



6195 TRI COUNTY COMMERCE WAY  
FORT MYERS, FL 33905

TRI-COUNTY 75

CBRE



# PROPERTY OVERVIEW

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- + Lease Rate: \$16.00/SF NNN
- + OPEX: \$4.03/SF
- + Immediate access to I-75
- + Centrally located within Southwest Florida with the ability to reach 4.4 million people within a 120 minute drive time
- + Close proximity to Retail, Restaurants and Lodging





# BUILDING SPECIFICATIONS

## Space Highlights

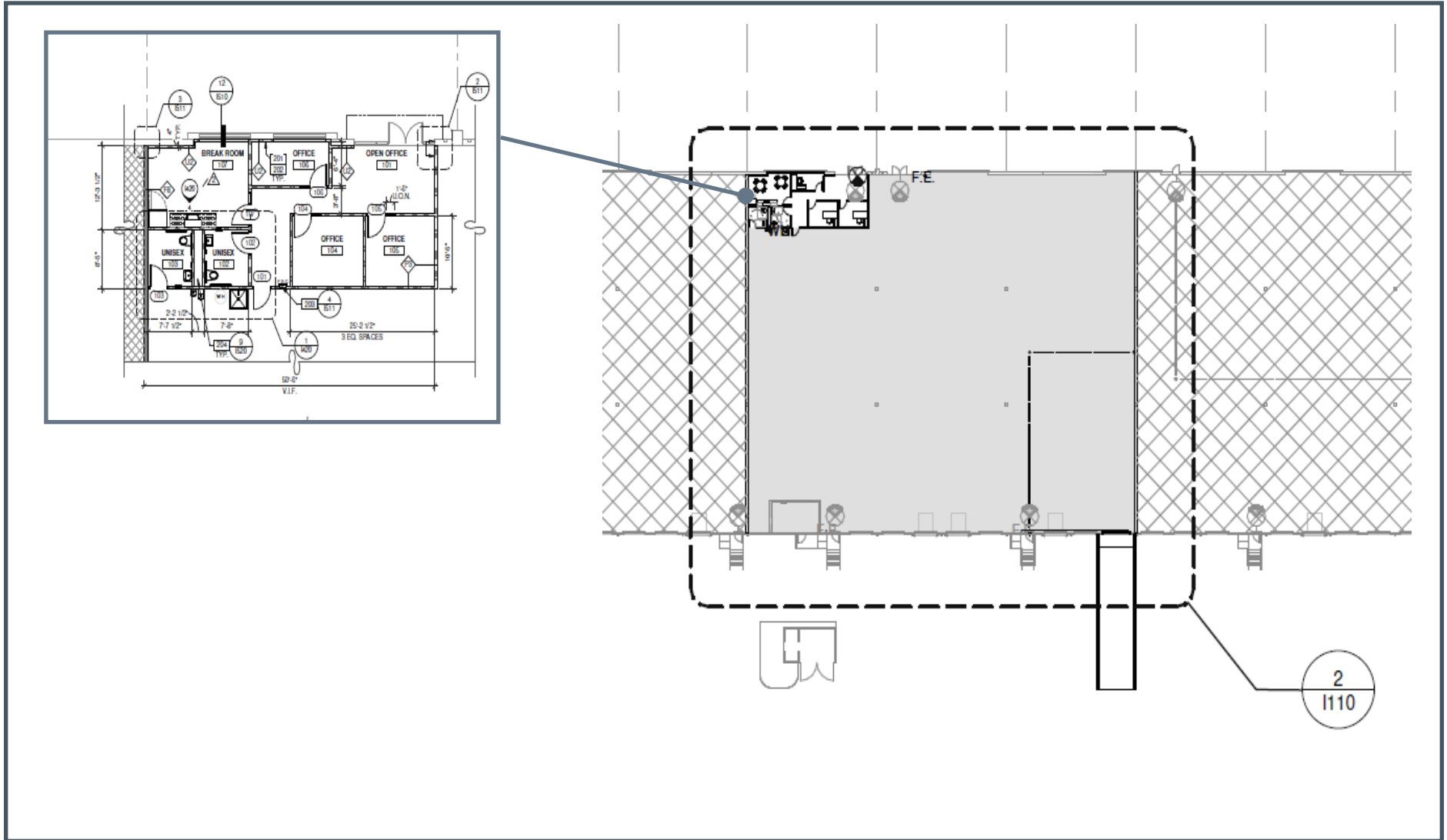
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Building Size	120,722
Available Size	22,524 SF (Building 4- Suite 420)
Office	1,013 SF
Year Built	2023
Clear Height	32'
Building Depth	140'
Dock Doors	6
Drive-In Ramp	1
Truck Court Depth	130'
Auto Parking	31



# BUILDING 4:SUITE 420

22,524 SF AVAILABLE  
WITH 1,013 SF OFFICE SPACE





## TRI-COUNTY 75





# AERIAL MAP







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## TRI- COUNTY 75

22,524 SF  
AVAILABLE FOR LEASE

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