

Airport Haul Road Business Park

12210 & 12220 ITEC Haul Dr Fort Myers FL 33913

Flex Space For Lease or Sale



From \$18.00 PSF & \$315 Fully Air Conditioned Space Sq. Ft. 1,500 to 11,000

Airport Haul Road Business Park is Fort Myers newest Personal or Business Air Conditioned Flex Space Development located 1.7 mile east of I 75 on Alico Rd. With units for sale or lease. Featuring fully air-conditioned space, fire alarm, and suppression systems, glass front entrance, overhead LED lights, one 14' high x 12' wide electric roll up door, ADA bathrooms, and LED lighting. Call today 239-261-1186

Experience Matters

David R. Bartley, Sr
Broker/General Partner
Bartley Realty LLL

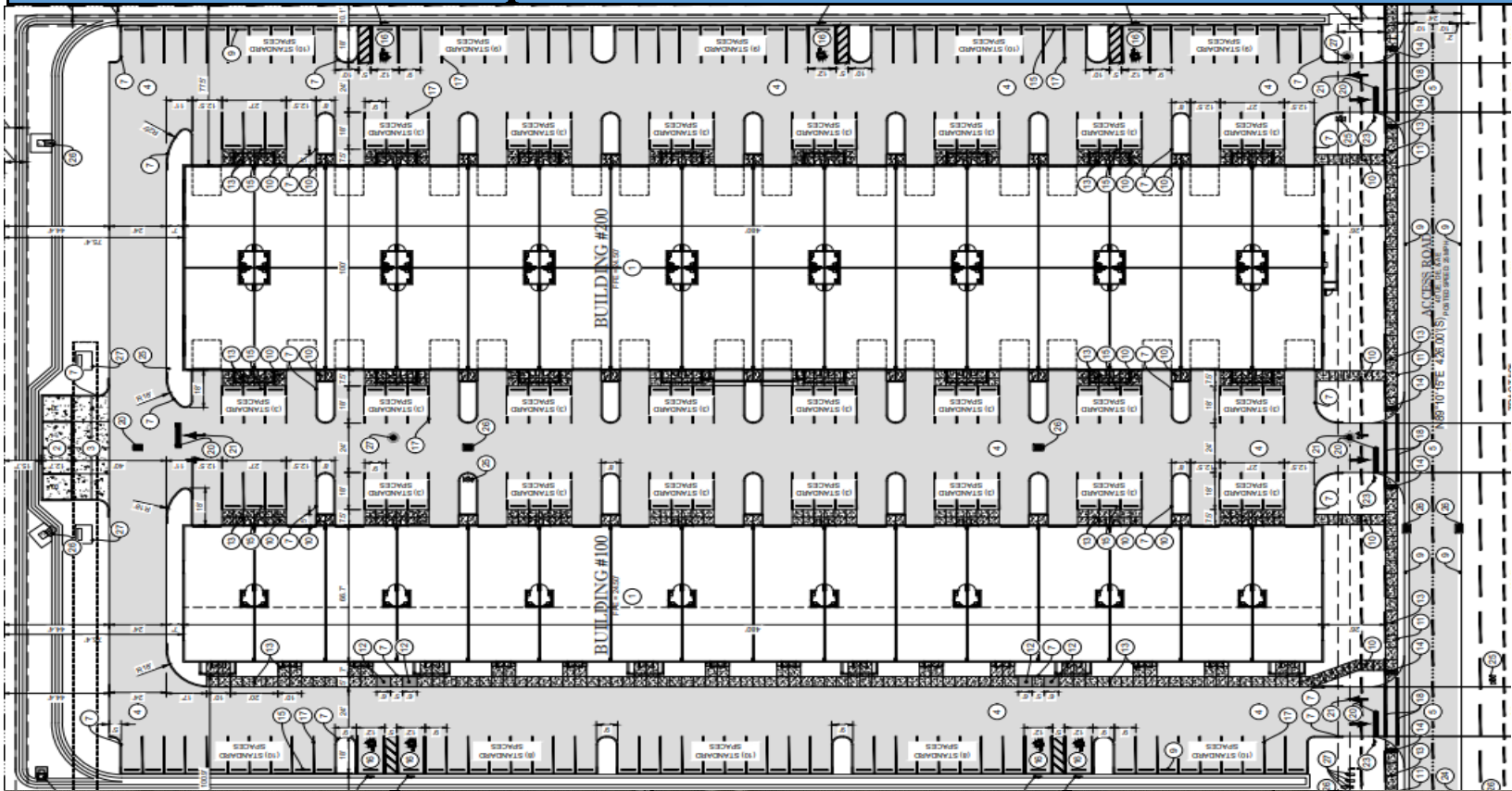
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AIRPORT HAUL DR BUSINESS PARK 5-12-26

Building	Unit	Size	Lease Rate	Base Rent PY	Base Rent PM	Sale Price PSI	Sale Price
100	101	2,000					SOLD
	102	2,000					LEASED
	103	2,000					SOLD
	104	2,000					SOLD
	105	2,000					LEASED
	106	2,000					LEASED
	107	2,000					SOLD
	108	2,000					SOLD
	109	2,000					LEASED
	110	2,000					LEASED
	111	2,000					LEASED
	112	2,000					LEASED
	113	2,000					SOLD
	114	2,000					LEASED
	115	2,000					LEASED
	116	2,000					SOLD
200	201	1,500					LEASED
	202	1,500					LEASED
	203	1,500					LEASED
	204	1,500					LEASED
	205	1,500	\$19.00	\$28,500.00	\$2,375.00	\$325.00	\$487,500.00
	206	1,500	\$19.00	\$28,500.00	\$2,375.00	\$325.00	\$487,500.00
	207	1,500	\$19.00	\$28,500.00	\$2,375.00	\$325.00	\$487,500.00
	208	1,500	\$19.00	\$28,500.00	\$2,375.00	\$325.00	\$487,500.00
	209	1,500	\$19.00	\$28,500.00	\$2,375.00	\$325.00	\$487,500.00
	210	1,500					LEASED
	211	1,500					LEASED
	212	1,500					LEASED
	213	1,500					LEASED
	214	1,500	\$19.00	\$28,500.00	\$2,375.00	\$325.00	\$487,500.00
	215	1,500					LEASED
	216	1,500					LEASED
	217	1,500					LEASED
	218	1,500					LEASED
	219	1,500					SOLD
	220	1,500					SOLD
	221	1,500					LEASED
	222	1,500					LEASED
	223	1,500					LEASED
	224	1,500	\$18.00	\$28,500.00	\$2,375.00	\$315.00	\$472,500.00
	225	1,500	\$18.00	\$28,500.00	\$2,375.00	\$315.00	\$472,500.00
	226	1,500					LEASED
	227	1,500					LEASED
	228	1,500					LEASED
	229	1,500					SOLD
	230	1,500					LEASED
	231	1,500					SOLD
	232	<u>1,500</u>					SOLD

AIRPORT HAUL ROAD BUSINESS PARK INDUSTRIAL CONSTRUCTION CRITERIA TRACT D 200

Hurricane Protection:

Building Rated to 162 MPH wind load.

All windows and doors are impact rated.

Roof:

Roof to be an A Frame roof – clear height ranges from 17’-30’

Floors:

All floors to be a minimum 5”, 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

Walls:

Demising walls: 6” metal studs, insulated, with 5/8” fire-rated gypsum board to roof deck, primed and painted.

Exterior walls: Masonry block to receive furring strips and 5/8” fire-rated gypsum board to ceiling line, primed.

Firewall to be 6” metal studs

Doors:

Front door: One (1) 3’0” x 7’0” storefront with a sidelight 2’0” x 7’0”. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14’ x 14’.

Exterior Metal door 3’0” x 7’0” at back of unit

Garage Door: Paneled garage door (12’W x 14’H) with windows

Windows:

All windows to be Low E Impact glass, ¼ gray tint.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner’s interior design or proposed use or occupancy shall be performed by the Developer’s fire protection contractor for said site and shall be at Owner’s sole cost and expense. Sprinkler heads will be provided at approximately a minimum of 10’ above the finish floor (AFF).

Fire Alarm

Provide a fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner’s interior design or proposed use, or occupancy shall be performed by the Developer’s contractor for said site and shall be at Owner’s sole cost and expense.

HVAC - (Heating, Ventilation, and Air-Conditioning):

1. 4 ton split system AC with fiberglass duct board trunk lines from front to back of unit.
2. Provide return and supply air handler split system with fiber board duct system.
3. Provide a standard heat/cool thermostat mounted 5’-0” AFF in retail space.
4. One (1) exhaust fan in the toilet area.
5. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Buyer _____

Seller _____

Electrical Supply:

Panels

200A 120/208V panels for units 201-208, 225-232

100A panels for units 209-224

Outlets

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls.

Light Switches

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

Bathroom

1. ADA Bathroom

Lighting

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

Telephone & Cable:

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

Ceiling Height:

Clear heights range from approximately 16' to 30'.

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.

Airport Haul Road Business Park 2026 Estimated Budget 5-12-26

Total Square Feet	80,000	ESTIMATED MONTHLY BUDGET	
EXPENSES	Budget	\$ PSF	Monthly
Common Area Elec.	\$6,000.00	\$0.08	500.00
Building Insurance	\$76,000.00	\$0.95	6,333.33
Liability Insurance	\$7,000.00	\$0.09	583.33
Fire Sprinkler/Backflow	\$3,200.00	\$0.04	266.67
Fire Alarm monitoring	\$2,000.00	\$0.03	166.67
Irrigation	\$1,000.00	\$0.01	83.33
Landscaping	\$23,000.00	\$0.29	1,916.67
Fertilization	\$800.00	\$0.01	
Professional Fees	\$1,000.00	\$0.01	83.33
Licenses, Fees	\$200.00	\$0.00	16.67
Online Bookkeeping	\$5,500.00	\$0.07	458.33
Management Fees	\$36,000.00	\$0.45	3,000.00
Ofc Supplies/Postage	\$500.00	\$0.01	41.67
Pest Control	\$2,500.00	\$0.42	208.33
Cleaning	\$4,600.00	\$0.06	383.33
Power Washing	\$4,350.00	\$0.05	362.50
Recycling	\$12,000.00	\$0.15	1,000.00
Trash Collection	\$24,000.00	\$0.30	2,000.00
Water & Sewer	\$7,200.00	\$0.09	600.00
HVAC Maintenance (FACP)	\$500.00	\$0.01	41.67
Repairs & Maint.	\$3,000.00	\$0.04	250.00
Master Association	\$10,500.00	\$0.13	875.00
Comcast (Security Cameras)	<u>\$3,000.00</u>	<u>\$0.04</u>	<u>250.00</u>
Miscellaneous	<u>\$1,000.00</u>	<u>\$0.01</u>	<u>83.33</u>
TOTAL	\$234,850.00	\$2.94	19,504.17
PROPERTY TAXES BLDG 100	<u>\$123,520.00</u>	<u>\$3.86</u>	<u>10,293.33</u>
PROPERTY TAXES BLDG 200	\$166,560.00	\$3.47	13,880.00
RESERVES	\$0.00	\$0.00	\$0.00
Paving	\$6,000.00	\$0.08	\$500.00
Painting	\$15,000.00	\$0.19	\$1,250.00
Roof	<u>\$12,000.00</u>	<u>\$0.15</u>	<u>\$1,000.00</u>
Reserves TOTAL	\$33,000.00	\$0.41	2,750.00
BLDG 100 Additional Expenses:			
AC Maintenance RTUs Bld 100	\$6,000.00	\$0.19	500.00
AC Reserve RTUs Bldg 100	\$8,000.00	\$0.25	\$666.67
Total Operating CAM Bldg 100	\$244,660.00	\$7.65	20,388.33
Total Operating CAM Bldg 200	\$327,270.00	\$6.82	27,272.50
Total Operating CAD Bldg 100	\$121,140.00	\$3.79	
Total Operating CAD Bldg 200	\$160,710.00	\$3.35	



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Airport Haul Rd Business Park Special Developer Financing

I. Program Overview

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

II. Available Programs – Expedited Approval Process - Down payment 20%

- A. Program 1: Interest Only Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Three-Year Ballon.
 - c. Payment Structure: Interest-only for the first three years
 - d. Benefits: Low monthly payments

- B. Program 2: Principal and Interest Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Five-Year Ballon
 - c. Payment based on a twenty-year amortization period.
 - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

Contact a Bartley Realty LLLP representative for more information, call 239-261-1186