



16121-16141 Pine Ridge Rd.  
Fort Myers, FL 33908



## For Lease

**\* LIMITED TIME LEASE INCENTIVE- 3,000 Sq. Ft. Units Only**

Take advantage of a **Special Introductory Rate**. New Tenants signing a 3-year lease will receive a \$200 per month rent reduction during the first year of the new lease.

After the initial incentive period, rental rates for the remaining lease term will be \$12.00 SF for year (2) two and \$12.48 SF for year (3) three.

This offer provides immediate savings while securing long-term flexibility in a high-demand industrial location minutes to Fort Myers Beach and Sanibel & Captiva Islands.

### Property Highlights

- Grade level docks & shared truck wells on some
- 12' wide overhead doors
- 16' max ceiling height
- Access to Summerlin Rd & San Carlos Blvd
- Semi-Trailer Access
- Small interior office & ADA restroom
- Tenant pays electricity, water, & trash
- Power: 240 volts - 3-Phase available to some units

LEASE RATE:	\$12.00 SF NNN
CAM RATE:	\$3.16 SF
YEAR BUILT:	1988
LAND SIZE:	±346,350 SF
UNIT SIZES:	3,000-6,000 SF
ZONING:	IL - Light Industrial
PARCEL ID:	05-46-24-02-00000.0030

*\* Disclosure: Market rent subject to change. Terms and conditions apply.*

**GARY TASMAN**  
CEO / Principal Broker  
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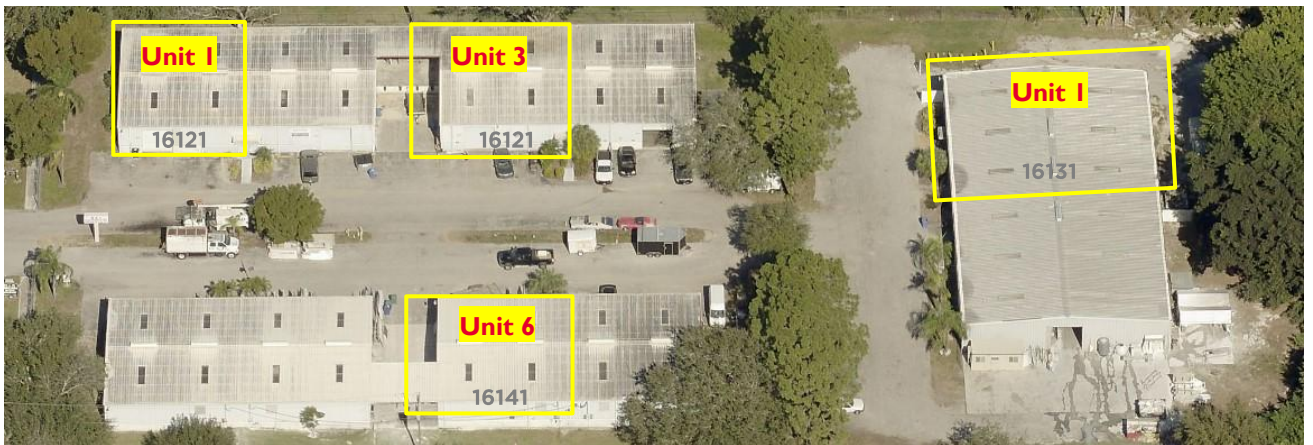
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Better never settles

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Building 16121, 16131 & 16141					
Unit	Size SF	Rate SF	CAM SF	Monthly Total	Available Date
16121-1	3,000	<del>\$12.00</del>	\$3.16	<b>\$3,290.00</b>	±30-Days
16121-3	3,000	<del>\$12.00</del>	\$3.16	<b>\$3,290.00</b>	NOW
16141-6	3,000	<del>\$12.00</del>	\$3.16	<b>\$3,290.00</b>	NOW
16131-1	6,000	\$10.00	\$3.16	<b>\$6,580.00</b>	±30-Days

3-Year Term Required



2025 Demographics	1-Mile	3-Miles	5-Miles
<b>Total Population</b>	8,301	52,070	114,125
<b>Projected Population 2030</b>	9,294	58,013	126,891
<b>Total Households</b>	4,143	28,913	63,425
<b>Annual Population Growth 2025-2030</b>	2.4%	2.3%	2.2%



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