

Industrial | For Lease

Knott
Realty Group

CBRE

Treeline Trade Center

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

331,684 SF AVAILABLE
SUMMER 2026 DELIVERY



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DRONE FOOTAGE**



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Treeline Trade Center

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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

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For Lease



Treeline Ave. S.



Treeline Trade Center - Building 1

14051 Treeline Ave. S. | Fort Myers, FL 33913

For Lease



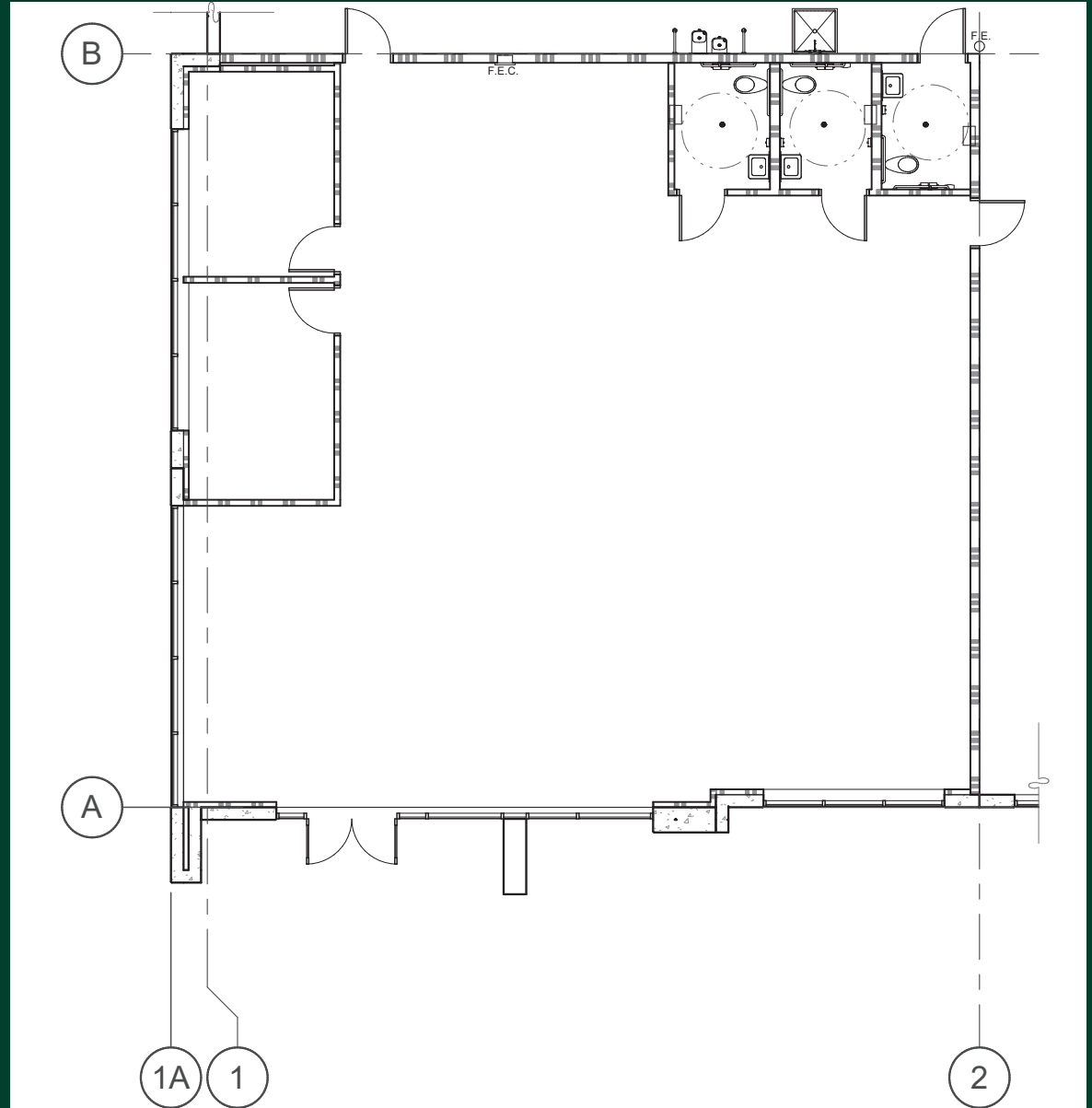
- + Flex / Distribution Facility
- + Total Building Size 1: 83,138 SF
- + 2,561 SF Spec Offices on Each Corner
- + 30' Clear Height
- + 160' Deep
- + 51'-3" x 50' Column Spacing w/60' Speed Bay

- + 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

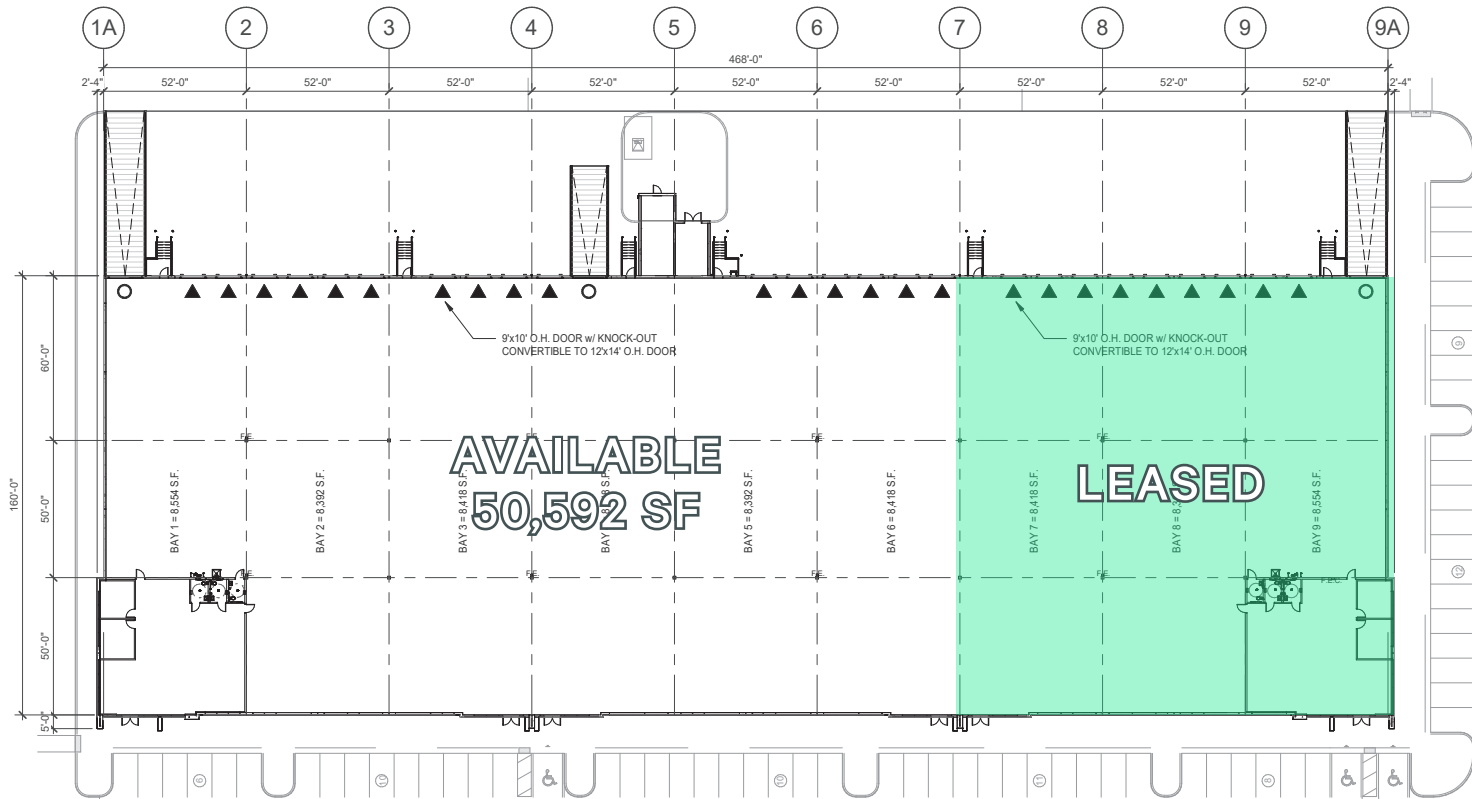
- + Motion Sensor High-Bay LED Lighting (3600 Lumens)
- + ESRF Throughout Warehouse & Office
- + 277/480V, 3200Amp, 3-Phase Service
- + R-19 Insulated Roof
- + IPD Zoning

Spec Office Plan

Building 1 - 2,561* SF



**Can Be Easily Modified*



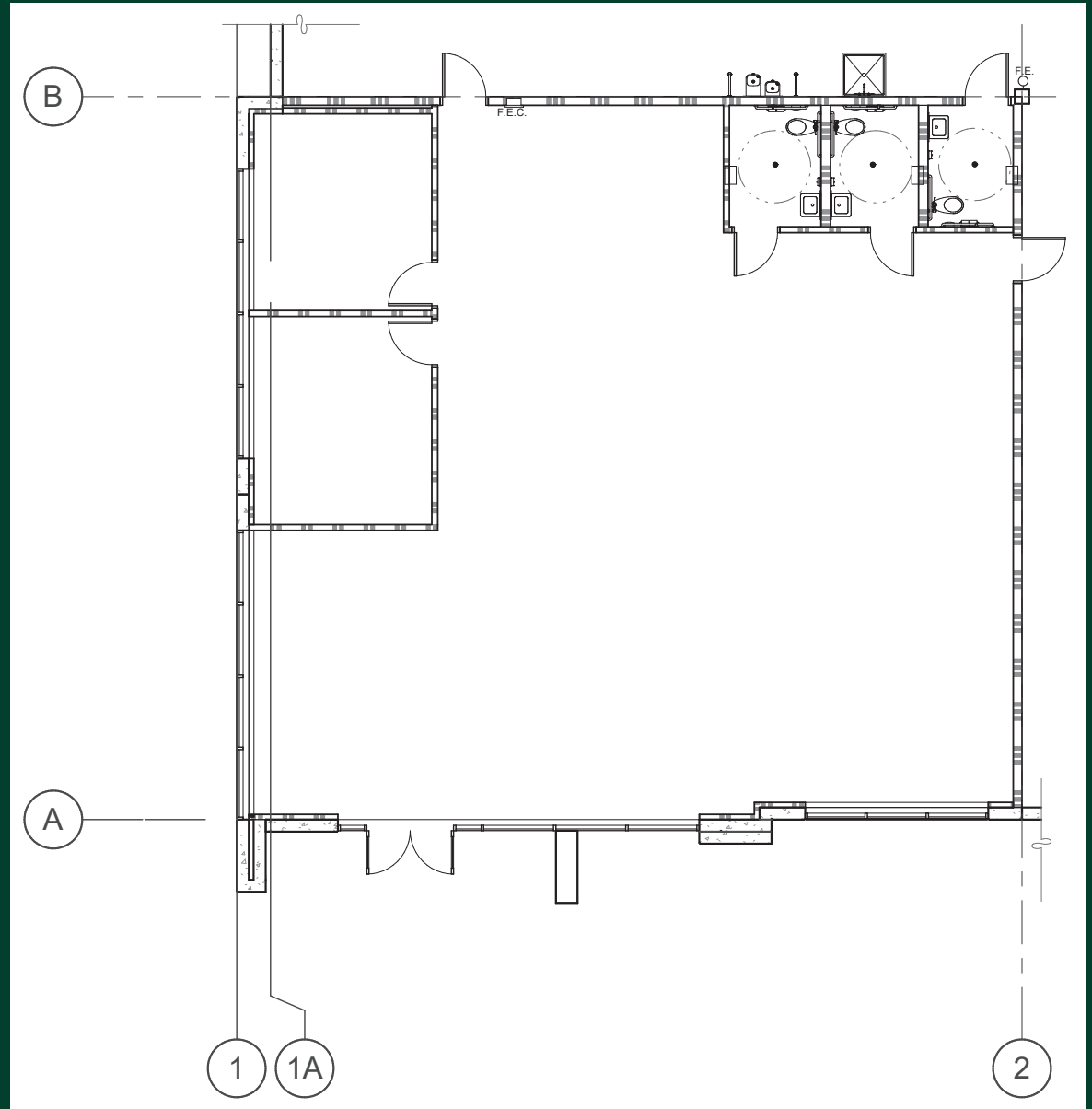
- + Flex / Distribution Facility
- + Total Building Size 2: 75,956 RSF
- + 2,554 SF Spec Offices on Each Corner
- + 30' Clear Height
- + 160' Deep
- + 52' x 50' Column Spacing w/60' Speed Bay

- + 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)
- + ESRF Throughout Warehouse & Office
- + 277/480V, 3200Amp, 3-Phase Service
- + R-19 Insulated Roof
- + IPD Zoning

Spec Office Plan

Building 2 - 2,554* SF

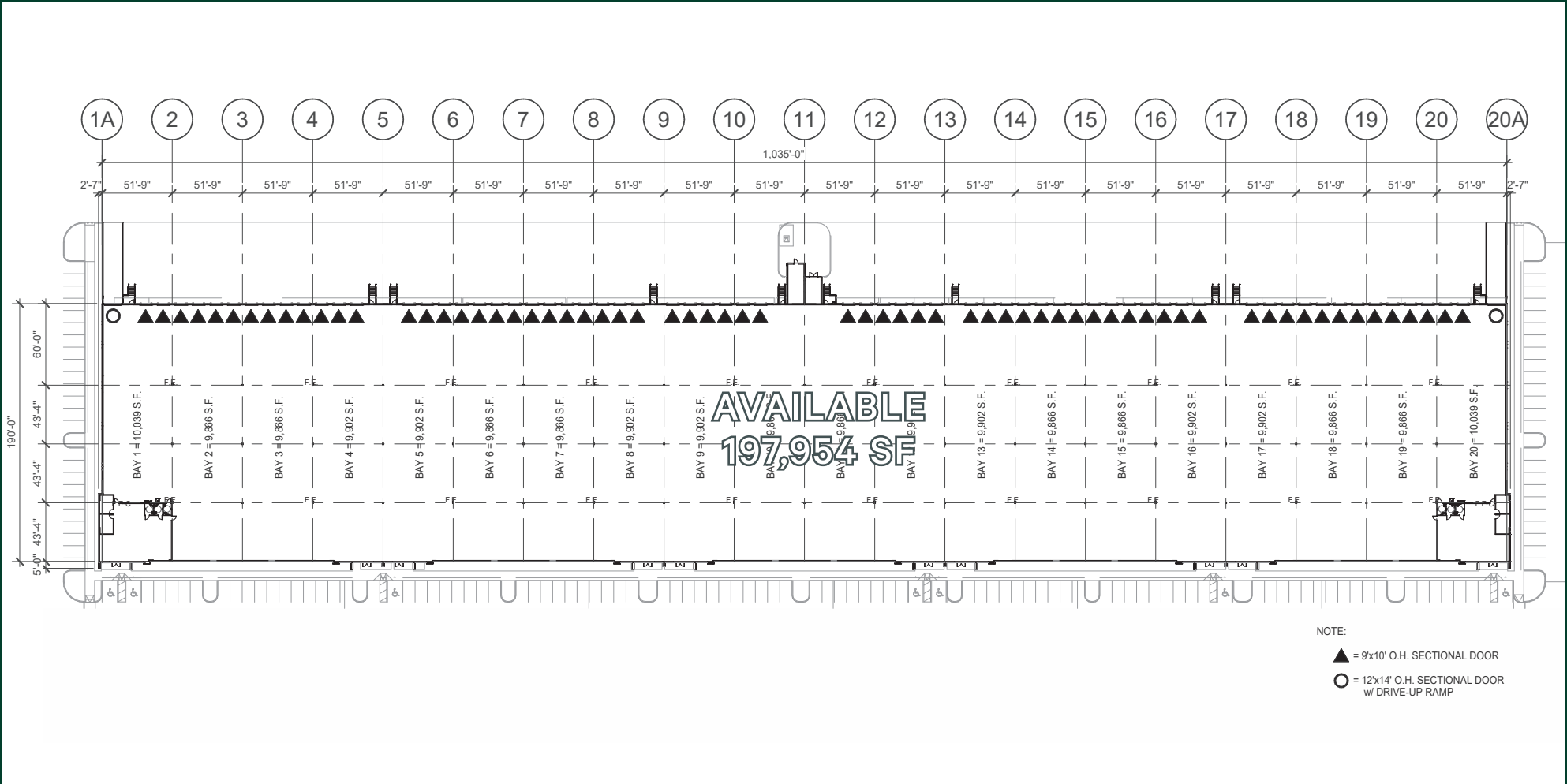


**Can Be Easily Modified*

Treeline Trade Center - Building 3

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

For Lease



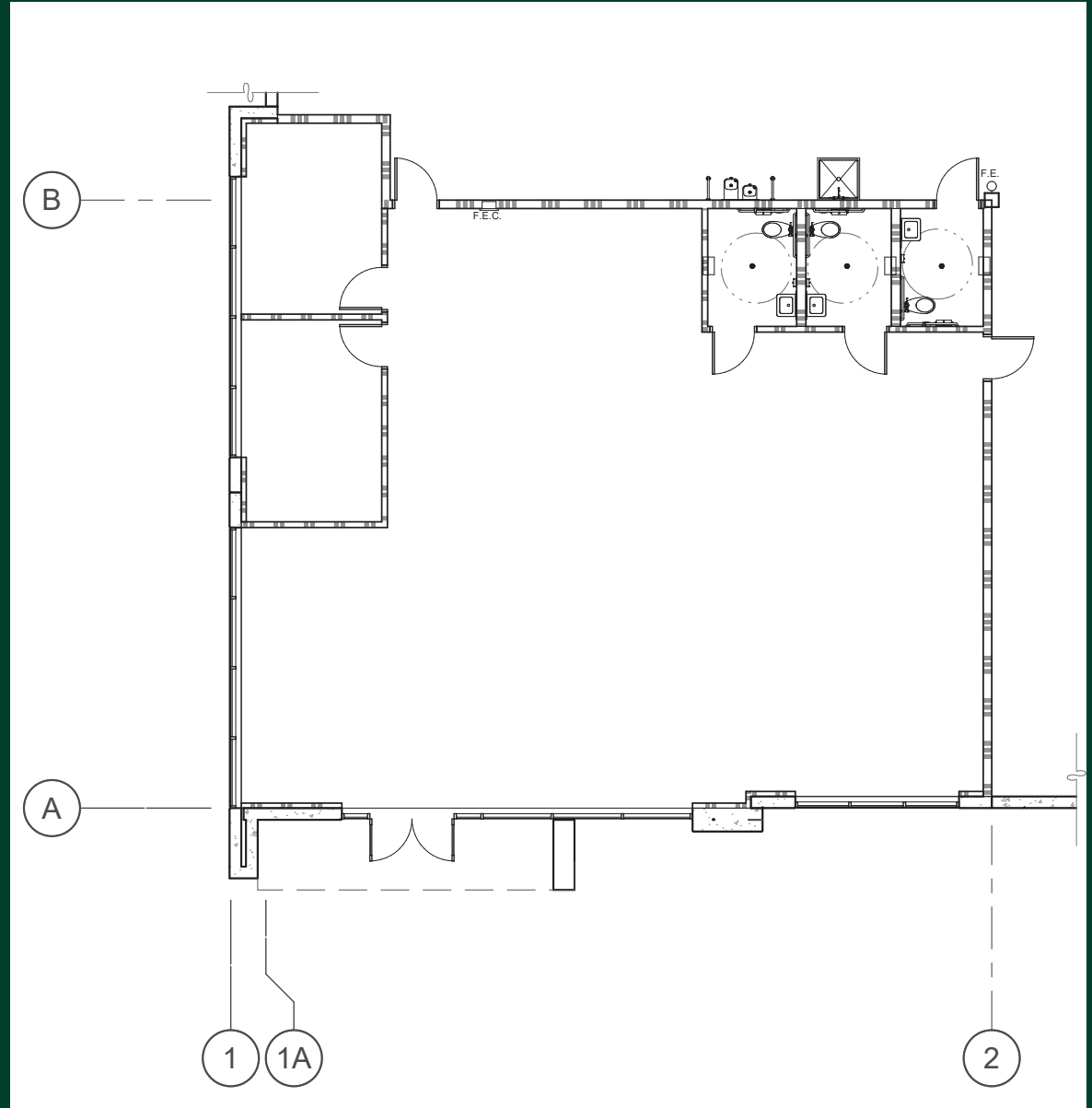
- + Distribution / Manufacturing Facility
- + Total Building Size 3: 197,954 RSF
- + 2,298 SF Spec Offices on Each Corner
- + 32' Clear Height
- + 190' Deep
- + 51'-9" x 43"-4" Column Spacing w/60' Speed Bay

- + 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

Spec Office Plan

Building 3 - 2,298* SF



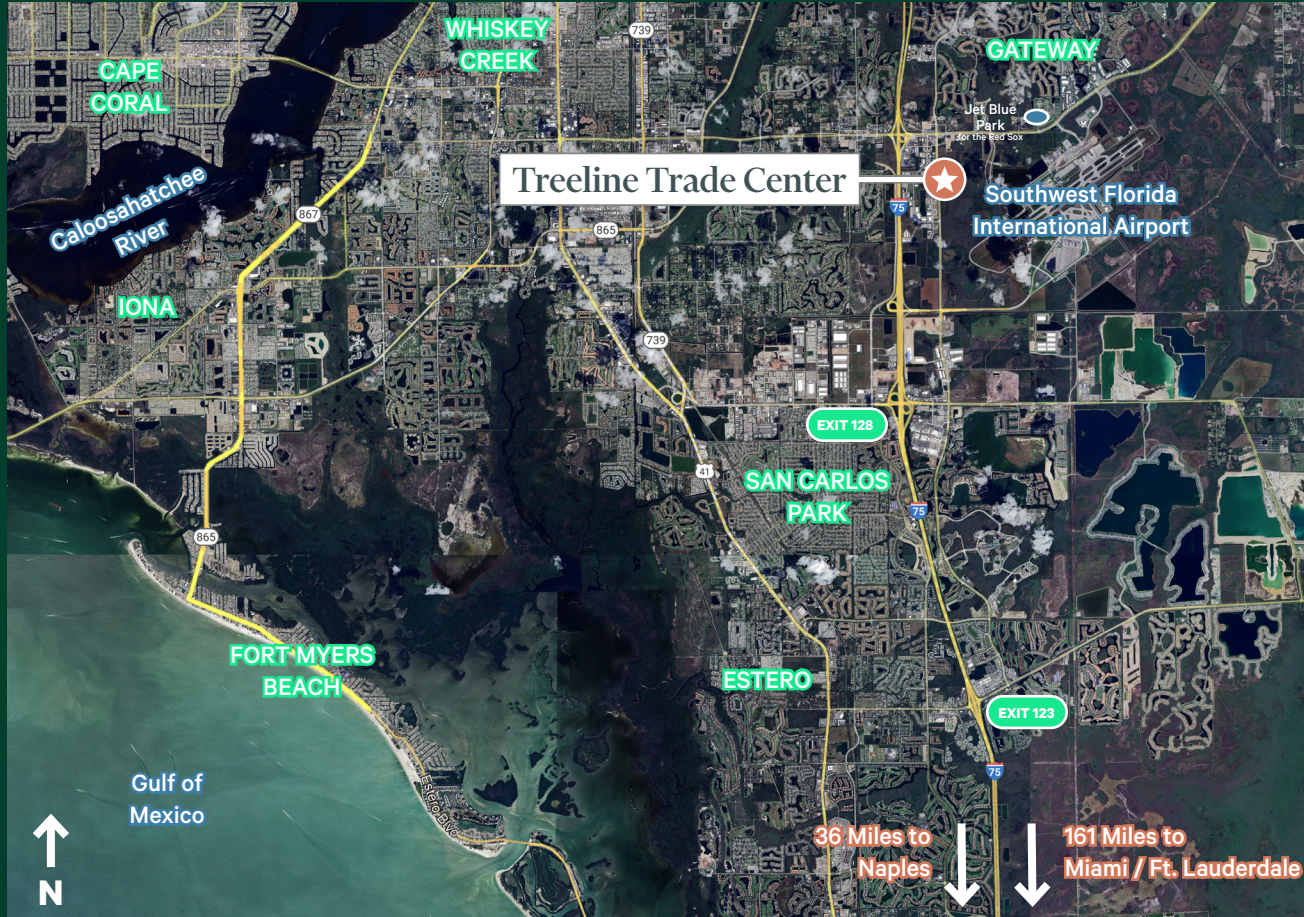
**Can Be Easily Modified*

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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.

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