

Lee Rd Flex Space

16101 & 16103 Lee RD Fort Myers FL 33912
Industrial Flex Spaces For Sale and Lease



2,010 to 14,070 SF

Fully Air Conditioned Space

\$18.00 - \$610,000

Now available: 34,170 SF flex warehouse featuring seventeen 2,010 SF units for sale and for lease. Located at 16101 Lee Rd, Fort Myers, FL—just two miles from I-75—this prime industrial site offers strong construction with 3-phase power, ADA-compliant design, and excellent accessibility. Call 239-261-1186 for details.



Experience Matters

David R. Bartley, Sr
Broker/General Partner
Bartley Realty LLL

O 239-261-1186
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16101 LEE RD FLEX SPACE PRICING SPREADSHEET PLAN 8-19-26							
Building	Unit Number	Unit Size	Price PSF	Sales Price	Lease Rate	Base Rent PY	Base Rent PM
100	101	2,010					Sold
	102	2,010					Sold
	103-105	6,030					Sold
200							
	201	2,000					LEASED
	202	2,000					LEASED
	203	2,000					LEASED
	204	2,000					LEASED
	205	2,000					SOLD
	206	2,000					LEASED
	207	2,000					SOLD
	208	2,000					LEASED
	209	2,000					SOLD
	210	2,000					SOLD
	211	2,000					LEASED
	212	2,000	\$305	\$610,000	\$18.00	\$36,000.00	\$3,000.00
	213	2,000					LEASED
	214	2,000					LEASED
	215	2,000					LEASED
300							
	301-315						LEASED
400							
	401	2,010	\$310	\$623,100	\$19.00	\$38,190.00	LEASED
	402	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	403	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	404	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	405	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	406	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	407	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	408	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	409	2,010	\$305	\$613,050	\$18.00	\$36,180.00	\$3,015.00
	410	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	411	2,010	\$305	\$613,050	\$18.00	\$36,180.00	SOLD
	412	2,010	\$305	\$613,050	\$18.00	\$36,180.00	\$3,015.00
	413	2,010	\$305	\$613,050	\$18.00	\$36,180.00	\$3,015.00
	414	2,010	\$305	\$613,050	\$18.00	\$36,180.00	\$3,015.00
	415	2,010	\$305	\$613,050	\$18.00	\$36,180.00	\$3,015.00
	416	2,010	\$305	\$613,050	\$18.00	\$36,180.00	LEASED
	417	2,010	\$320	\$643,200	\$20.00	\$40,200.00	SOLD



Lee RD Flex Suites

Special Developer Financing

I. Program Overview

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

II. Available Programs – Expedited Approval Process - Down payment 20%

- A. Program 2: Interest Only Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Three-Year Ballon.
 - c. Payment Structure: Interest-only for the first three years
 - d. Benefits: Low monthly payments
- B. Program 3: Principal and Interest Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Five-Year Ballon
 - c. Payment based on a twenty-year amortization period.
 - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

Contact a Bartley Realty LLLP representative for more information, call 239-261-1186

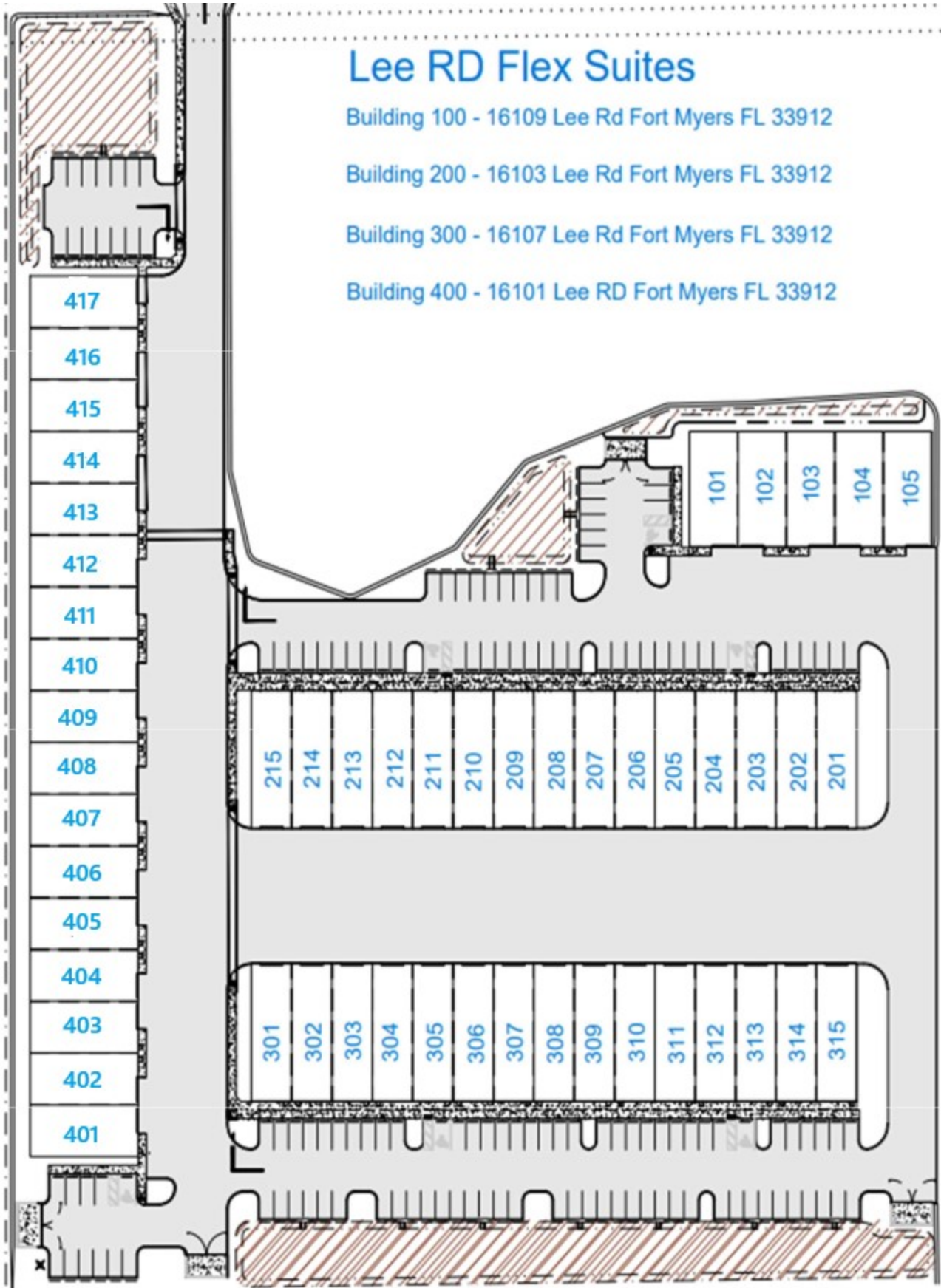
Lee RD Flex Suites

Building 100 - 16109 Lee Rd Fort Myers FL 33912

Building 200 - 16103 Lee Rd Fort Myers FL 33912

Building 300 - 16107 Lee Rd Fort Myers FL 33912

Building 400 - 16101 Lee RD Fort Myers FL 33912



LEE Rd FLEX SUITES

CONSTRUCTION CRITERIA

Building 400

Hurricane Protection:

Building Rated to 162 MPH wind load.

All windows and doors are impact rated.

Roof:

Roof to be a single slope roof – Low Eave 17'10" High Eave 23'4"

Floors:

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

Walls:

Exterior walls: Masonry block.

Ceiling: Insulated

Doors:

Front door: Single glass door. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Rear Exterior Door: One (1) 3'-0" 20-gauge galvanized hollow metal door, painted. Building standard hardware including lockset, deadbolt, door closer, weather stripping and threshold.

Windows:

All windows to be Low E Impact glass, ¼ grey tint.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at approximately a minimum of 10' above finish floor (AFF).

Fire Alarm

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

HVAC - (Heating, Ventilation, and Air-Conditioning):

Two end units have an 8.5-ton RTU with fiberglass duct board trunk lines from front to back of the unit.

Middle units all have a 6-ton RTU with fiberglass duct board trunk lines from front to back of the unit.

Provide return and supply air handler split system with fiber board duct system.

Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.

The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Electrical Supply:

Panels

Buyer _____

Seller _____

200A 120/208V panels each unit.

Outlets:

Recessed duplex outlets as required.

Light Switches:

One (1) 3-way light switch is provided at each entrance.

Lighting:

Overhead LED lighting

Wall-mounted emergency lights per code.

Ceiling Height:

Clear heights range from approximately 17'to 21'.

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.

Buyer _____

Seller _____

16101 Lee Rd (Bldg 200 & Bldg 300) 2025 Estimated Budget

[illegible]