



PRE-LEASING OPPORTUNITY 76,780 SF

# SIGNATURE INDUSTRIAL

16261/16271 PINE RIDGE RD,  
FORT MYERS, FL 33908



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

# Executive Summary

New Construction Pre-leasing Opportunity

## Property Overview

ADDRESS	16261/16271 Pine Ridge Rd Fort Myers, FL 33908
LEASE RATE	\$20-\$21 SF NNN
CAM	TBD
UNIT SIZES	1,878 - 2,149 SF
SUBMARKET	Fort Myers / The Islands
NNN LEASABLE AREA	76,780 SF
YEAR BUILT	Q3 2025 delivery date
BUILDINGS	2
ZONING	IL
NUMBER OF UNITS	38
PROPERTY TYPE	Class A Industrial
STRAP NUMBERS	05-46-24-01-00003.0040 05-46-24-01-00003.004B 05-46-24-01-00003.004A 05-46-24-01-00003.004D

## Property Highlights

New class A industrial construction with Q1 2025 delivery date

Metal frame with concrete construction

Flexibility on unit build-out sizes, delivered as “Vanilla Shell”, plumbing stubbed, electrical hook-up, and roof mounted HVAC

16'x16' overhead doors rated to withstand 165 mph winds

3-phase power

18'-20' ceilings

Property 1' above new FEMA Base Flood Elevation



# PROPERTY FEATURES



## BUILDING SIZE

Building 2 ±42,980SF  
Building 3 ±33,800SF



## YEAR BUILT

Q3 2025  
delivery date



## SITE AREA

±4.7 AC



## VANILLA SHELL

Building 2 ±20 units  
Building 3 ±18 units



## FLOOD ELEVATION

Built 1' Above FEMA Base  
Flood Elevation



## CLEAR HEIGHT

18-20'



## PARKING

Ample



## BUILDING DEPTH

Building 2 70'  
Building 3 65'



## ROLL-UP DOORS

16'x16'



## POWER

3-phase



WE DIDN'T  
COME THIS  
FAR,

JUST TO  
COME THIS  
FAR.



## FLOOR

Build Out  
Options



## SPRINKLER

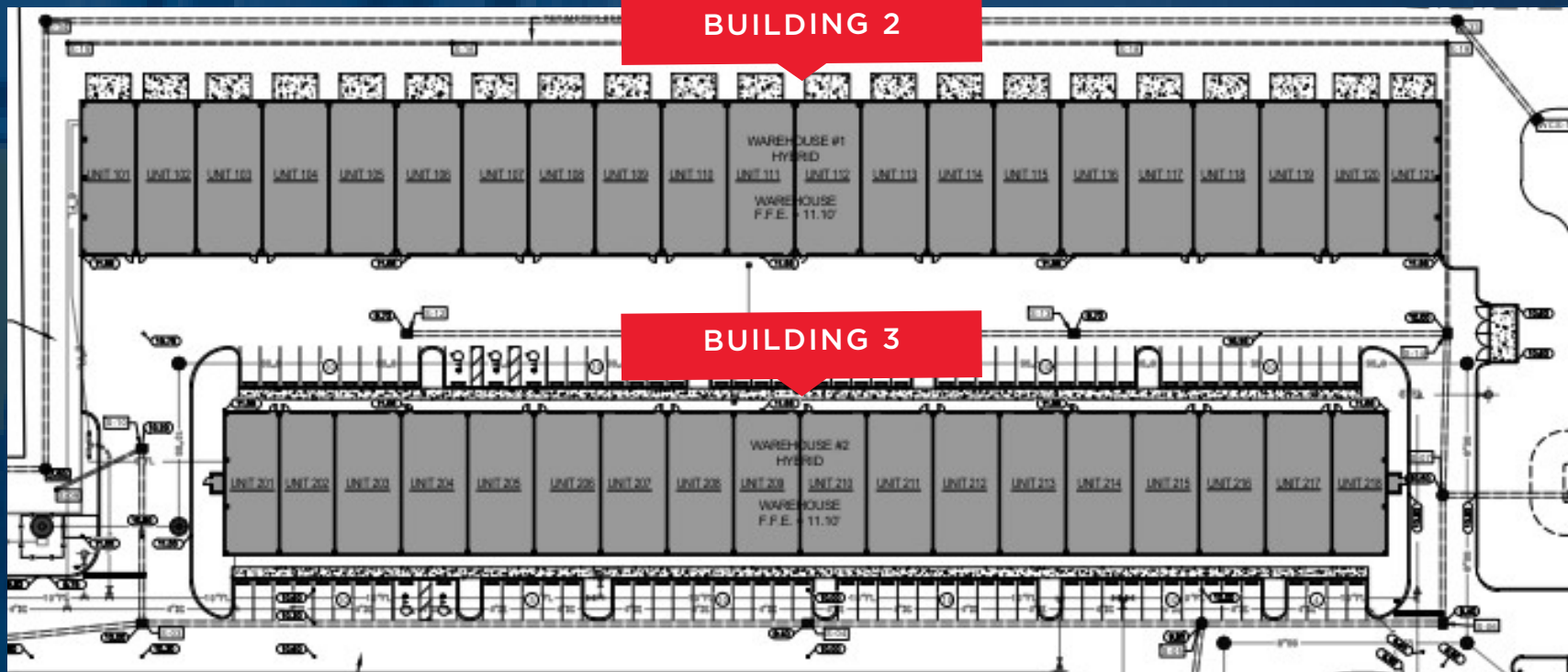
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# PRE-LEASING

## Pre-Leasing Rates

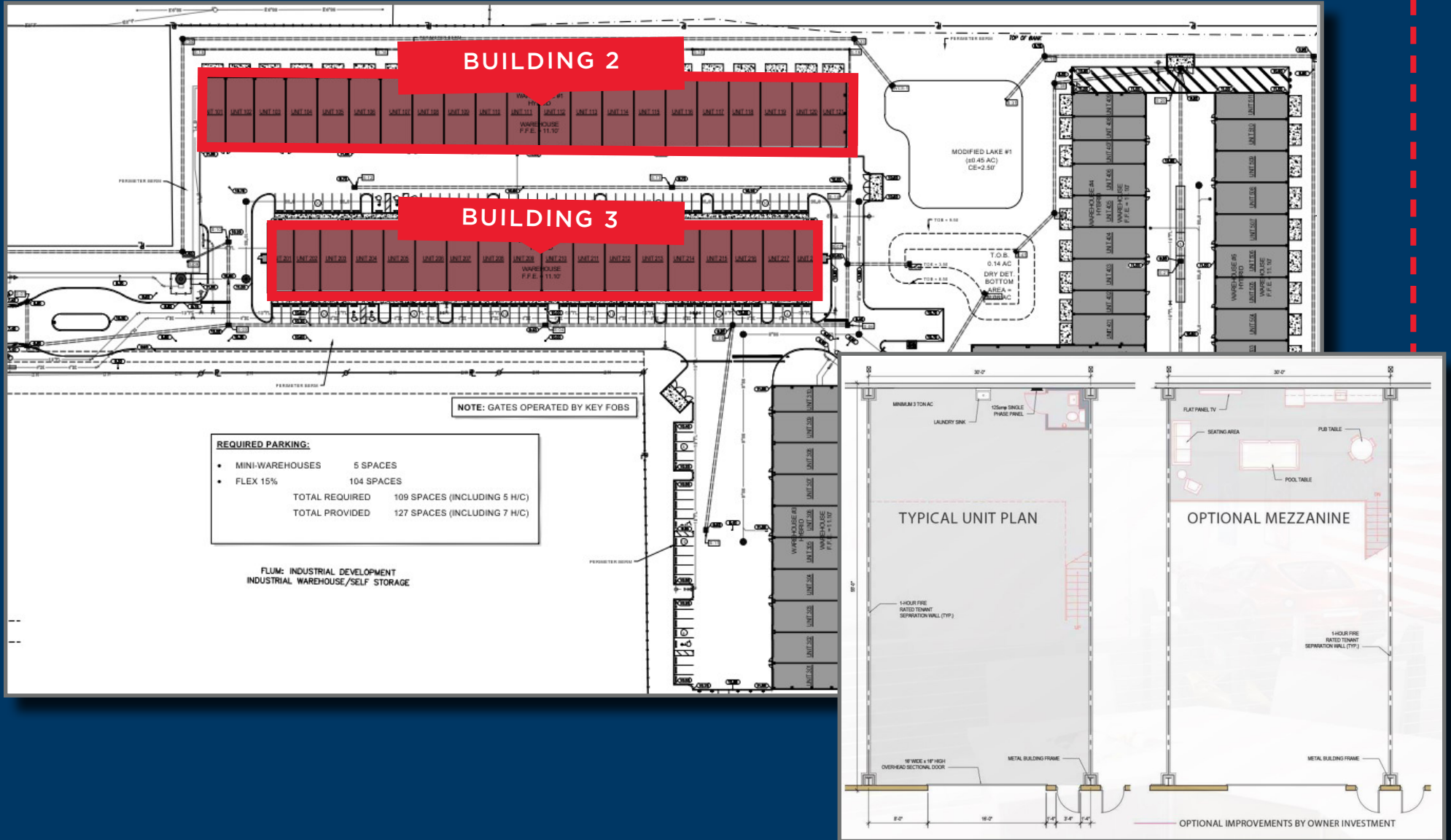
Building	Available Units	Unit Size	Rate / SF	CAM	Monthly Total*
Building 2	20	2,149 SF	\$20.00	TBD	\$3,581.67
Building 3	18	1,878 SF	\$21.00	TBD	\$3,286.50

\*Less CAM and Taxes



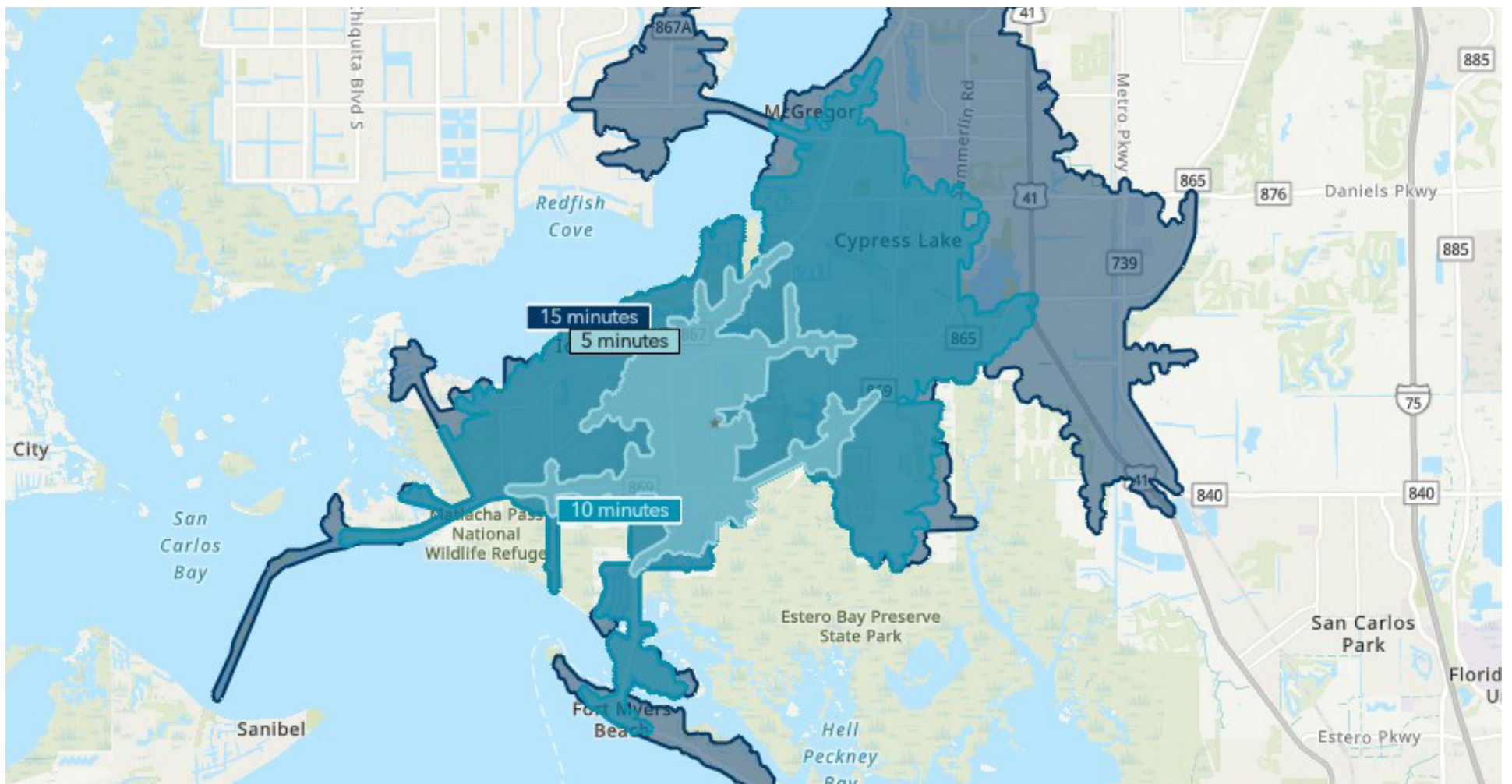
CONSTRUCTION DELIVERY DATE Q3 2025 - Flexibility on delivery, vanilla shell to fully built out.

# SITE PLAN



# LOCATION

This property boasts an excellent location, providing easy access to the Islands, Sanibel, and Fort Myers Beach within minutes. The limited availability of industrial warehouse space in the surrounding area, combined with the wide range of permitted uses under IL zoning, makes it a strategic and versatile leasing opportunity.



# LOCATION

📍 16261/16271 PINE RIDGE RD, FORT MYERS, FL 33908



- |  |  |   |  |
|--|--|---|--|
|  ±9.4 MILES       |  ±.7 MILES - PAGE FIELD PRIVATE AIRPORT |  2 SALTY SAM'S MARINA ±2 MILES  |  4 PUNTA ROSSA BOAT RAMP ±5 MILES |
|  ±16 MILES TO RSW |  1 TARPON POINT MARINA - ±2 MILES       |  3 PORT SANIBEL MARINA ±3 MILES |  5 SANIBEL BOAT RAMP ±10 MILES    |



This is a rare pre-leasing opportunity in a prime infill location, with new construction set to be delivered in Q1 2025.

Due to the limited vacancy in the surrounding trade area, demand for warehouse space is highly competitive call today for pre-leasing.







# CONTACT

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