

Alico Road



Global Pkwy.

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# PANTHER CENTER

FLEX/OFFICE/INDUSTRIAL BUILDING FOR SALE



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.

**Clear Height:** 26'

**Parking:** 101 Spaces 2.7/1,000

**Zoning:** IPD-IPD

**Year Built:** 2008

**STRAP Number:** 26-45-25-L4-22000.OK10

**Tax Information:** (2025) \$68,550

LISTING PRICE

**\$8,000,000**

**\$214 PSF**

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## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
President & CEO



**Eric Edwards, CCIM**  
Senior Broker



### DIRECT ALL OFFERS TO:

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### 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 opportunity near RSW International Airport in Fort Myers, FL.**

Positioned in the highly desirable South Fort Myers industrial corridor, just minutes from Southwest Florida International Airport (RSW), this 37,720± square foot industrial office building offers a compelling opportunity for an owner-user to control and occupy up to 25,000 square feet while benefiting from in-place income to help offset occupancy costs. The property also presents an appealing investment opportunity, with the ability to enhance value through lease-up, operational efficiency improvement, or strategic repositioning over time.

With convenient access to I-75, Alico Road, 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.
- Strategic Owner-User opportunity with In-place income.
- This property provides a unique blend of operational control, scalability, and appealing investment opportunity, with the ability to enhance value through lease-up.
- 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

## **EXECUTIVE SUMMARY**



# PROPERTY AERIAL



## PROPERTY AERIAL





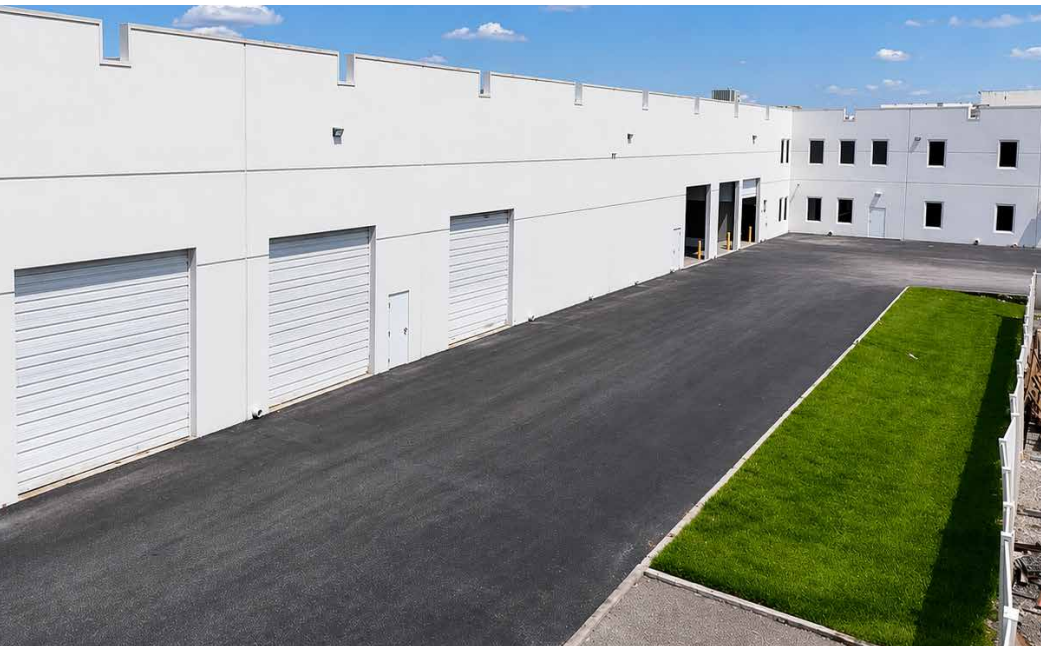
# PROPERTY AERIAL



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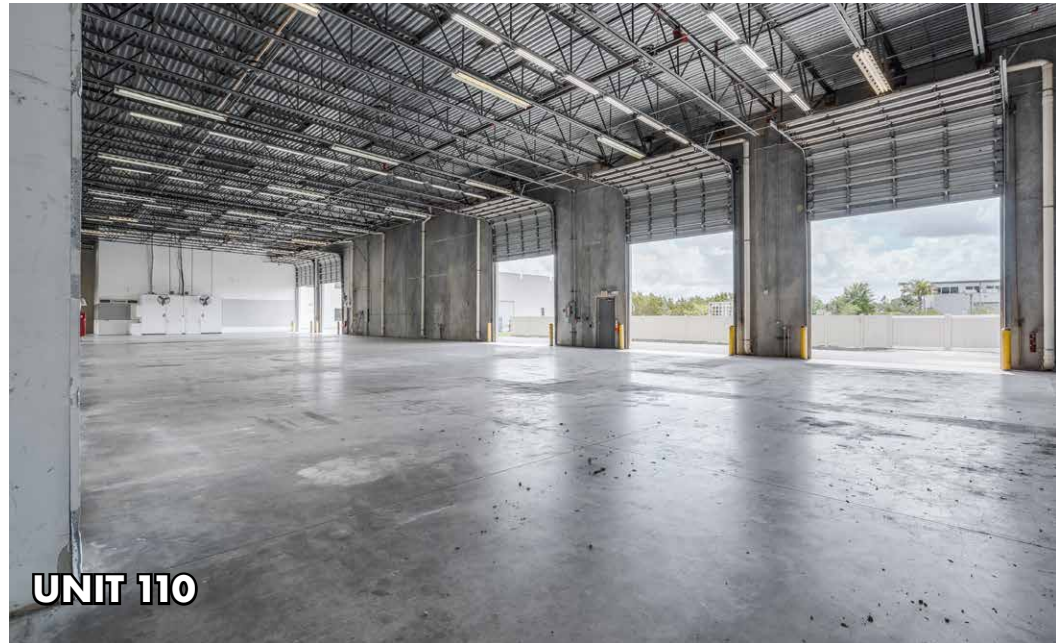
## PROPERTY GROUNDS



## BUILDING INTERIOR



**UNIT 108**



**UNIT 110**



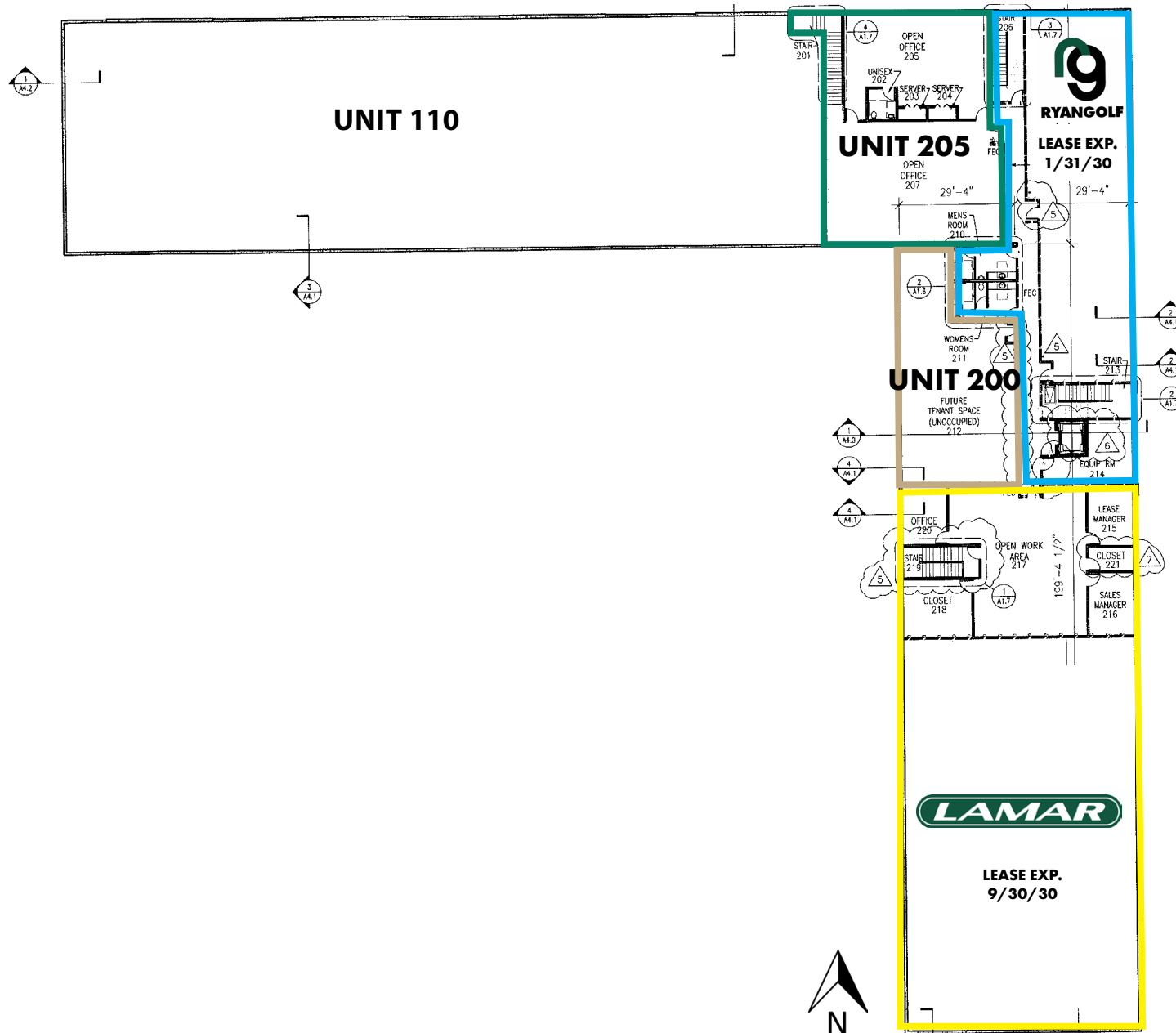
**UNIT 205**



**UNIT 200**

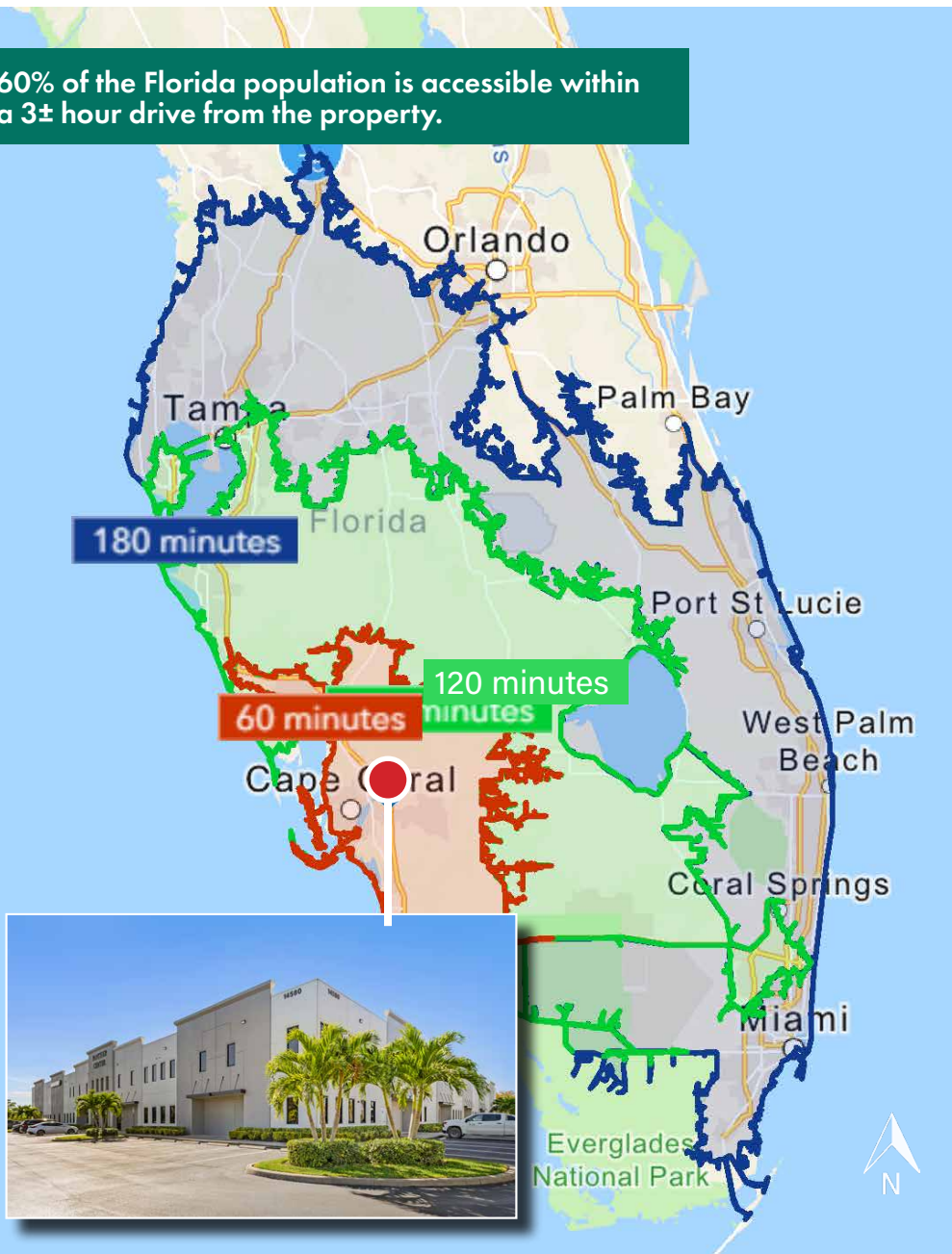


# 2ND FLOOR - FLOOR PLAN



## 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

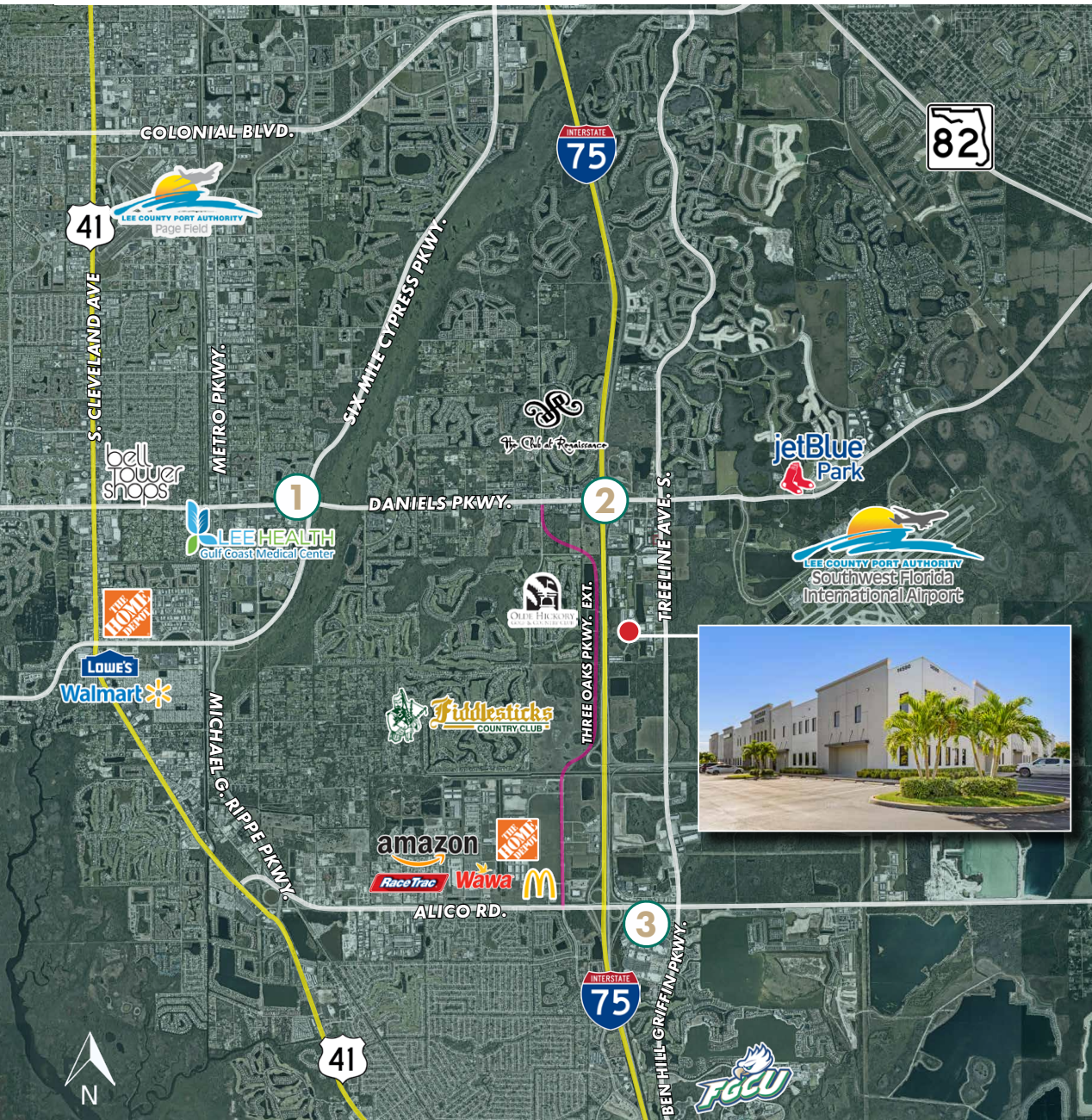


### 3. GULF COAST TOWN CENTER



## 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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