

Alico Road



Global Pkwy.

LSI
COMPANIES

OFFERING MEMORANDUM

PANTHER CENTER

FLEX/OFFICE/INDUSTRIAL WAREHOUSE FOR LEASE



SCAN
FOR SITE
OVERVIEW

PROPERTY SUMMARY

Property Address: 14580 Global Parkway
Fort Myers, FL

County: Lee

Property Size: 3.28± Acres

Building Size: 37,720± Sq. Ft.

Parking: 101 Spaces 2.7/1,000

Zoning: IPD-IPD

Year Built: 2008

STRAP Number: 26-45-25-L4-22000.0K10

Tax Information: (2025) \$68,550

LEASE RATE:

\$14.00–\$17.00 PSF NNN

\$5.50/SF CAM RATE

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SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Eric Edwards, CCIM
Senior Broker



DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM
jthibaut@lsicompanies.com
o: (239) 489-4066

Eric Edwards, CCIM
eedwards@lsicompanies.com
o: (239) 489-4066 m: (239)877-3958

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present this premier Industrial Office Opportunity near RSW Airport, Fort Myers, FL .

Positioned in the highly desirable South Fort Myers industrial corridor, just minutes from Southwest Florida International Airport (RSW), this 37,720± total square foot industrial office building offers a prime opportunity for owner-users or investors seeking immediate occupancy in a strategic logistics location.

With convenient access to I-75, U.S. 41, and Daniels Parkway, the building delivers outstanding connectivity to the broader Southwest Florida market, including Fort Myers, Naples, and Cape Coral. Its proximity to RSW enhances regional and national business reach, making it ideal for companies reliant on travel, shipping, or distribution.

KEY HIGHLIGHTS:

- Turnkey, move-in ready industrial/office space — a rare offering within the South Fort Myers industrial market
- 25,908± square feet available for immediate occupancy
- Flexible configuration options to accommodate a range of operational needs, from office-heavy users to warehouse/distribution
 - Clear Height 26'
 - Sprinklered
 - 101 Parking spaces with (6) Handicap
- Ideal for owner-users or investors seeking stabilized, functional space with near-term usability
- Strategically located near RSW with strong highway connectivity, supporting efficient regional and national access

EXECUTIVE SUMMARY



UNIT 108

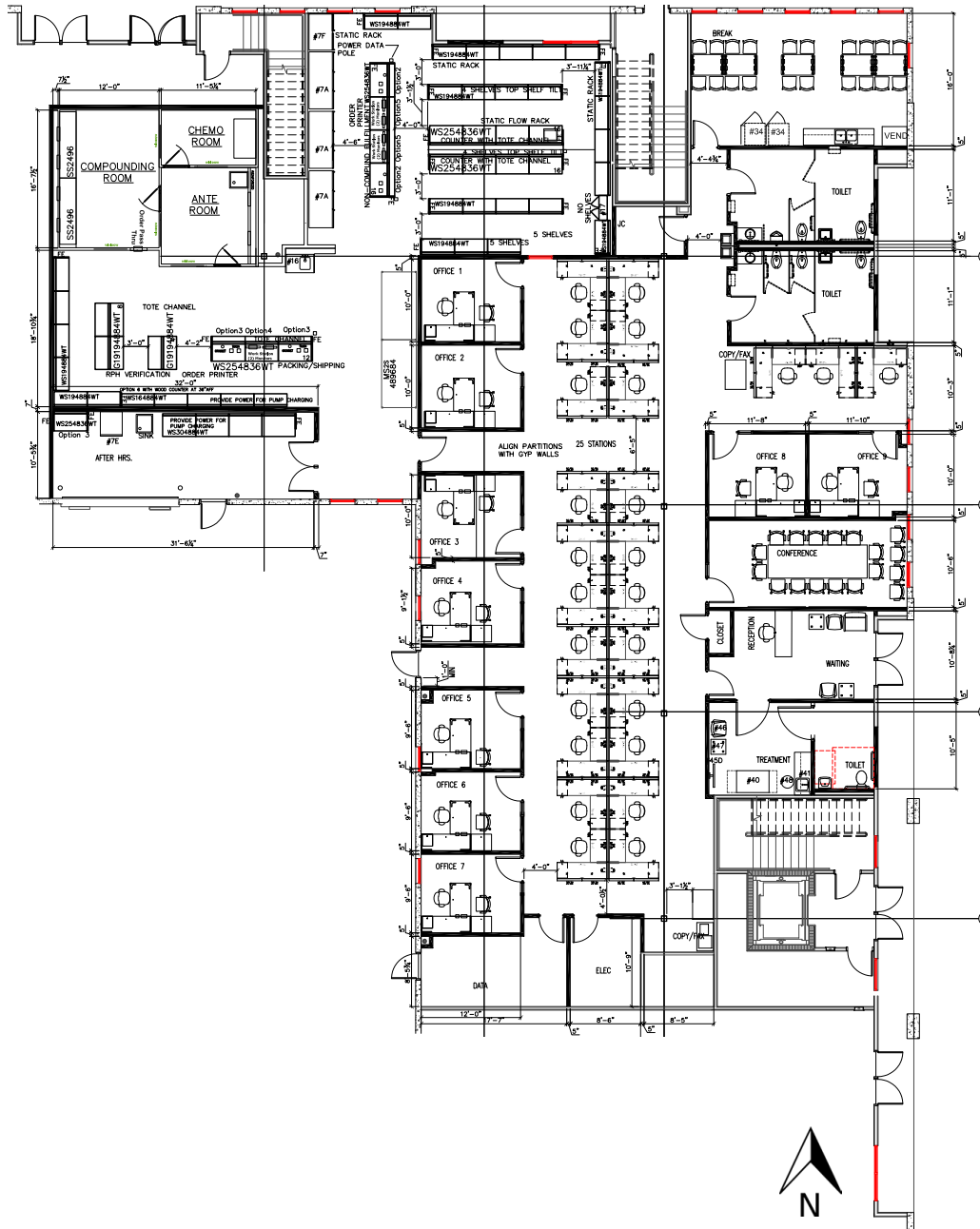


8,620± SF Office / Flex Industrial Suite
Lease Rate: \$16,000 per month Gross

- Fully built-out office-intensive suite featuring 10 private offices and ~25 workstations, ideal for administrative-heavy operations
- Includes multiple restrooms (guest + employee) and a full-size breakroom/kitchenette
- Functional layout supports call centers, medical admin, engineering firms, or HQ-style users
- Rear warehouse/flex component with grade-level door access, allowing for light industrial or storage use
- Turnkey opportunity with minimal upfront TI required

UNIT 108 FLOOR PLAN

8,620± SF OFFICE / FLEX SUITE



UNIT 108 INTERIOR



UNIT 110

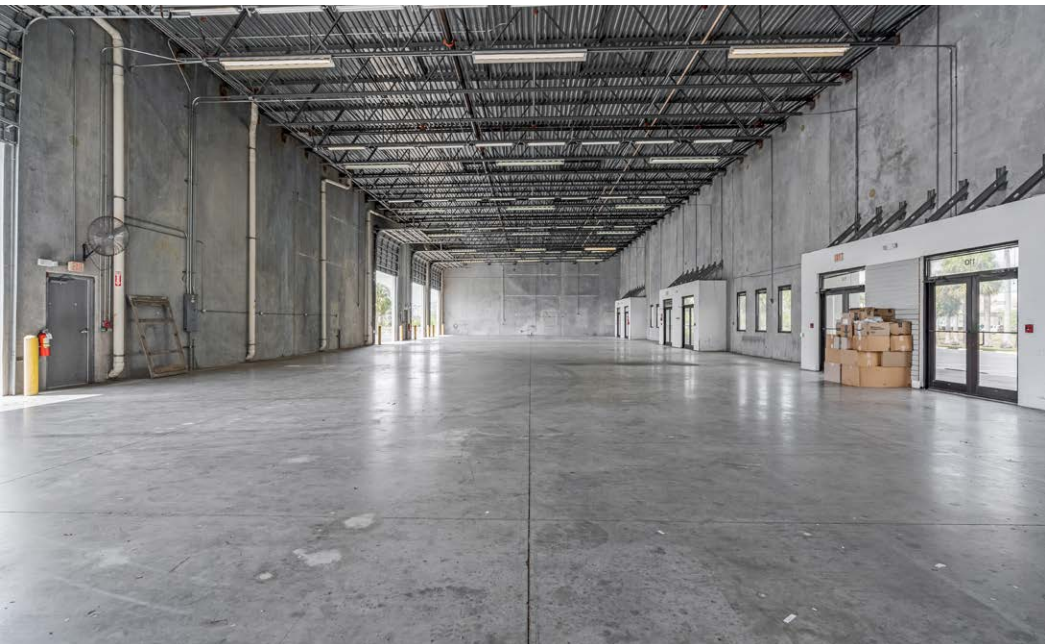


10,350± SF Clear-Span Warehouse | High-Throughput Distribution Ready

- Clear-span warehouse with 26' clear height—ideal for vertical racking and efficient storage
- Five (5) 14' x 14' grade-level doors providing exceptional loading capacity and operational flow
- LED lighting throughout for energy efficiency and bright working conditions
- Equipped with two ADA-compliant restrooms
- Optimized for last-mile distribution, logistics, contractor storage, and building supply users
- Can be combined with unit 205 for additional office sq. ft. of 2,678



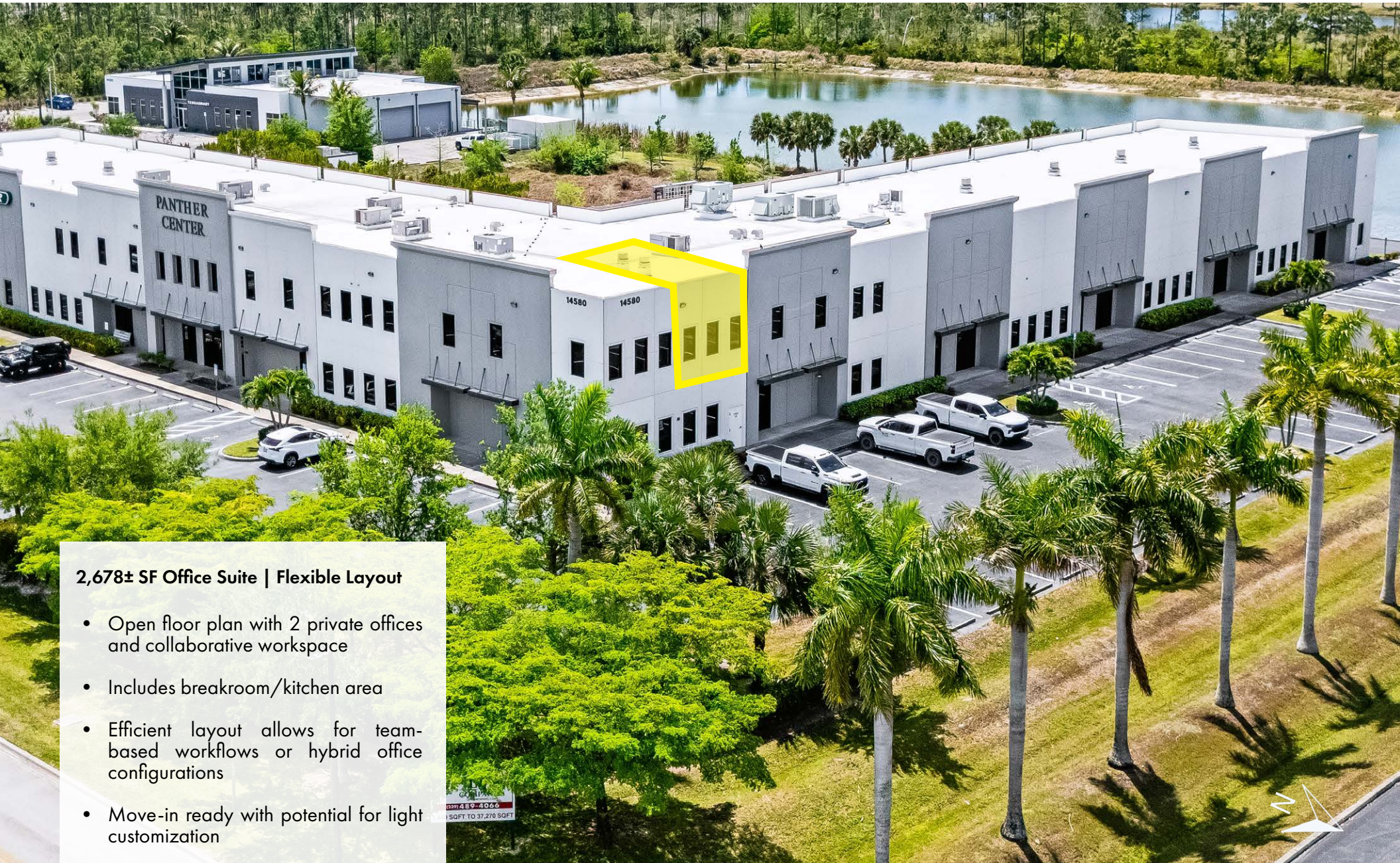
UNIT 110 INTERIOR



UNIT 110 EXTERIOR



UNIT 205



2,678± SF Office Suite | Flexible Layout

- Open floor plan with 2 private offices and collaborative workspace
- Includes breakroom/kitchen area
- Efficient layout allows for team-based workflows or hybrid office configurations
- Move-in ready with potential for light customization

UNIT 205 INTERIOR



UNIT 110 & 205



UNIT 110

UNIT 205

Unit 110 & 205 Integration Opportunity

Unit 205 office is directly connected to Unit 110 warehouse, offering an ideal end-user opportunity for a combined office/warehouse footprint totaling 13,028± square feet.

UNIT 200



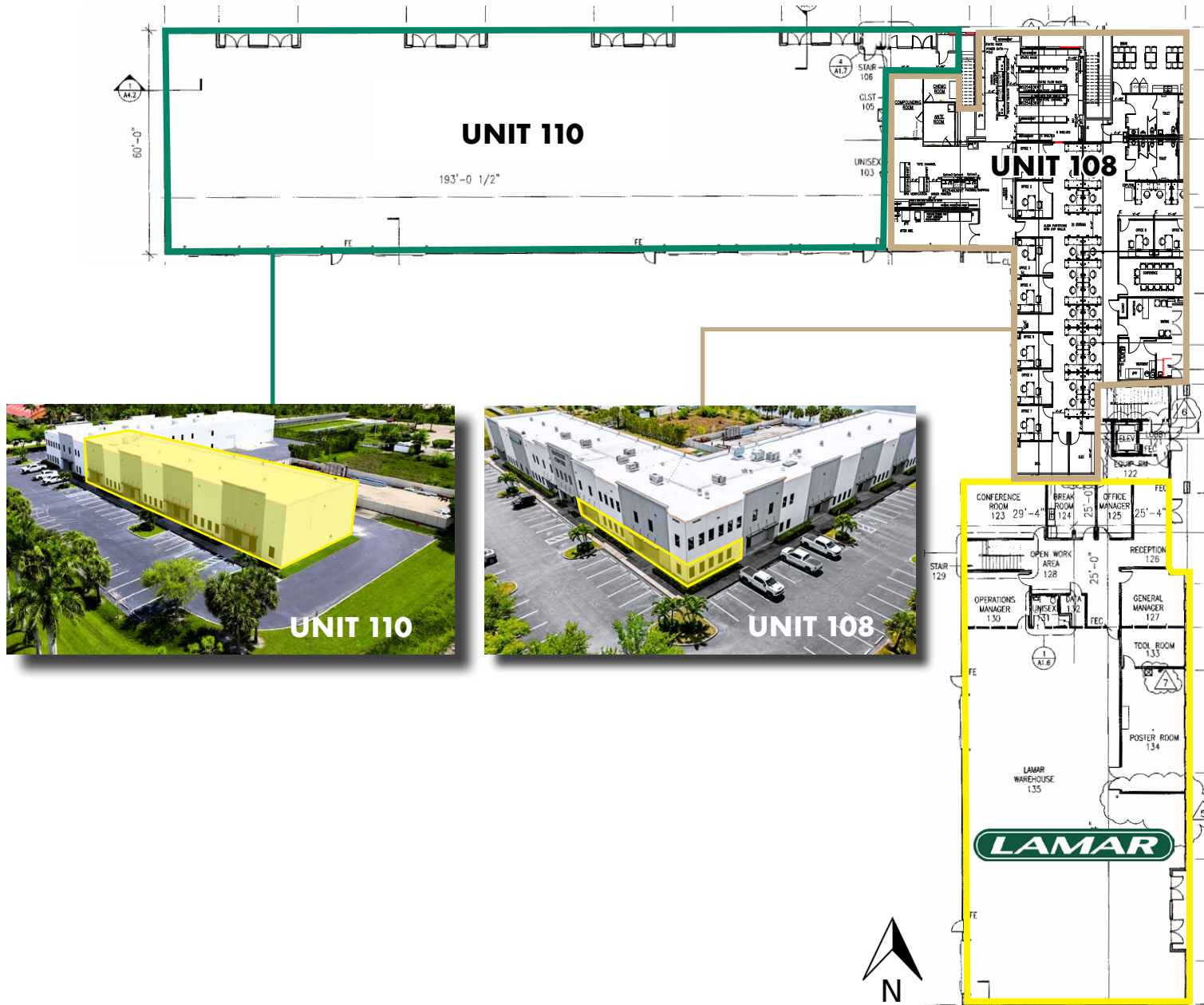
1,540± SF Professional Office Suite

- Efficient layout featuring 3 private offices + open work area
- Includes dedicated breakroom/kitchen area
- Flexible delivery: available furnished or vacant
- Ideal for professional services, satellite offices, or executive suites

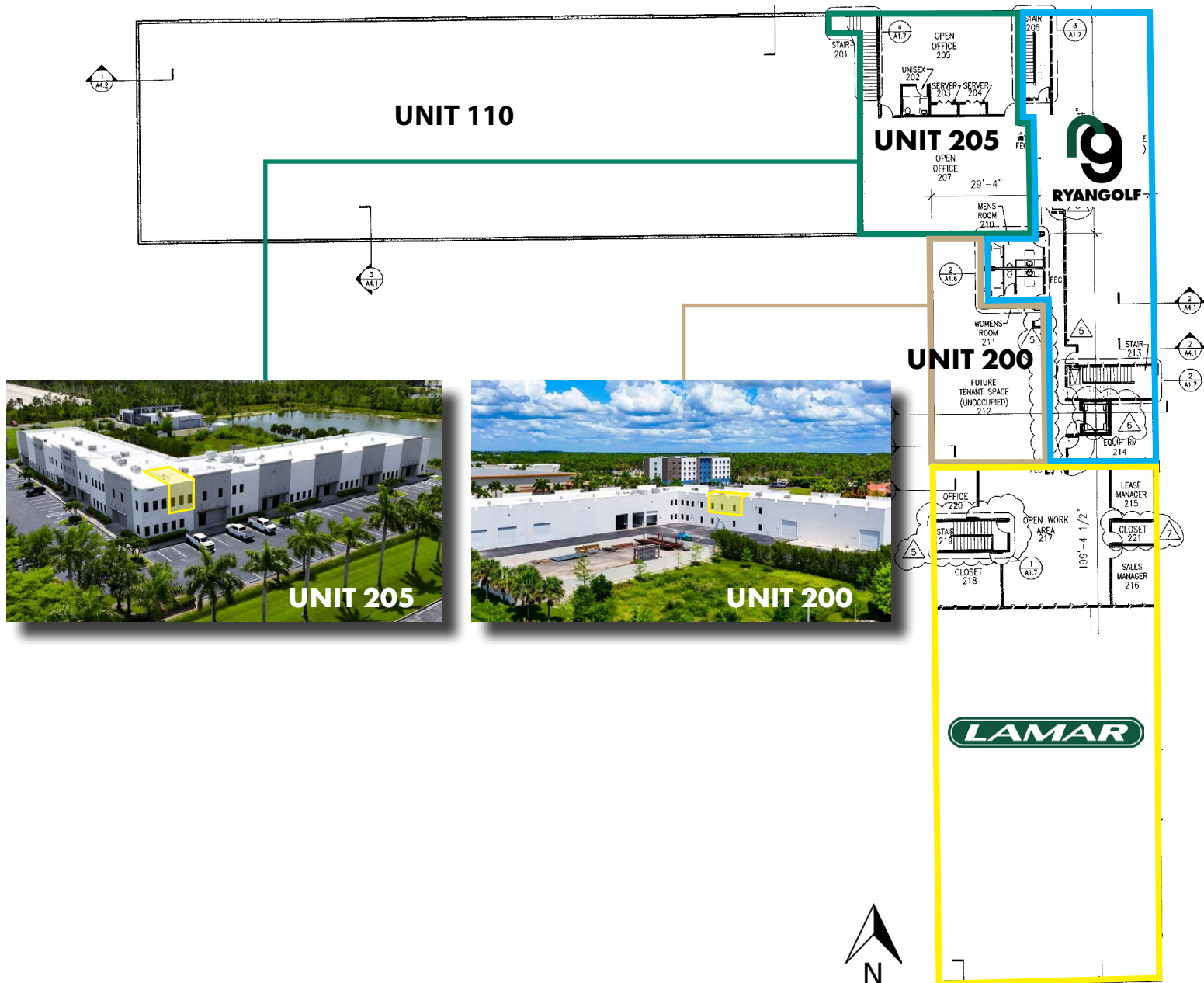
UNIT 200 INTERIOR



1ST FLOOR - FLOOR PLAN

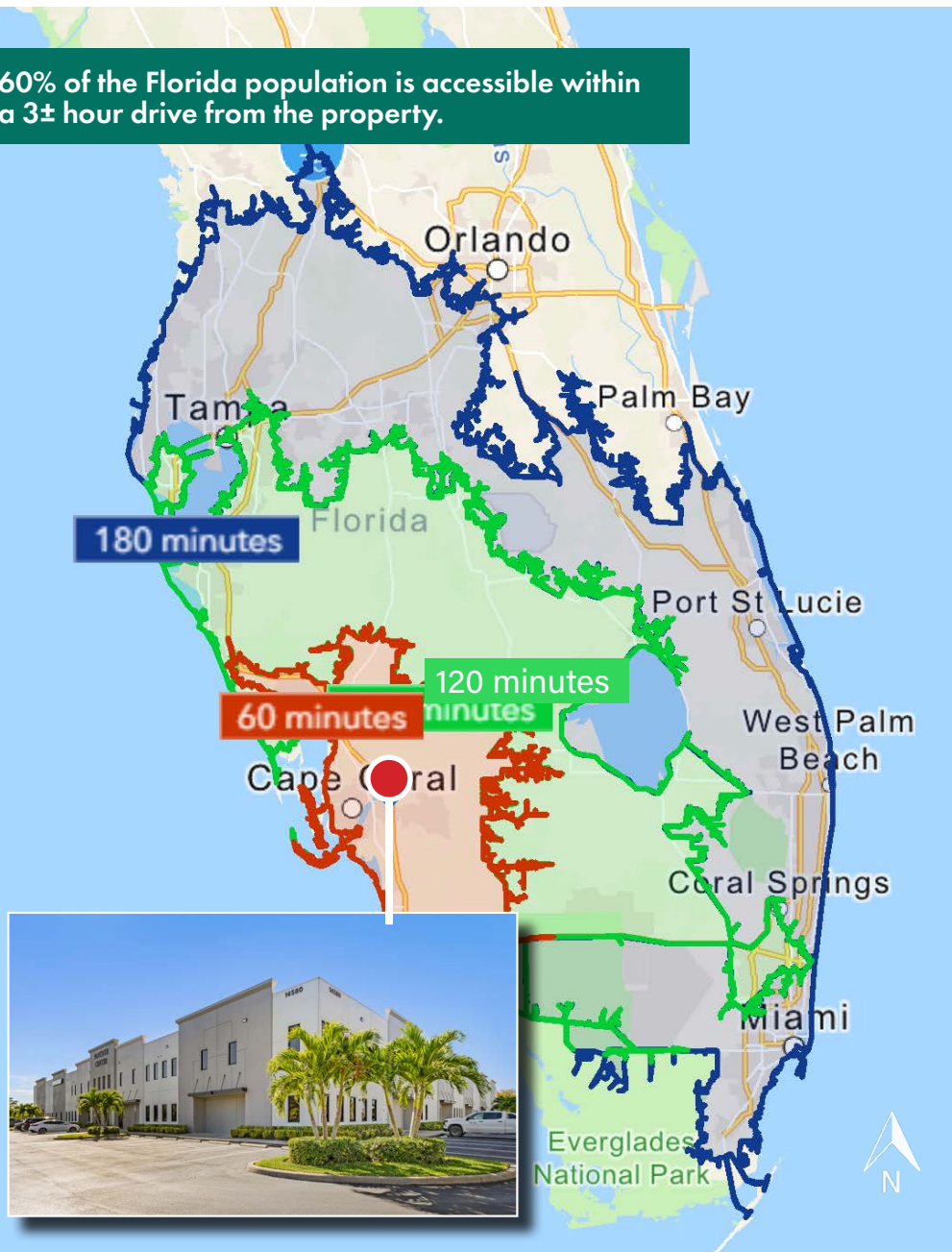


2ND FLOOR - FLOOR PLAN



DRIVE TIME MAP

60% of the Florida population is accessible within a 3± hour drive from the property.



2-Hour Drive Time

- Within roughly 120 miles, the property provides direct access to the core Southwest Florida distribution region.

Market Distance Drive Time - Within 2 hours

- Cape Coral: 20 miles | 30 min
- Naples: 35 miles | 40 minutes
- Punta Gorda: 30 miles | 35 min
- Port Charlotte: 45 miles | 50 min
- Sarasota: 75 miles | 1 hr 20 min
- Bradenton: 85 miles | 1 hr 35 min

3-Hour Drive Time

Within approximately 250 miles, the property connects to Florida's largest population centers and freight hubs.

Major Markets Within 3 Hours - Market Distance Drive Time

- Orlando: 75 miles | 3 hrs
- West Palm Beach: 120 miles | 2 hr
- Tampa: 135 miles | 2 hr 15 min
- St. Petersburg: 140 miles | 2 hr 20 min
- Fort Lauderdale: 140 miles | 2 hr 20 min
- Miami: 160 miles | 2 hr 40 min

Logistics Significance

- Access to Florida's three largest freight corridors
- Serves South Florida, Tampa Bay, and Central Florida
- Population reach: ~15+ million residents
- Panther Center provides efficient access to Southwest Florida's regional distribution network, with direct connectivity to I-75 and RSW International Airport
- Access to over 15 million consumers across Florida

RETAIL MAP

SURROUNDING NOTABLE RETAIL

1. DANIELS CROSSING



2. DANIELS PKWY. & I-75 EXIT 131

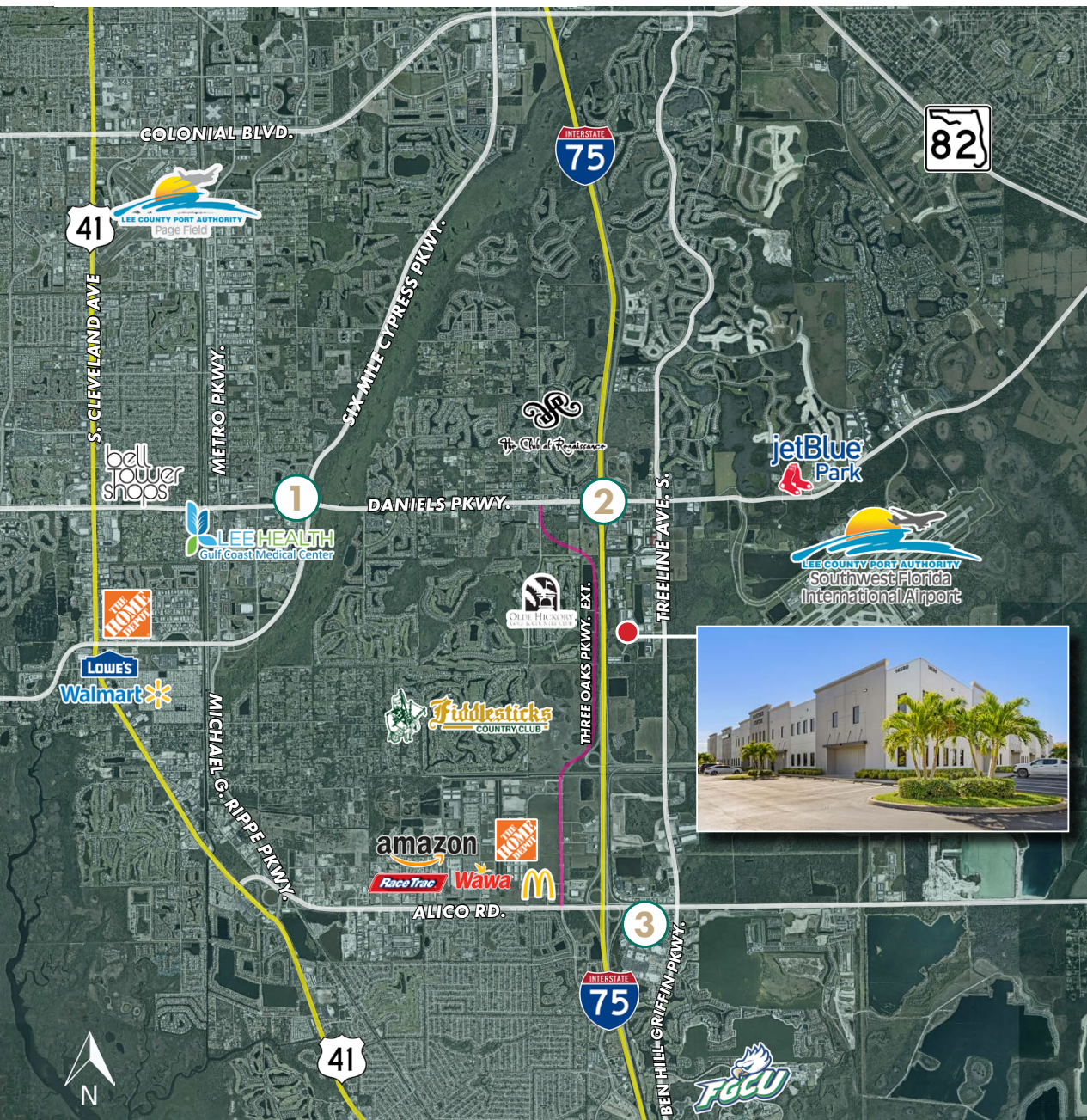


3. GULF COAST TOWN CENTER



LOCATION HIGHLIGHTS

- 0.5± miles to Treeline Avenue
- 0.6± miles to Daniels Parkway
- 1± mile to I-75
- 5.2± miles to SWFL Intl. Airport (RSW)
- 5.9± miles to SR-82
- 5.9± miles to US-41
- 11.5± miles to Cape Coral
- 12± miles to Downtown Fort Myers





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