

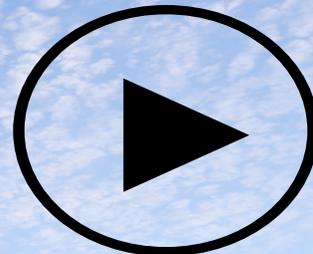
Industrial | For Lease

Knott
Realty Group **CBRE**

Treeline Trade Center

14051, 14101 & 14181 Treeline Ave. S.
Fort Myers, FL 33913

THREE (3) BUILDINGS TOTALING 357,048 SF AVAILABLE
Summer 2026 Delivery!



CLICK TO WATCH
DRONE FOOTAGE



Contact

DEREK BORNHORST, SIOR, CCIM
Senior Vice President
+1 239 898 7987
derek.bornhorst@cbre.com

Treeline Trade Center

14051, 14101 & 14181 Treeline Ave. S. | Fort Myers, FL 33913

For Lease



- + Buildings Will be Delivered with Spec Office on Each Corner
- + Buildings Will be Constructed Using R-19 Roof Insulation
- + Immediate Access to Interstate 75 Via Alico Road (Exit 128) and Daniels Pkwy (Exit 131)
- + Adjacent to Southwest Florida International Airport (RSW)
- + Near Gulf Coast Town Center & Florida Gulf Coast University
- + Closely Located to Retail, Restaurants & Lodging

Knott
Realty Group

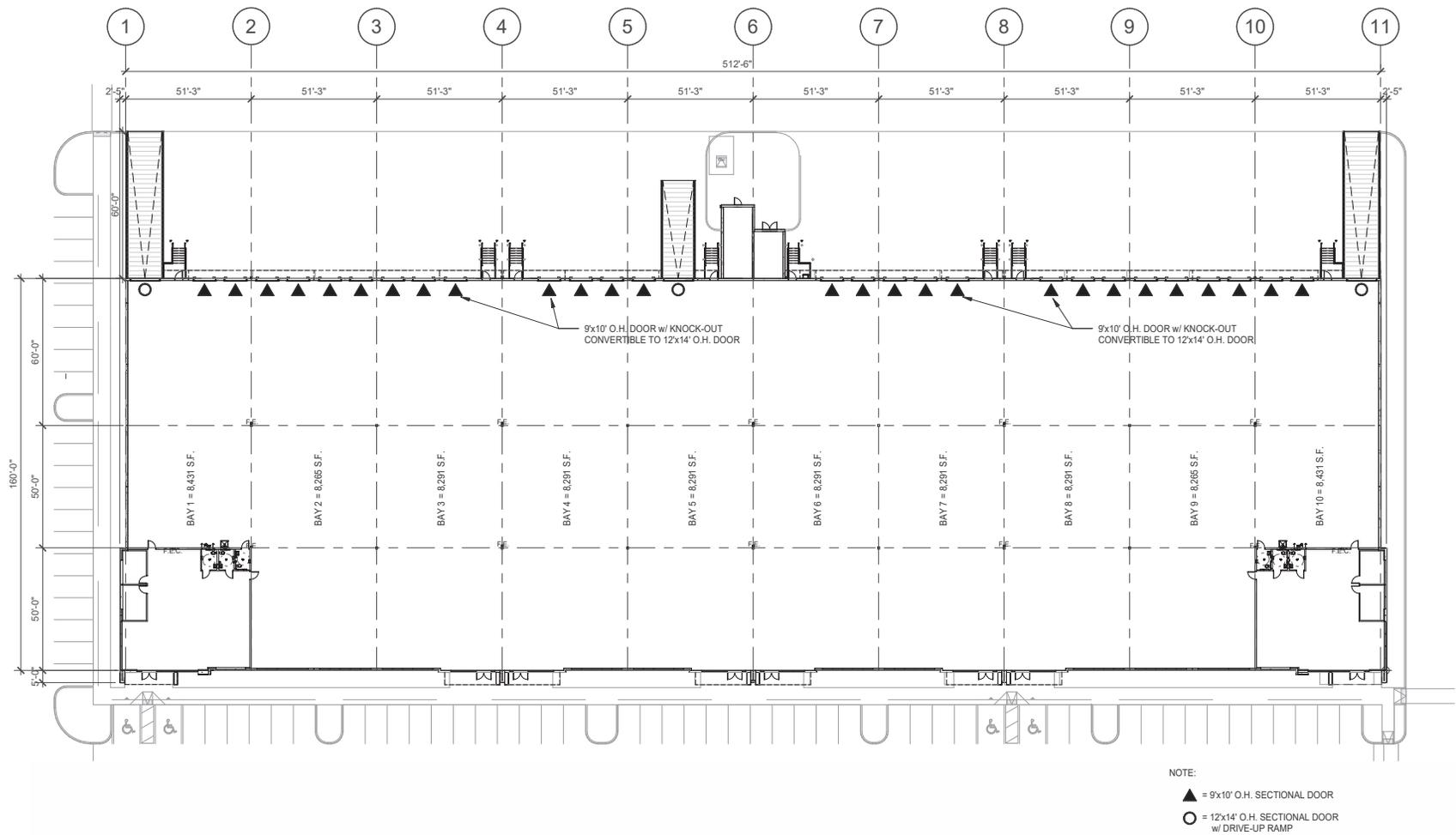
CBRE

Treeline Trade Center

14051, 14101 & 14181 Treeline Ave. S. | Fort Myers, FL 33913

For Lease





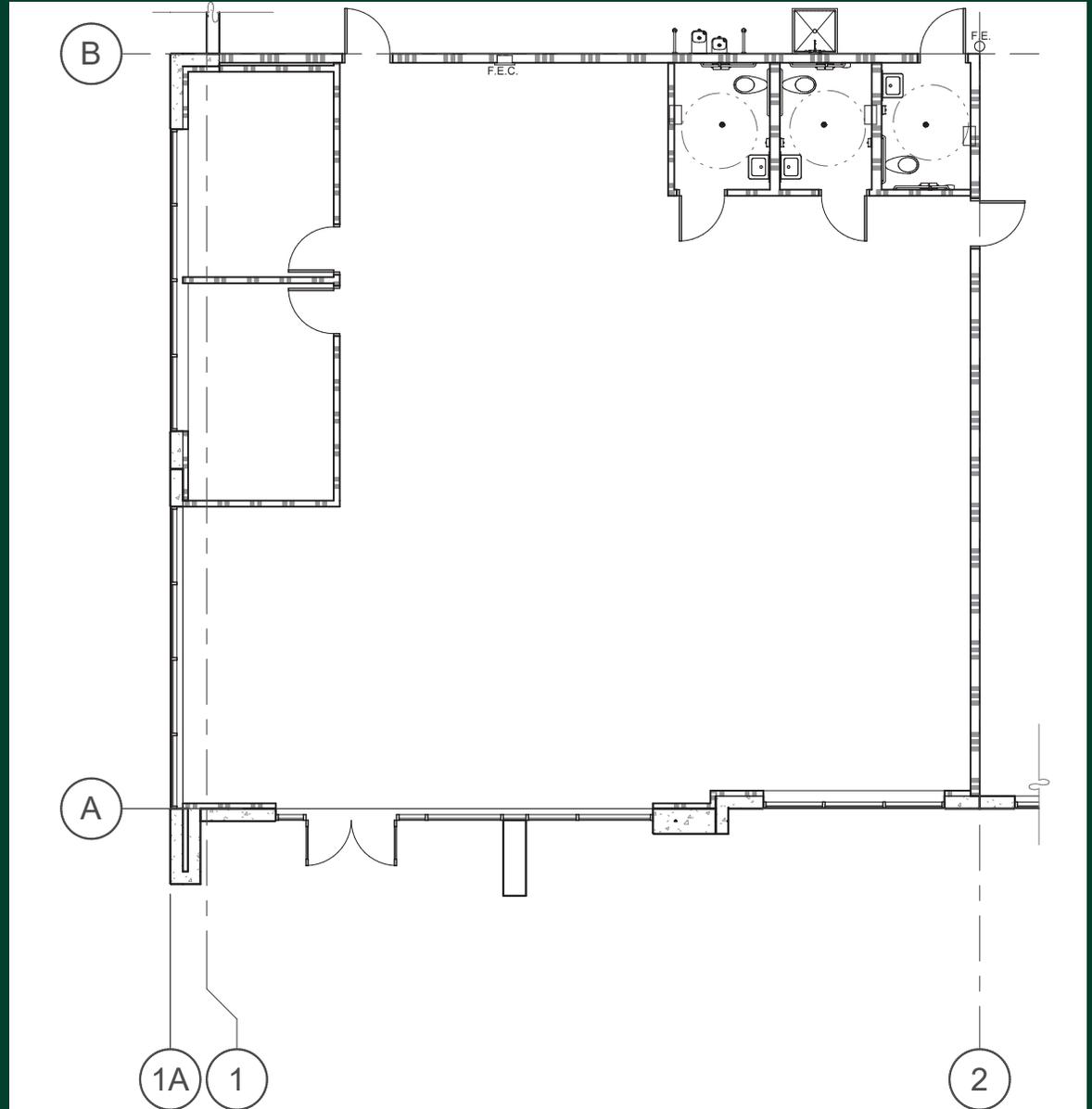
- + Flex / Distribution Facility
- + Building 1: 83,138 RSF
- + 2,561 SF Spec Offices on Each Corner
- + 30' Clear Height
- + 160' Deep
- + 51'-3" x 50' Column Spacing w/60' Speed Bay

- + 219 Parking Spaces (2.63/1,000 SF Parking Ratio)
- + Forty-Two (42) Trailer Drop Spaces
- + Twenty-Eight (28) 9' x 10' Dock Doors w/Four (4) 12' x 14' Knock-Outs Available
- + Two (2) 12' x 14' Motorized Drive-In Doors
- + Clerestory Glass Windows for Natural Light

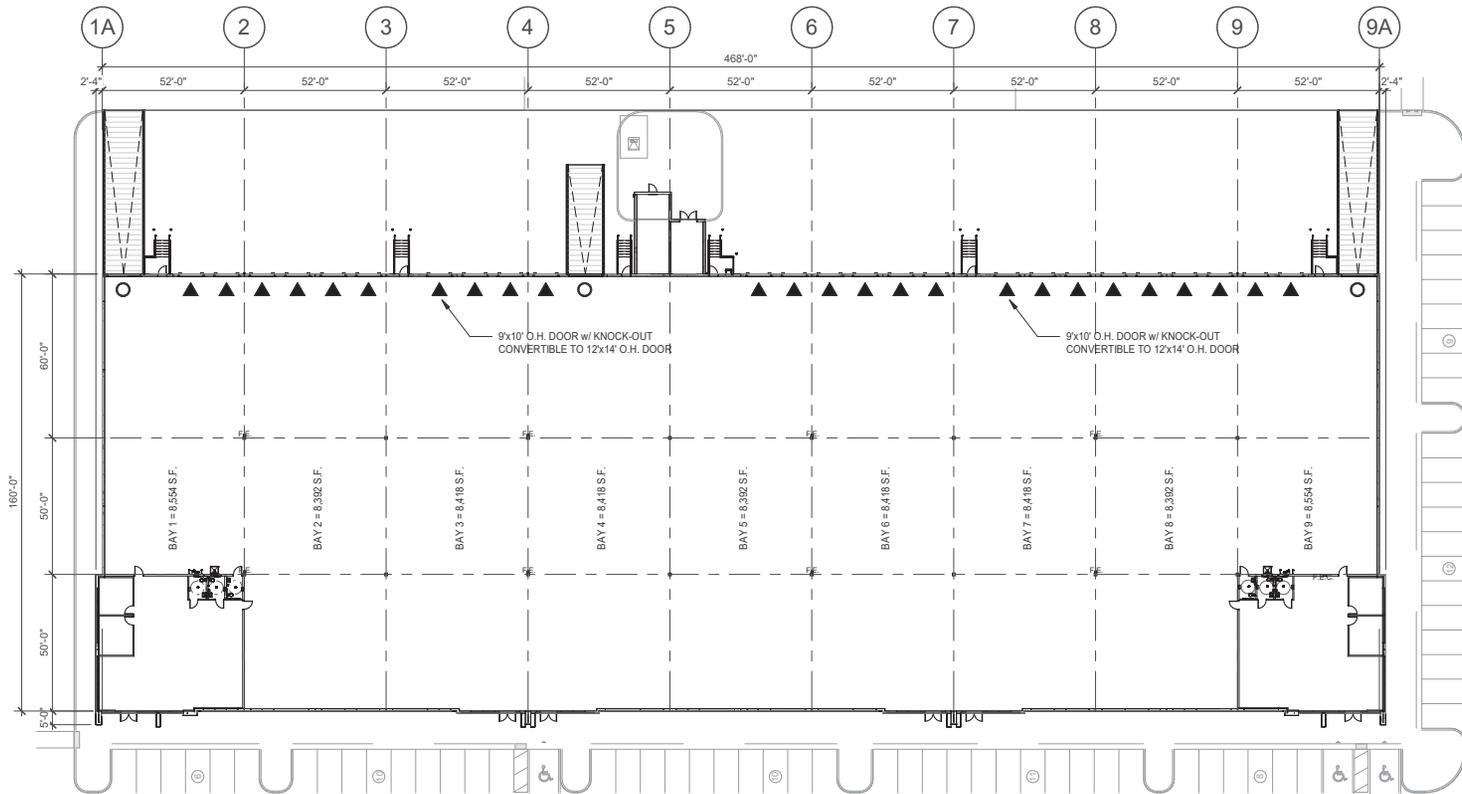
- + Motion Sensor High-Bay LED Lighting (3600 Lumens)
- + ESRF Throughout Warehouse & Office
- + 277/480V, 3200Amp, 3-Phase Service
- + R-19 Insulated Roof
- + IPD Zoning

Spec Office Plan

Building 1 - 2,561* SF



**Can Be Easily Modified*



NOTE:
 ▲ = 9'x10' O.H. SECTIONAL DOOR
 ○ = 12'x14' O.H. SECTIONAL DOOR w/ DRIVE-UP RAMP

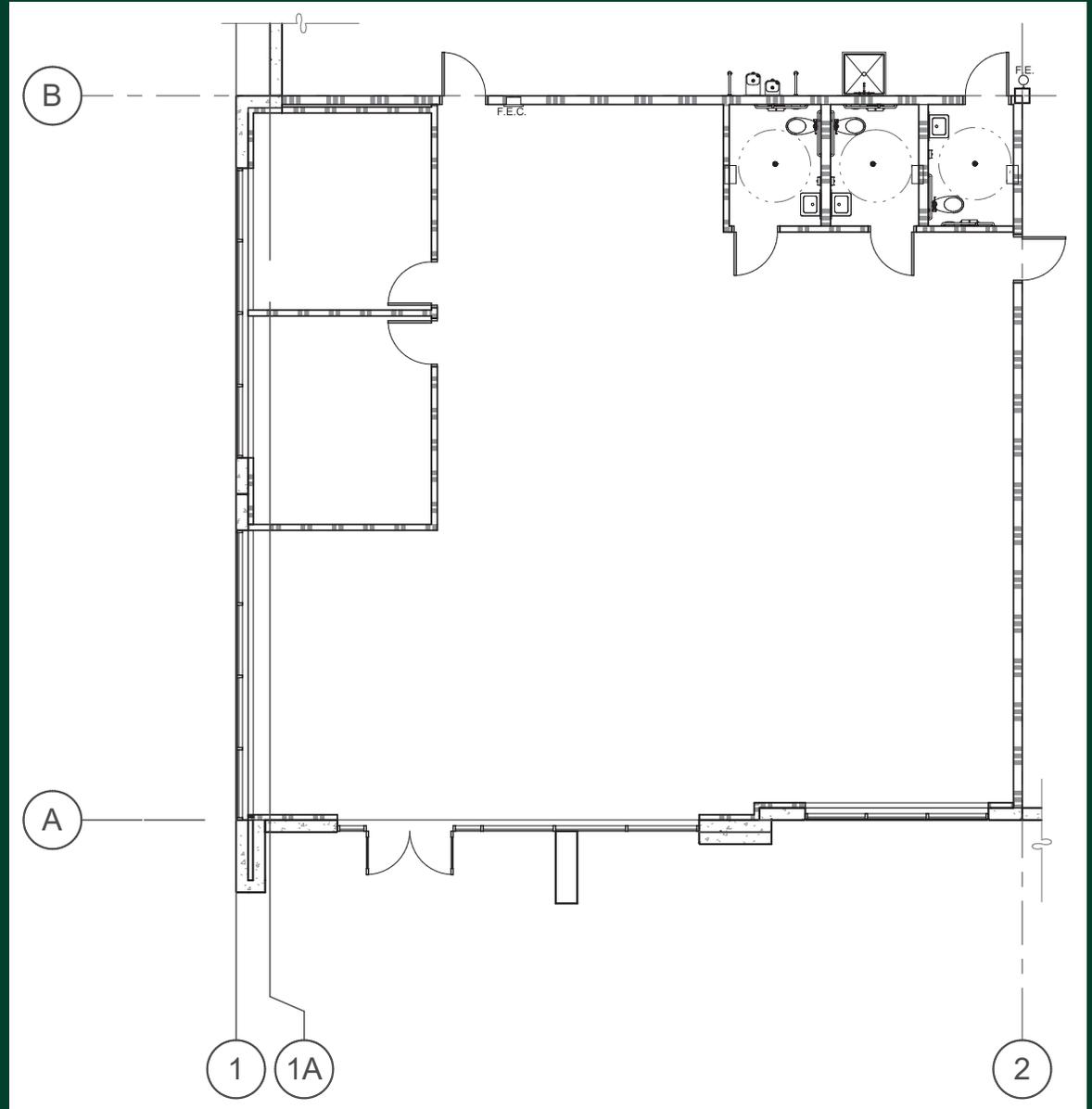
- + Flex / Distribution Facility
- + Building 2: 75,956 RSF
- + 2,554 SF Spec Offices on Each Corner
- + 30' Clear Height
- + 160' Deep
- + 52' x 50' Column Spacing w/60' Speed Bay

- + 125 Parking Spaces (1.65/1,000 SF Parking Ratio)
- + Thirty-Eight (38) Trailer Drop Spaces
- + Twenty-Six (26) 9' x 10' Dock Doors w/Two (2) 12' x 14' Knock-Outs Available
- + Two (2) 12' x 14' Motorized Drive-In Doors
- + Clerestory Glass Windows for Natural Light

- + Motion Sensor High-Bay LED Lighting (3600 Lumens)
- + ESFR Throughout Warehouse & Office
- + 277/480V, 3200Amp, 3-Phase Service
- + R-19 Insulated Roof
- + IPD Zoning

Spec Office Plan

Building 2 - 2,554* SF

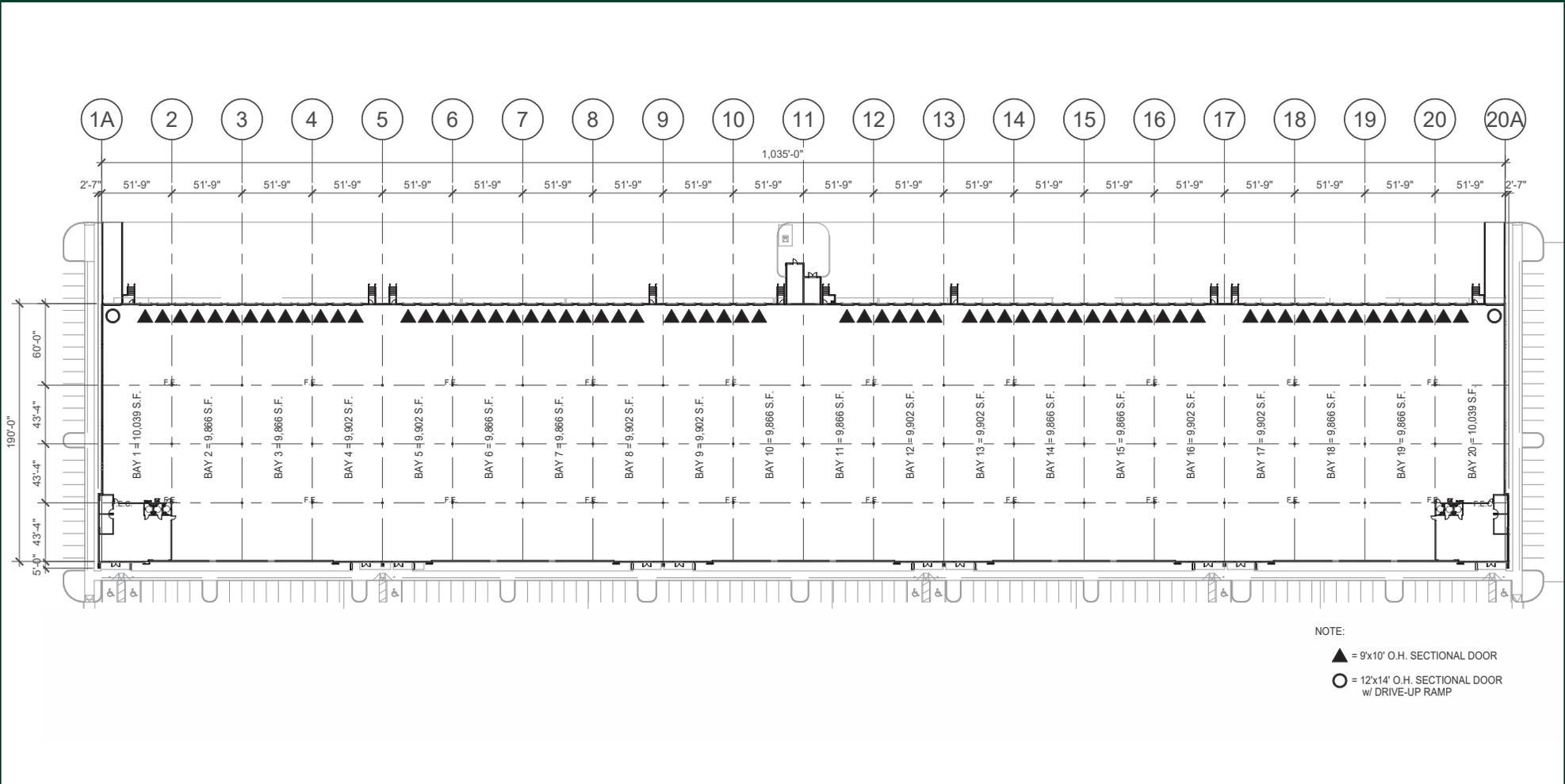


**Can Be Easily Modified*

Treeline Trade Center - Building 3

14101 Treeline Ave. S. | Fort Myers, FL 33913

For Lease



+ Distribution / Manufacturing Facility

+ Building 3: 197,954 RSF

+ 2,298 SF Spec Offices on Each Corner

+ 32' Clear Height

+ 190' Deep

+ 51'-9" x 43"-4" Column Spacing w/60' Speed Bay

+ 299 Parking Spaces (1.51/1,000 SF Parking Ratio)

+ Eighty-Eight (88) Trailer Drop Spaces

+ Sixty-Six (66) 9' x 10' Dock Doors w/Seven (7) 12' x 14' Knock-Outs Available

+ Two (2) 12' x 14' Motorized Drive-In Doors

+ Clerestory Glass Windows for Natural Light

+ Motion Sensor High-Bay LED Lighting (3600 Lumens)

+ ESRF Throughout Warehouse & Office

+ 277/480V, 3200Amp, 3-Phase Service

+ R-19 Insulated Roof

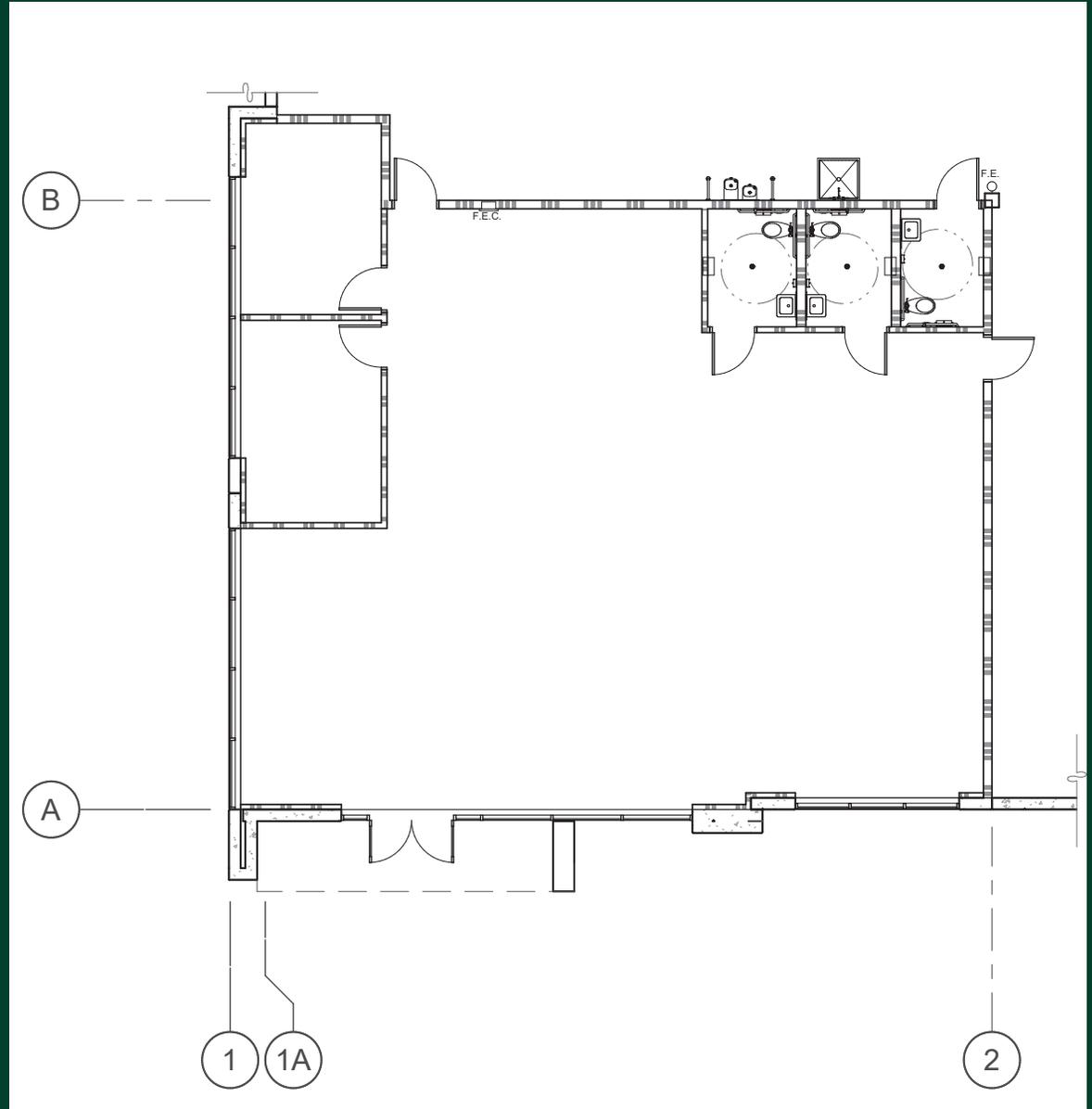
+ IPD Zoning

Knott
Realty Group

CBRE

Spec Office Plan

Building 3 - 2,298* SF



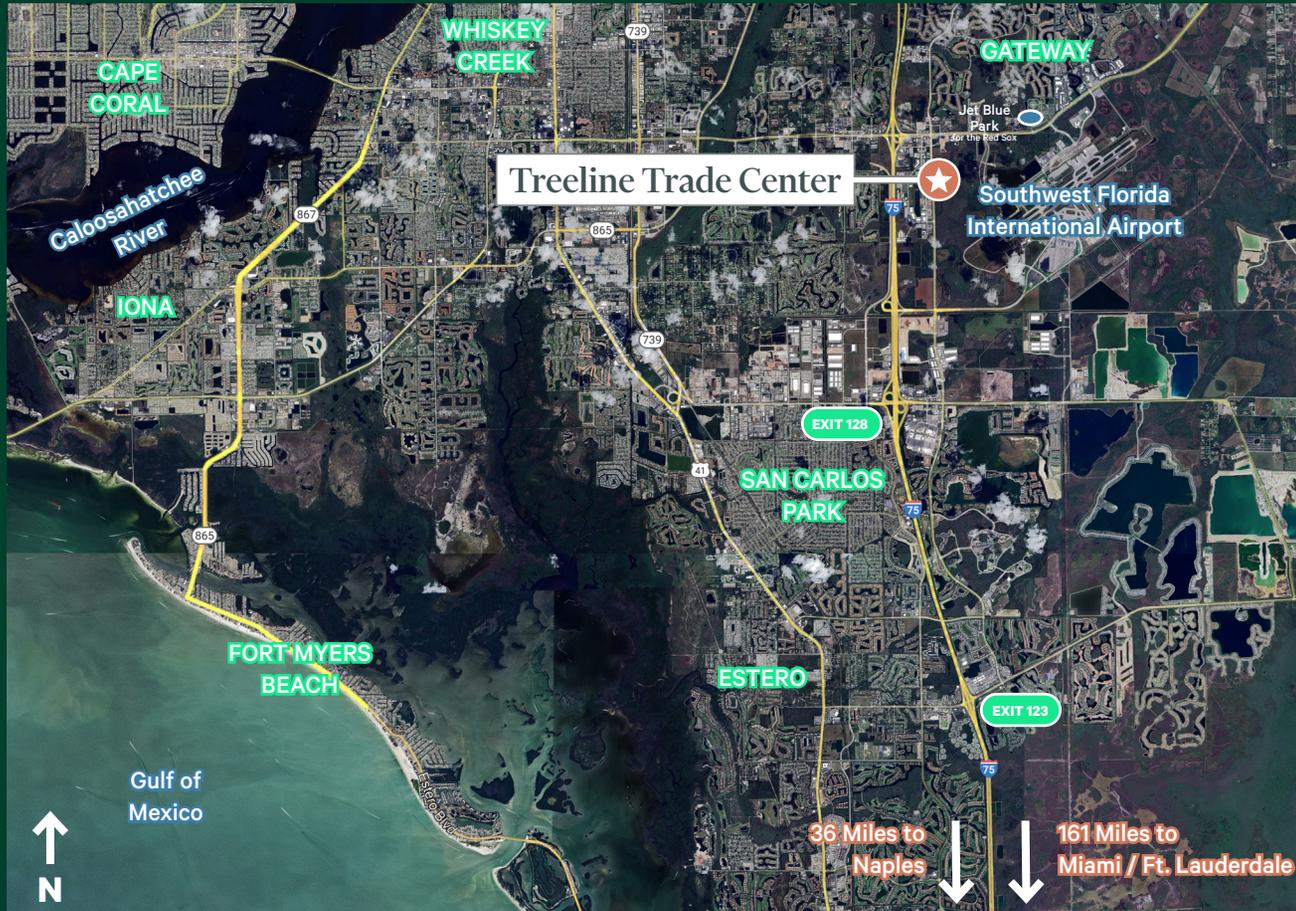
**Can Be Easily Modified*

Treeline Trade Center

14051, 14101 & 14181 Treeline Ave. S. | Fort Myers, FL 33913

For Lease

Superior Locational Advantages



- + Close proximity to Southwest Florida International Airport (RSW) and Florida Gulf Coast University.
- + Direct access to Interstate 75 (Exits 128 & 131) allows for quick access to all major markets.
- + Close proximity to international hotels, fast food or fine dining and a wide range of retail opportunities.
- + RSW offers domestic and international flights to approximately 11.1 million passengers and covers 13,655 acres making it the third largest airport in the United States.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.