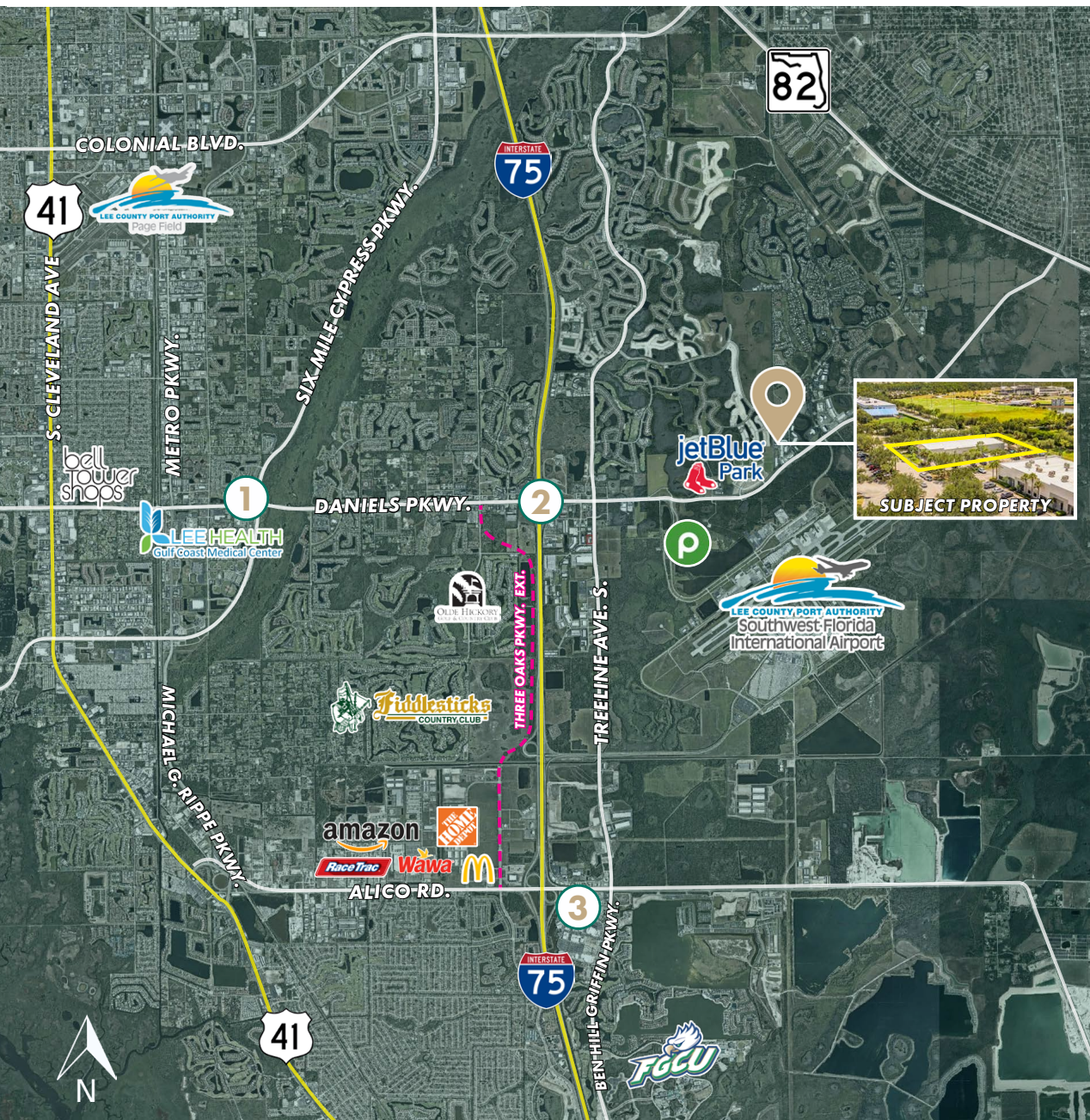
PROPERTY AERIAL



ACCESS EXHIBIT



RETAIL MAP



1. DANIELS CROSSING



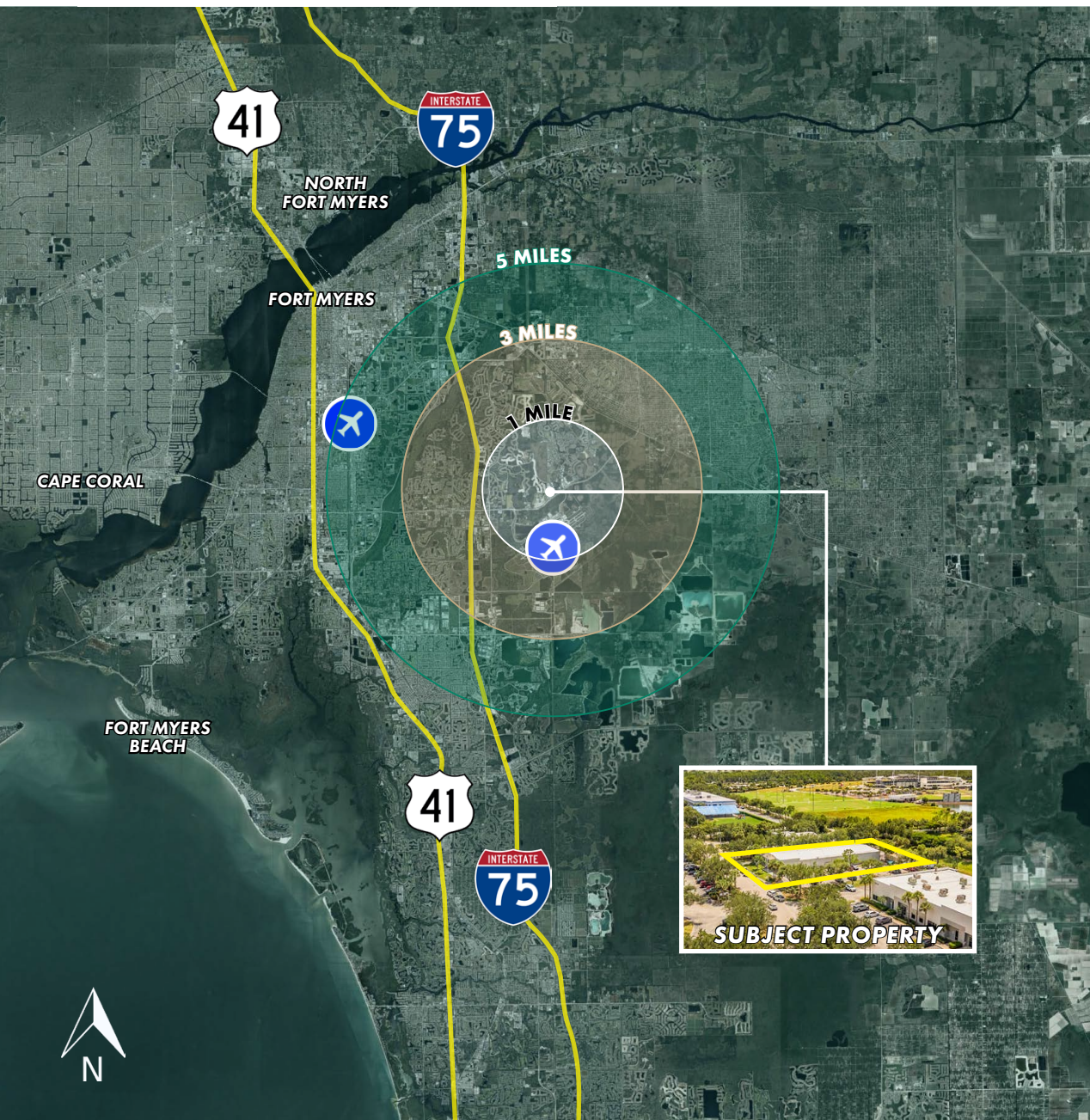
2. DANIELS PKWY. & I-75 EXIT 131



3. GULF COAST TOWN CENTER



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



6,212

HOUSEHOLDS



1,432

MEDIAN INCOME



\$110,800

3 MILE RADIUS

POPULATION



39,600

HOUSEHOLDS



10,392

MEDIAN INCOME



\$106,000

5 MILE RADIUS

POPULATION



110,400

HOUSEHOLDS



31,748

MEDIAN INCOME



\$91,700

LOCATION HIGHLIGHTS

- 2.5± miles to I-75 (Exit 131)
- 5± miles to Lehigh Acres
- 6.9± miles to SWFL International Airport (RSW)
- 13± miles to Cape Coral
- 23± miles to Naples



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.