



**22,557 SF**  
**OWNER USER**  
**OPPORTUNITY WITH**  
**IN-PLACE INCOME**

CONFIDENTIAL OFFERING MEMORANDUM

**5719**  
Corporation Circle

**CBRE**

Fort Myers, Florida 33905





**TWO-TENANT, 22,557 SF NEWLY RENOVATED PROPERTY. THIS MULTI-TENANT BUILDING FEATURES 22,557 SQUARE FOOT BUILDING ON 1.93 ACRES OF LIGHT INDUSTRIAL ZONED LAND.**



**EXCELLENT LOCATION IN  
ESTABLISHED INDUSTRIAL PARK**



**EASY ACCESS TO I-75**



**EXCESS LAND FOR  
STORAGE OR PARKING**



**DOCK HIGH ACCESS**

# PROPERTY SUMMARY

This prime property in Fort Myers, FL features two nationally recognized tenants, Specialty Products Insulation (SPI) and City Electric Supply.

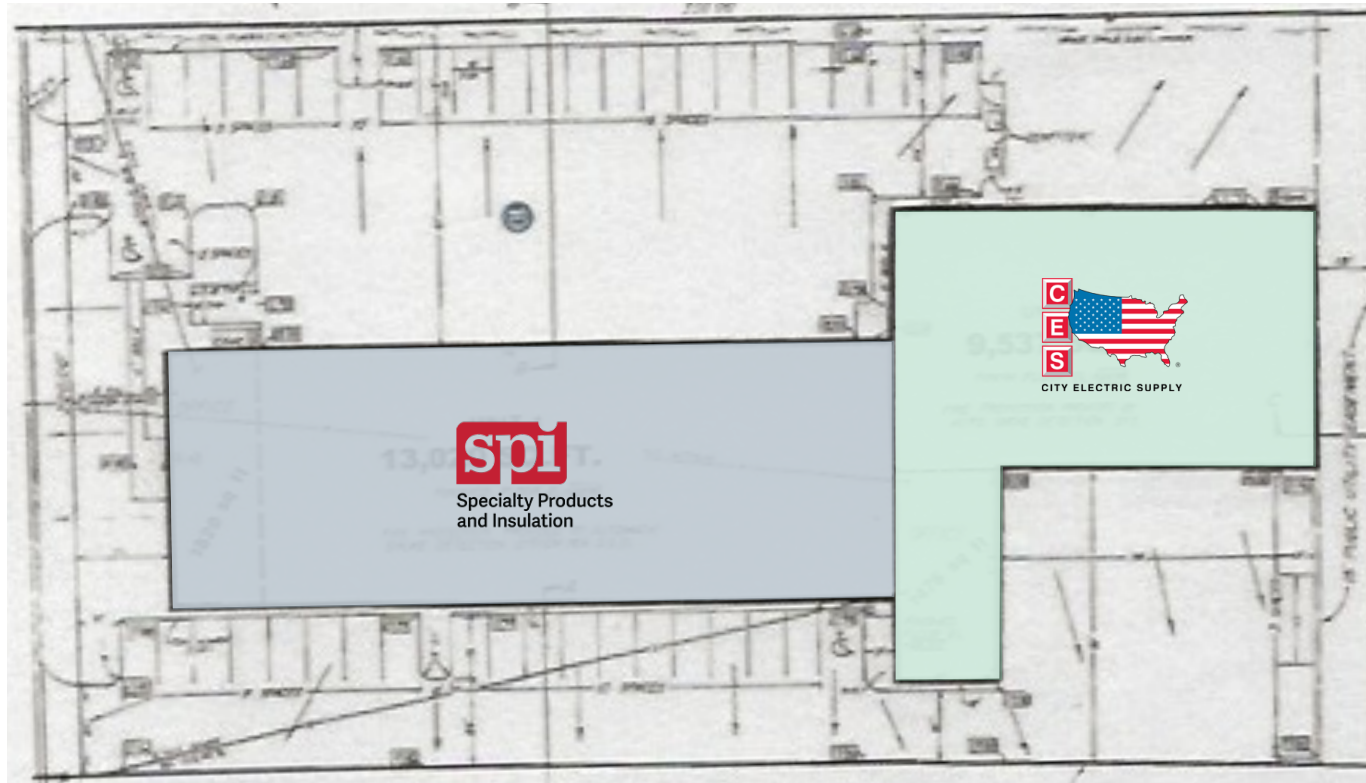
SPI has a well below market lease that expires November 30, 2030. SPI has One – Three-year option to renew at 3% annual increase. City Electric has a lease in place that expires on December 31, 2027. City Electric Supply has One – Three-year option to renew at Fair Market Value.

The recently renovated asset, including new roof, and parking lot enhancements benefits from minimal Landlord responsibilities and is in a rapidly growing market of Fort Myers, Florida. The lease expiration of SPI offers an end user the opportunity to acquire the asset, occupy 13,020 SF and benefit from the additional income from City Electric Supply.

## PROPERTY HIGHLIGHTS

Address	5719 Corporation Circle, Fort Myers, FL 33905
Asking Price	\$4,600,000
Current NOI	\$199,047.23
Building Area	22,557 SF
Parking	24 spaces
Land Area	1.93 acres
SPI	13,020 SF   Lease expires 11/30/2030
City Electric	9,537 SF   Lease expires 12/31/2027

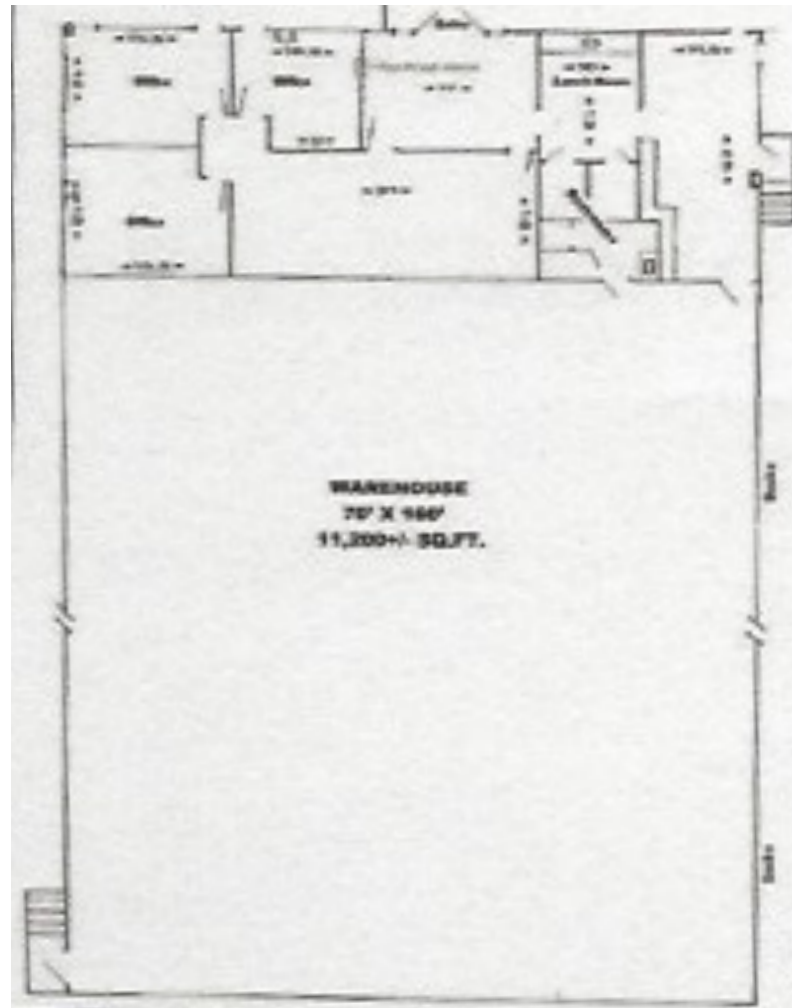
## Site Plan



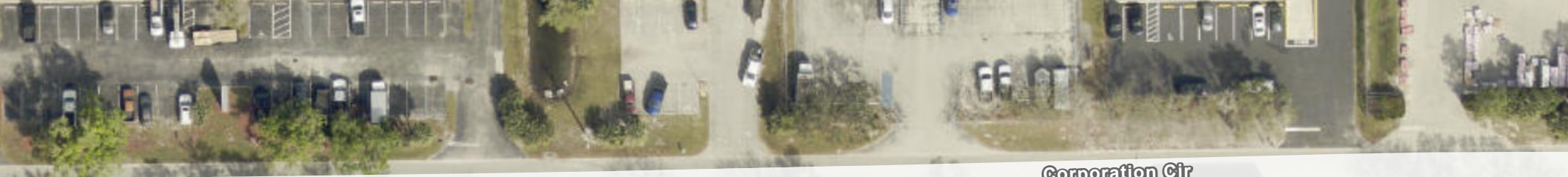
UNIT 1 - 13,020 SF

UNIT 2 - 9,537 SF

## Floor Plan







## Rent Schedule

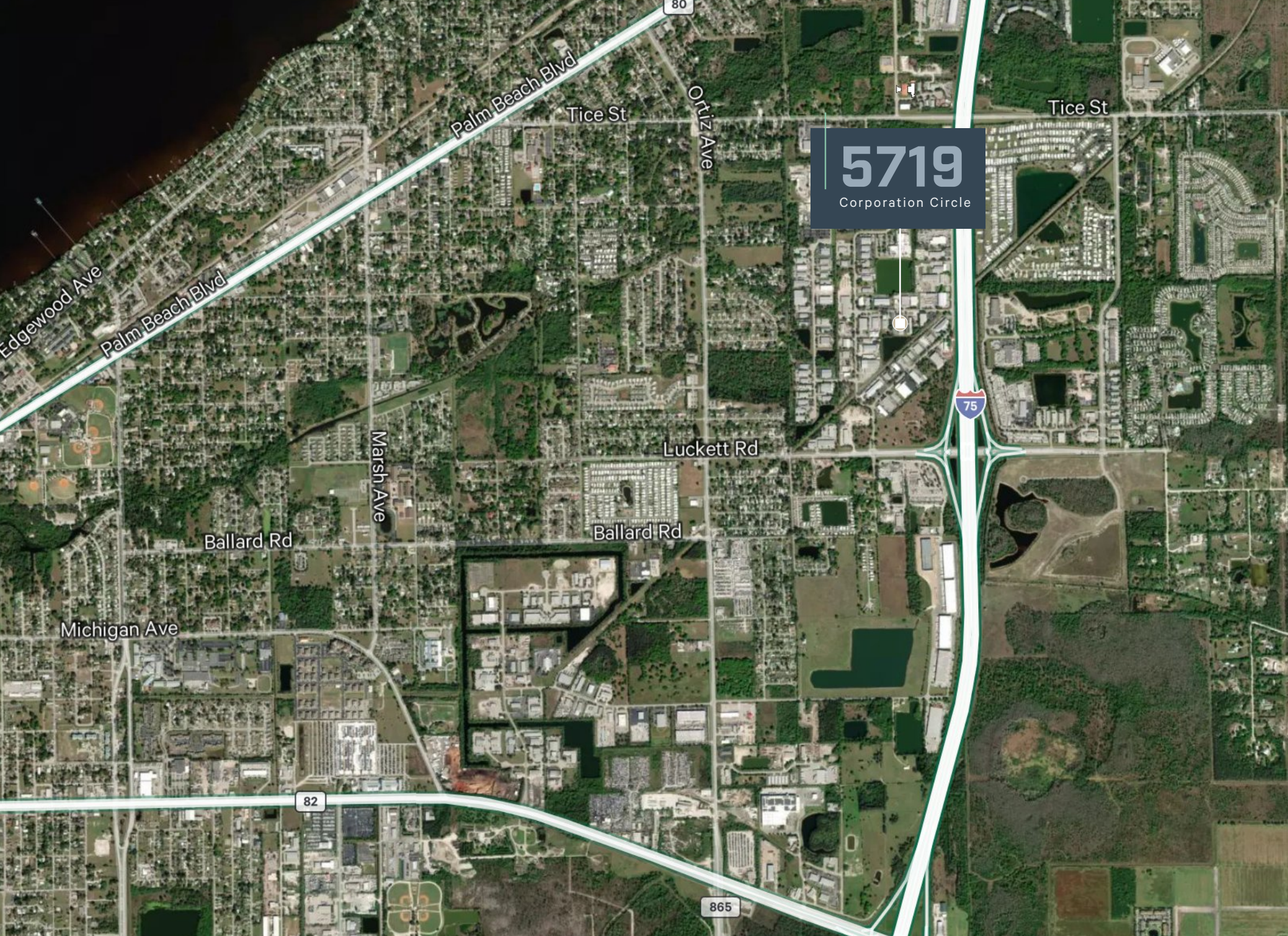
SPI RENT SCHEDULE	Sq. Ft.	Annual Rate per Sq. Ft.	Annual Rent	Monthly Rent
12/1/2024 - 11/30/2025	13,020	\$7.76	\$101,035.20	\$8,419.60
12/1/2025 - 11/30/2026	13,020	\$14.00	\$182,280.00	\$15,190.00
12/1/2026 - 11/30/2027	13,020	\$14.42	\$187,748.40	\$15,645.70
12/1/2027 - 11/30/2028	13,020	\$14.85	\$193,380.85	\$16,115.07
12/1/2028 - 11/30/2029	13,020	\$15.30	\$199,182.28	\$16,598.52
12/1/2029 - 11/30/2030	13,020	\$15.76	\$205,157.75	\$17,096.48

CITY ELECTRIC RENT SCHEDULE	Sq. Ft.	Annual Rate per Sq. Ft.	Annual Rent	Monthly Rent
1	9,537	\$9.50	\$90,601.50	\$7,550.13
2	9,537	\$9.88	\$94,225.56	\$7,852.13
3	9,537	\$10.28	\$97,994.58	\$8,166.22
4	9,537	\$10.69	\$101,914.37	\$8,492.86
5	9,537	\$11.11	\$105,990.94	\$8,832.58
6 (Renewal)	9,537	\$11.56	\$110,230.58	\$9,185.88
7 (Renewal)	9,537	\$12.02	\$114,639.80	\$9,553.32
8 (Renewal)	9,537	\$12.50	\$119,225.39	\$9,935.45











**THE INDUSTRIAL REAL ESTATE MARKET  
IN FORT MYERS, FLORIDA, CONTINUES TO  
EVOLVE IN 2025, SHAPED BY BROADER  
ECONOMIC TRENDS, REGIONAL GROWTH,  
AND SHIFTING TENANT DEMANDS  
AMIDST A PERIOD OF EXPANSION OVER  
THE PAST SEVERAL YEARS.**



## Market Overview

The Fort Myers area remains a strategic location for industrial users due to its proximity to major transportation corridors, including I-75, and its access to regional and national distribution networks. Fort Myers benefits from a growing population base, a diversified economy, and increasing demand for last-mile logistics and service-oriented industrial uses.

In the sub 50,000 square foot range, buildings are typically occupied by local and regional businesses involved in light manufacturing, distribution, construction services, and specialty trades. These users often seek functional space with a mix of warehouse and office build-out, clear heights suitable for racking, and convenient access for deliveries and workforce. This core size segment has historically seen high occupancy, with current vacancy of 3.4% up slightly from the 2.3% average since 2015 but less than half of the market wide vacancy rate of 7.9% as of May 2025.

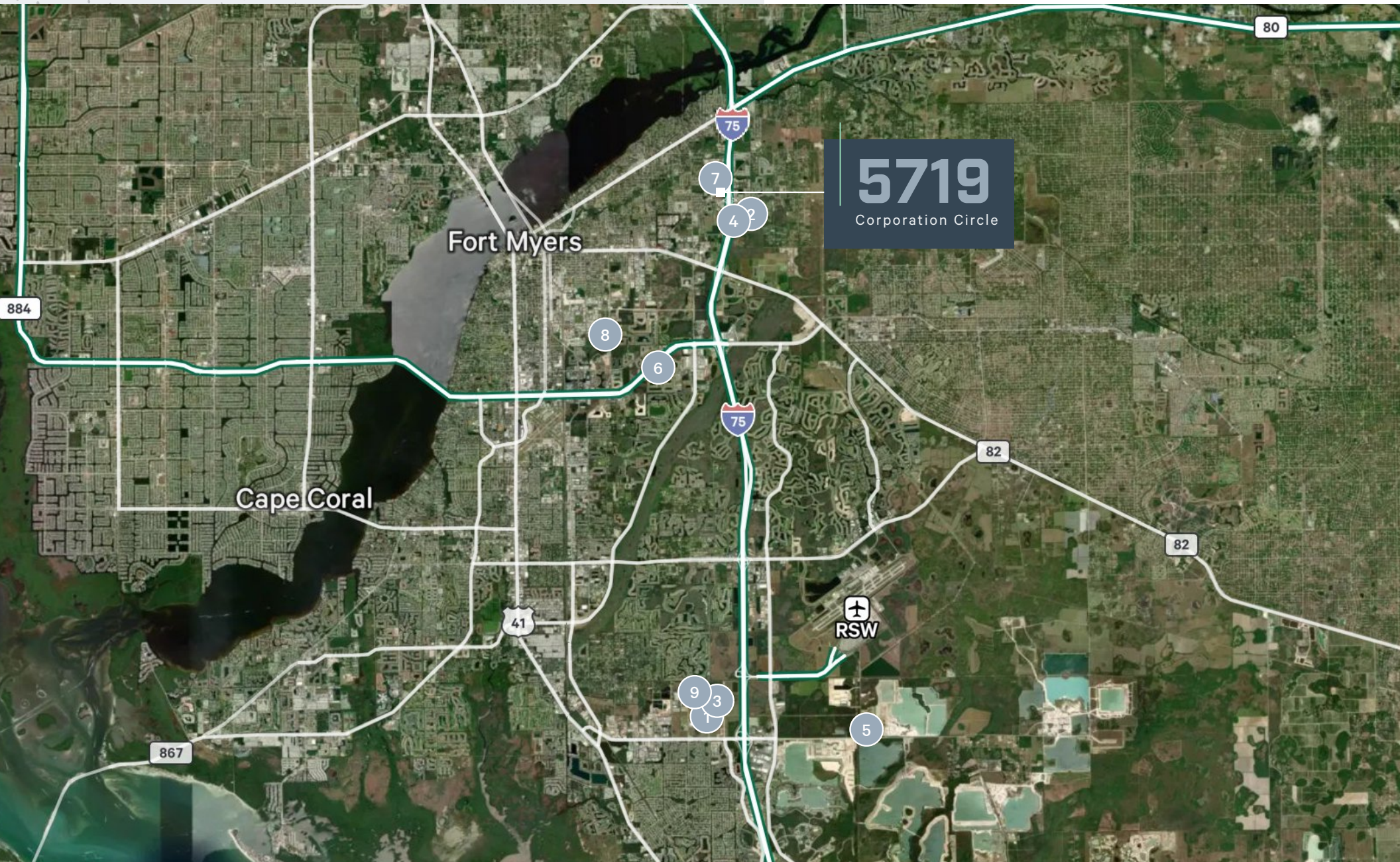
New construction in this size category is limited, as developers tend to focus on larger-scale projects that offer economies of scale. With the supply of existing buildings in this range is relatively constrained, there has been increased interest in value-add opportunities, where investors can reposition older assets through capital improvements and lease-up strategies.

Looking ahead, the Fort Myers industrial market is expected to remain resilient, supported by continued population growth, infrastructure investment, and a stable business climate. While economic headwinds may temper some expansion plans, the fundamentals for small to mid-sized industrial properties remain sound.

## Sales Comps

PROPERTY NAME	YEAR BUILT	BLDG SF	VACANCY	SALE DATE	PRICE	PRICE/SF
1 16680 Oriole Rd	2023	250,000	0%	4/17/2025	\$43,500,064	\$174
2 6135 Tri County Commerce Way	2023	214,376	47.4%	10/21/2024	\$42,566,006	\$199
3 9111 Cheetos Cir	2024	104,160	0%	12/23/2024	\$34,980,000	\$336
4 6195 Tri County Commerce Way	2023	120,266	0%	10/21/2024	\$27,627,221	\$230
5 16350 Innovation Ln	2022	20,666	48.4%	5/1/2025	\$4,500,000	\$218
6 4290 Colonial Blvd	1986	75,365	0%	1/8/2025	\$4,215,280	\$56
7 5766 Corporation Cir	1996	8,702	0%	11/20/2024	\$1,610,000	\$185.01
8 3842 Ironbridge Blvd	2008	16,800	0%	10/24/2024	\$3,360,000	\$200
9 8831 Business Park Dr	2013	18,750		4/15/2024	\$5,000,000	\$266.67



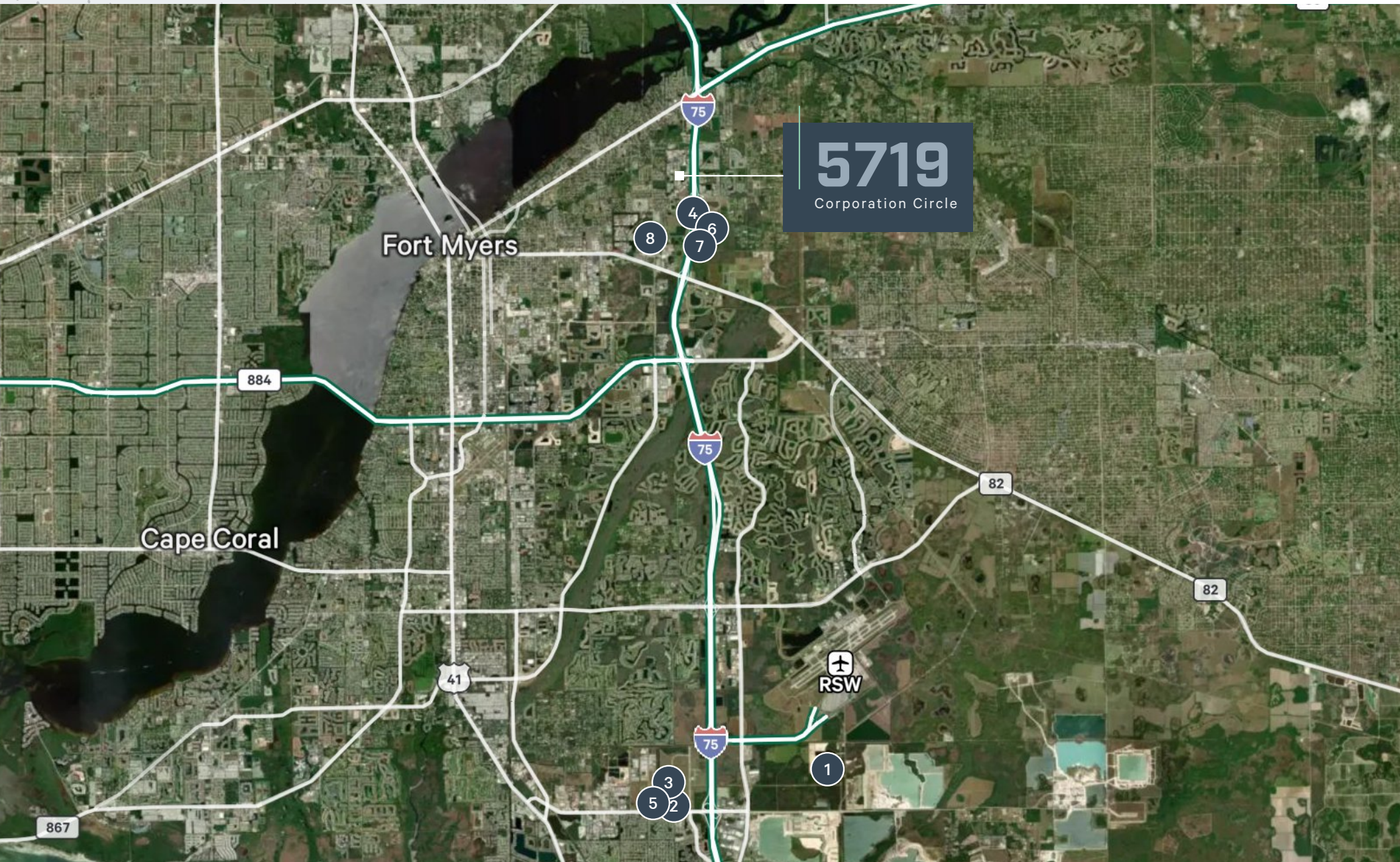




## Lease Comps

PROPERTY NAME	TOTAL BLDG SIZE	SF LEASED	TENANT NAME	LEASE EXECUTION	LEASE COMMENCEMENT	LEASE RATE	LEASE TYPE	TERM	ESCALATIONS
1 Airport Park 1B 16260 Airport Park Dr	106,836	16,693	Home Depot	January-25	October-25	\$12.50	NNN	5 Years	3.0%
2 9130 Centerlinks Commerce Dr	50,520	19,060	Burma Brewing Company	December-24	January-25	\$13.00	NNN	3 Years	3%
3 Centerlinks Business Park 9125 Links Commons Dr	63,000	15,442	HAJOCA	October-24	March-25	\$16.00	NNN	5 Years	3%
4 9373 Laredo Ave	80,716	20,310	Utz Quality Foods	July-24	August-24	\$13.25	NNN	5 Years	4%
5 Alico Logistics Center 16361 Lee Rd	108,000	27,000	Avanti Windows & Doors	May-24	June-24	\$12.25	NNN	5 Years	4%
6 Tri-County 75 6195 Tri County Commerce Way	121,243	22,522	Good Greek Moving & Storage	March-24	March-24	\$13.25	NNN	10 Years	4%
7 Tri-County 75 6195 Tri County Commerce Way	121,243	22,524	San Benito Shutter Co	February-24	April-24	\$13.85	NNN	7 Years	4%
8 Suncoast Commerce Center 1850 Ortiz Ave	62,900	9,380	A&M Supply	Mar-25	4/1/25	\$13.30	NNN	5 Years	4%







# 5719

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