



**Beaches Business Park 16225/16235 Pine Ridge Rd
Estero, FL 33928**

Property Features

- New class A industrial construction with January 1st 2026 delivery date
- Metal frame with concrete construction
- Delivered as “Vanilla Shell”, plumbing stubbed, electrical hook-up, and mounted HVAC
- 16’X16’ overhead doors rated withstand 165 mph winds
- 3-phase power
- 18’-20’ ceilings
- Property 1’ above new FEMA Base Flood Elevation

STRAP Numbers	05-46-24-01-00003-0040 05-46-25-01-00003.004B 05-46-24-01-00003.004A 05-46-24-01-00003.004D
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Property Type	Class A Industrial
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Building Area	±76,780 SF
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Zoning	IL
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Lease Rate	\$18.40 NNN
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CAM	TBD
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Submarket	Fort Myers/The Islands
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For more information:

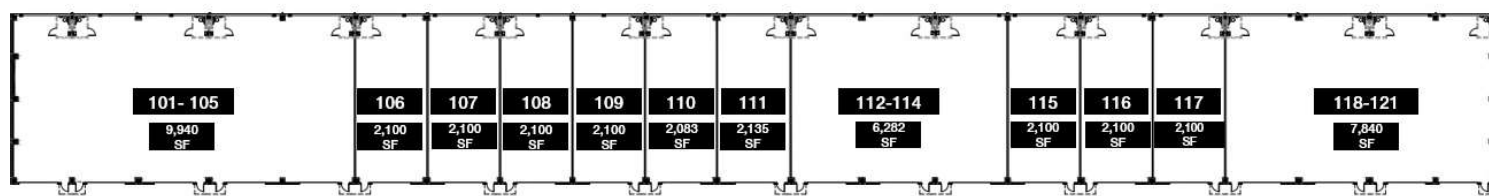
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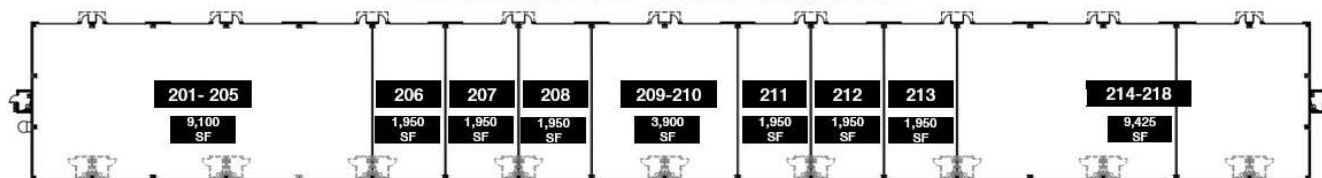
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Building 1 - 16225 Pine Ridge Rd



Building 2 - 16235 Pine Ridge Rd



Building 1 nearing construction completion

- ±42,980 SF
- 12 Units
- Building depth 70'

Building 2 under construction

- ±33,800 SF
- 7 Units
- Building depth 65'

Pre-Leasing Rate

Unit Size	Lease Rate	CAM	Monthly Rent*
1,950 - 2,100 SF	\$18.40 NNN	TBD	\$2,990.00 - \$3,220.00
3,575 - 3,900 SF	\$18.40 NNN	TBD	\$5,481.67 - \$5,980.00
5,850 - 6,282 SF	\$18.40 NNN	TBD	\$8,970.00 - \$9,632.40
7,840 SF and up	\$18.40 NNN	TBD	\$12,021.33 and up

*CAM Not Included

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Pages 3 and 4 offer detailed available unit information

Building 1 - 16225 Pine Ridge Rd



- Building depth 70'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
101-105	9,940 SF	\$18.40 NNN	TBD	\$15,241.33
106	2,100 SF	\$18.40 NNN	TBD	\$3,220.00
107	2,100 SF	\$18.40 NNN	TBD	\$3,220.00
108	2,100 SF	\$18.40 NNN	TBD	\$3,220.00
109	2,100 SF	\$18.40 NNN	TBD	\$3,220.00
110	2,083 SF	\$18.40 NNN	TBD	\$3,193.93
111	2,135 SF	\$18.40 NNN	TBD	\$3,273.67
112-114	6,282 SF	\$18.40 NNN	TBD	\$9,632.40
115	2,100 SF	\$18.40 NNN	TBD	\$3,220.00
116	2,100 SF	\$18.40 NNN	TBD	\$3,220.00
118 -121	7,840 SF	\$18.40 NNN	TBD	\$12,021.33

*CAM Not Included

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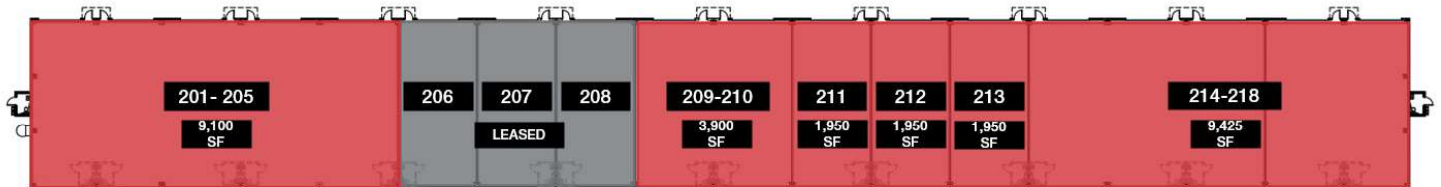
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Under Construction

Building 2 - 16235 Pine Ridge Rd



- Building depth 65'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
201-205	9,100 SF	\$18.40 NNN	TBD	\$13,953.33
209-210	3,900 SF	\$18.40 NNN	TBD	\$5,980.00
211	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
212	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
213	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
214-218	9,425 SF	\$18.40 NNN	TBD	\$14,451.67

*CAM Not Included

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Built 1' above
FEMA Base Flood
Elevation



18'-20'
clear height



Build-out
options



3-phase
power



ESFR
Sprinklers

For more information:

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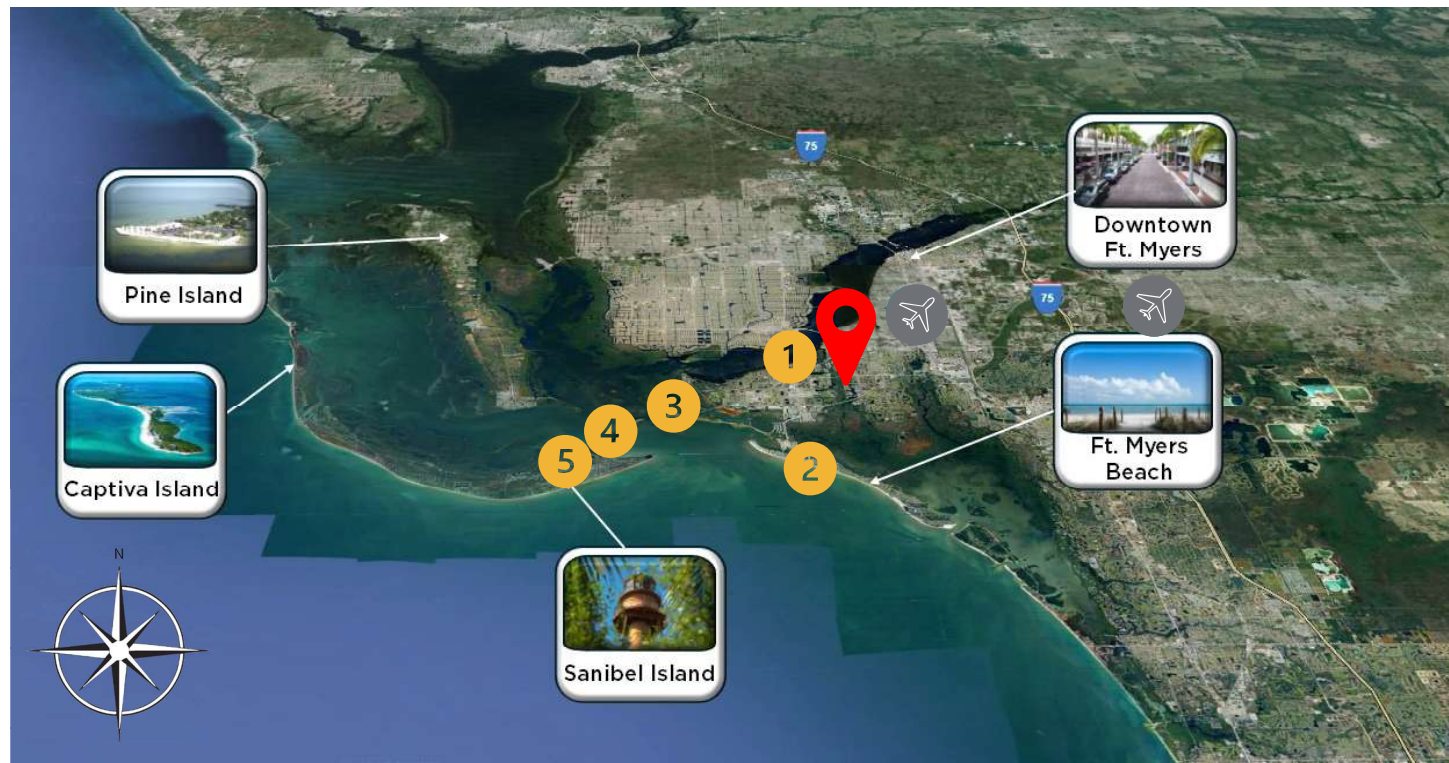
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1

Tarpon Point
Marina ± 2.0
Miles

2

Salty Sam's
Marina ± 2.0
Miles

3

Port Sanibel
Marina ± 3.0
Miles

4

Punta Rassa
Boat Ramp
 ± 5.0 Miles

5

Sanibel Boat
Ramp ± 10.0
Miles



Page Field
Private Airport
 ± 0.7 Miles



Rsw International
Airport ± 16
Miles



I-75 ± 9.4
Miles

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