

# GULF COAST INDUSTRIAL

16120-16190 LEE RD.  
FORT MYERS, FL 33912

FOR LEASE





# Property Summary

For Lease

## Property Overview

|                   |  |
|-------------------|--|
| ADDRESS           | 16120-16190 Lee Rd<br>Fort Myers, FL 33912 |
| LEASE RATE        | \$17.50-19.00 NNN                          |
| CAM               | \$5.66                                     |
| SUBMARKET         | S Fort Myers / San Carlos                  |
| NNN LEASABLE AREA | 294,011 SF                                 |
| AVAILABLE UNITS   | 6  |
| YEAR BUILT        | 2018/2020                                  |
| Buildings         | 8  |
| ZONING            | IPD  |
| PROPERTY TYPE     | Industrial                                 |

## Property Highlights

- Newly constructed in 2020
- Metal frame with concrete construction
- Units come with fenced in yards
- 16'x16' overhead doors rated to withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Property benefits from heavy industrial zoning
- All units sprinkled
- Above average parking ratio



# AVAILABLE UNITS



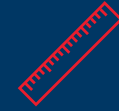
**ROLL-UP  
DOORS**  
16'x16'



**POWER**  
3-phase



**SPRINKLER**  
Yes



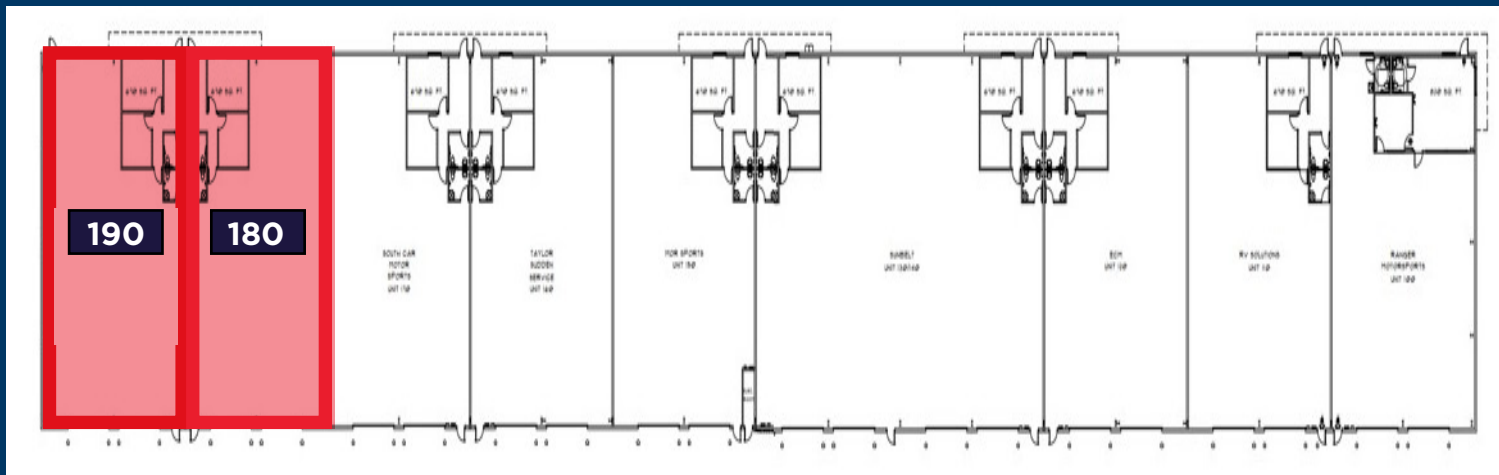
**CLEAR HEIGHT**  
18-20'

## Building 16120

### Leasing Rate

| Building      | Unit Size | Rate / SF | CAM    | Monthly Total* |
|---------------|-----------|-----------|--------|----------------|
| 16120-180/190 | 8,960 SF  | \$18.50   | \$5.66 | \$18,039.47    |
| 16120-180     | 4,480 SF  | \$19.00   | \$5.66 | \$9,206.40     |
| 16120-190     | 4,480 SF  | \$19.00   | \$5.66 | \$9,206.40     |

\*Less taxes



# AVAILABLE UNITS



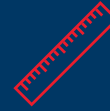
**ROLL-UP  
DOORS**  
16'x16'



**POWER**  
3-phase



**SPRINKLER**  
Yes



**CLEAR HEIGHT**  
18-20'

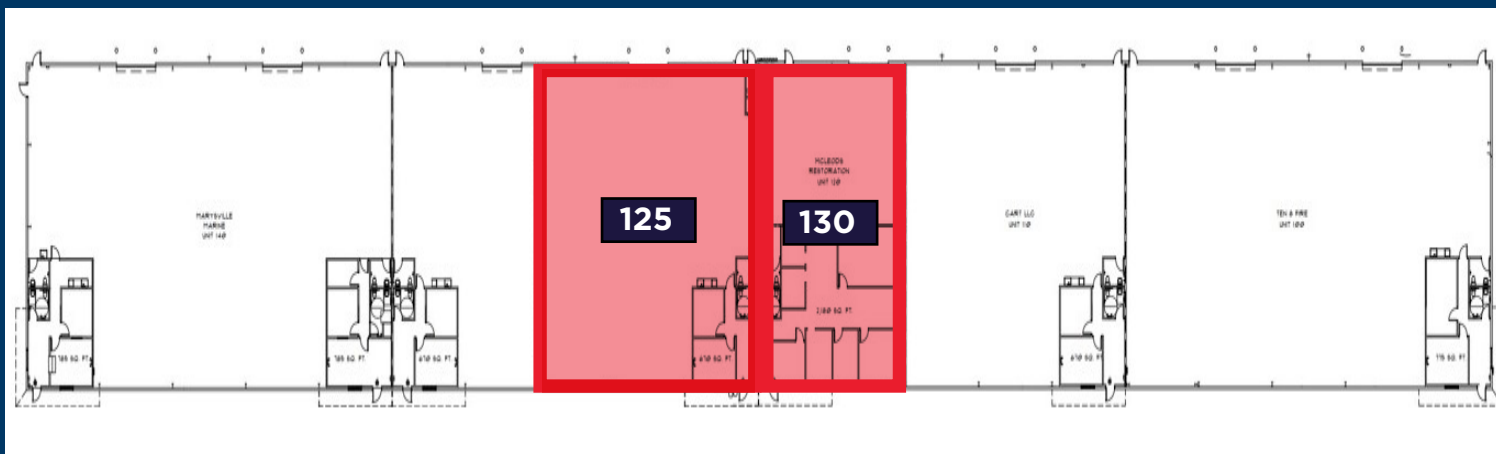
“ WE DIDN'T  
COME THIS FAR,  
JUST TO COME  
THIS FAR. ”

## Building 16130

### Leasing Rate

| Building  | Unit Size | Rate / SF | CAM    | Monthly Total* |
|-----------|-----------|-----------|--------|----------------|
| 16130-125 | 6,665 SF  | \$18.50   | \$5.66 | \$13,418.87    |
| 16130-130 | 4,480 SF  | \$19.00   | \$5.66 | \$9,206.40     |

\*Less taxes



# AVAILABLE UNITS



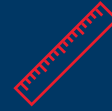
**ROLL-UP  
DOORS**  
16'x16'



**POWER**  
3-phase



**SPRINKLER**  
Yes



**CLEAR HEIGHT**  
18-20'

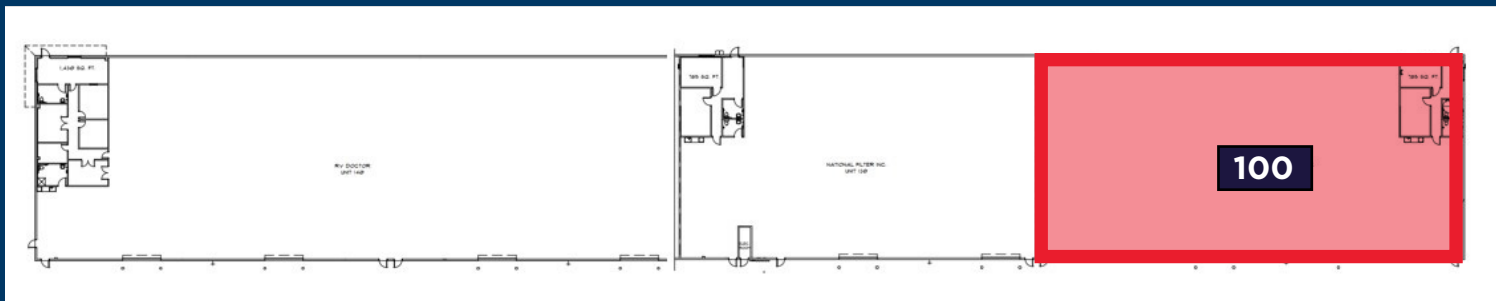
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## Building 16140

### Leasing Rate

| Building  | Unit Size | Rate / SF | CAM    | Monthly Total* |
|-----------|-----------|-----------|--------|----------------|
| 16140-100 | 13,440 SF | \$17.50   | \$5.66 | \$25,939.20    |

\*Less taxes



# AVAILABLE UNITS



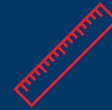
**ROLL-UP  
DOORS**  
16'x16'



**POWER**  
3-phase



**SPRINKLER**  
Yes



**CLEAR HEIGHT**  
18-20'

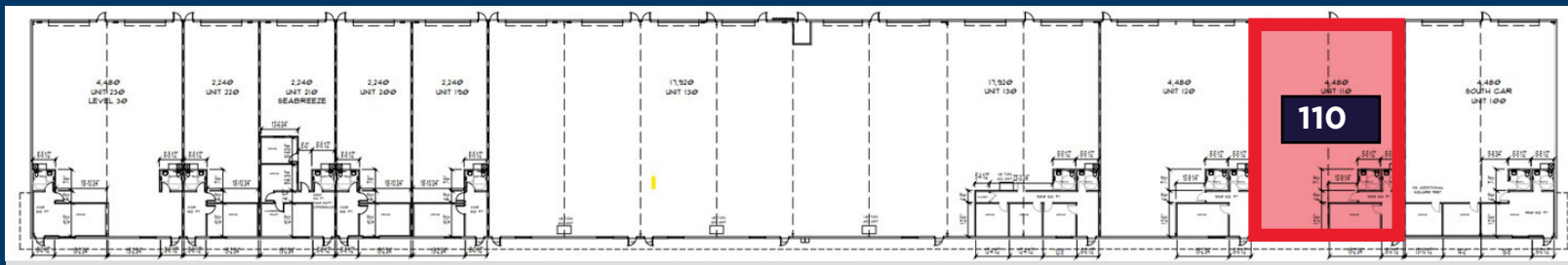
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## Building 16190

### Leasing Rate

| Building  | Unit Size | Rate / SF | CAM    | Monthly Total* |
|-----------|-----------|-----------|--------|----------------|
| 16190-110 | 6,665 SF  | \$18.50   | \$5.66 | \$13,418.87    |

\*Less taxes





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