

R & I Industrial Park

16121-16141 Pine Ridge Rd.

Fort Myers, FL 33908



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

Property Highlights

- Grade level docks
- Shared truck wells on specific units
- 12' wide overhead doors
- 16' max ceiling height
- Gated property
- Access to Summerlin Rd & San Carlos Blvd
- Close to Fort Myers Beach and Sanibel Causeway Toll Plaza
- Semi-Trailer Access
- Small interior office & ADA restroom
- Buildings have new roofs, exterior paint & parking lot resurfaced
- Limited parking & outside storage with approval
- Tenant pays electricity, water, & trash
- Power: 240 volts – 3-Phase available

ADDRESS	16121-16141 Pine Ridge Rd.
LEASE RATE	\$12.00 SF NNN
CAM RATE	\$3.16
YEAR BUILT	1988
LAND SIZE	<u>±</u> 346,350 SF
UNIT SIZE	3,000 SF
ZONING	IL – Light Industrial
# OF BUILDINGS	Three (3)
SUBMARKET	S Fort Myers/San Carlos
PARCEL ID	05-46-24-02-00000.0030

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Better never settles

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Building 16121 & 16141					
Unit	Size SF	Rate SF	CAM SF	Monthly Total	Available Date
2	3,000	\$12.00	\$3.16	\$3,790.00	Now
3	3,000	\$12.00	\$3.16	\$3,790.00	Now
5	3,000	\$12.00	\$3.16	\$3,790.00	4/1/2026
6	3,000	\$12.00	\$3.16	\$3,790.00	4/1/2026



2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	29,055	110,272	385,065
Projected Population 2029	34,872	131,993	458,647
Total Households	14,570	55,576	172,098
Annual Population Growth 2024-2029	4.0%	3.9%	3.8%



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