

Beaches Business Park

16225/16235 Pine Ridge Rd
Fort Myers, FL 33908



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Building 1 & 2 - For Lease

Property Highlights

- New class A industrial construction with January 1st 2026 delivery date
- Metal frame with concrete construction
- Delivered as “Vanilla Shell”, plumbing stubbed, electrical hook-up, and mounted HVAC
- 16’X16’ overhead doors rated withstand 165 mph winds
- 3-phase power
- 18’-20’ ceilings
- Property 1’ above new FEMA Base Flood Elevation

STRAP
NUMBER(S)

05-46-24-01-00003-0040
05-46-25-01-00003.004B
05-46-24-01-00003.004A
05-46-24-01-00003.004D

PROPERTY
TYPE

Class A Industrial

BUILDING
AREA

±76,780 SF

ZONING

IL

LEASE RATE

\$14.00 - \$18.40 NNN

CAM

TBD

SUBMARKET

Fort Myers/The Islands

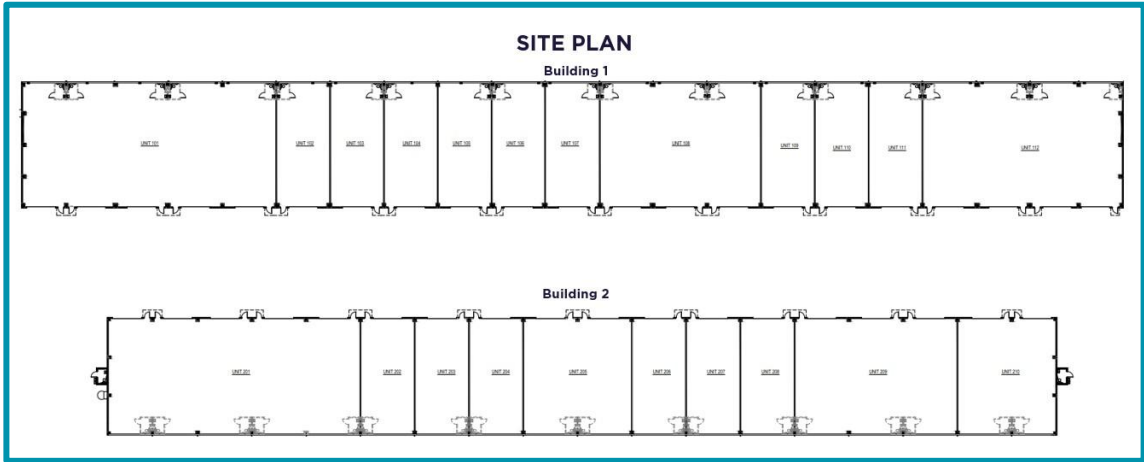
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Better never settles

Building 1 & 2

CONSTRUCTION DELIVERY DATE Q1 2026



Building 1 nearing construction completion.

- **+42,980 SF**
- **12 Units**
- **Building depth 70'**

Building 2 under construction.

- **+33,800 SF**
- **10 Units**
- **Building depth 65'**

Pre-Leasing Rate

Unit Size	Lease Rate	CAM	Monthly Rent*
1,950 - 2,100 SF	\$14.00 - 18.40 NNN	TBD	\$2,450.00 - \$2,990.00
3,575 - 3,900 SF	\$14.00 - 18.40 NNN	TBD	\$5,481.66 - \$5,980.00
5,850 - 6,282 SF	\$14.00 - 18.40 NNN	TBD	\$7,329.00 - \$8,970.00
7,840 SF and up	\$14.00 - 18.40 NNN	TBD	\$9,146.67 and up

*CAM Not Included

Pages 3 and 4 offer detailed available unit information

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Building 1

Nearing construction completion.

Building 1 - 16225 Pine Ridge Rd



- Building depth 70'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
101	9,940 SF	\$14.00 NNN	TBD	\$11,596.67
102	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
103	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
104	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
105	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
106	2,083 SF	\$14.00 NNN	TBD	\$2,430.17
107	2,135 SF	\$14.00 NNN	TBD	\$2,490.83
108	6,282 SF	\$14.00 NNN	TBD	\$7,329.00
109	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
110	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
111	2,100 SF	\$14.00 NNN	TBD	\$2,450.00
112	7,840 SF	\$14.00 NNN	TBD	\$9,146.67

*CAM Not Included

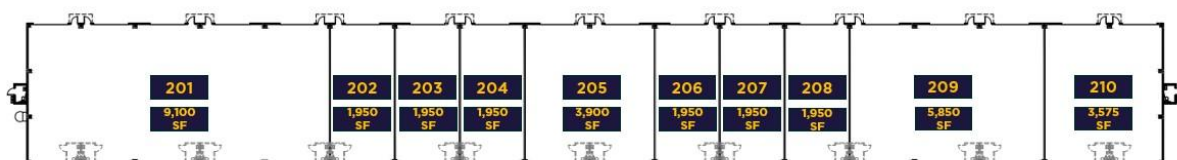
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Building 2

Building under construction.

Building 2 - 16235 Pine Ridge Rd



- Building depth 65'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
201	9,100 SF	\$18.40 NNN	TBD	\$13,953.33
202	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
203	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
204	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
205	3,900 SF	\$18.40 NNN	TBD	\$5,980.00
206	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
207	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
208	1,950 SF	\$18.40 NNN	TBD	\$2,990.00
209	5,850 SF	\$18.40 NNN	TBD	\$8,970.00
210	3,575 SF	\$18.40 NNN	TBD	\$5,481.66

*CAM Not Included

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**Built 1' above
FEMA Base
Flood
Elevation**



**18'-20' clear
height**



**Build-out
options**



3-phase power



**ESFR
Sprinklers**

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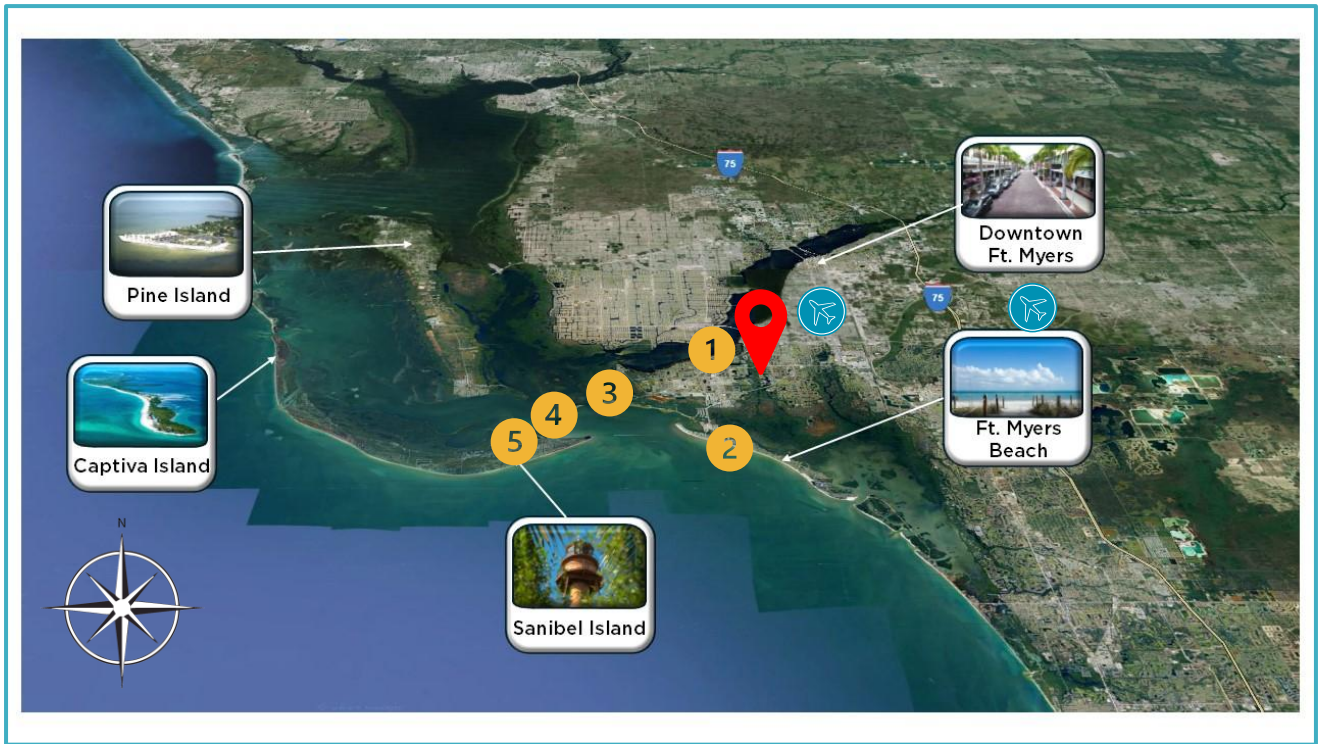
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1

TARPON POINT
MARINA ± 2.0
MILES

2

SALTY SAM'S
MARINA ± 2.0
MILES

3

PORT SANIBEL
MARINA ± 3.0
MILES

4

PUNTA RASSA
BOAT RAMP ± 5.0
MILES

5

SANIBEL BOAT
RAMP ± 10.0
MILES



PAGE FIELD
PRIVATE AIRPORT
 ± 0.7 MILES



RSW
INTERNATIONAL
AIRPORT ± 16
MILES



I-75 ± 9.4
MILES

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