



Gulfcoast Industrial Park
16120-16190 Lee Rd
Fort Myers, FL 33912

Property Highlights

- Metal frame with concrete construction
- 16' X 16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- All units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP Number(s)	04-46-25-00-00001.0260 04-46-25-00-00001.0200
Property Type	Industrial Park
Year Built	2018/2020
Zoning	IPD
Lease Rate	\$19.00 - \$19.25 NNN
CAM	\$5.24
Buildings	8
Submarket	Fort Myers/The Islands

For more information:

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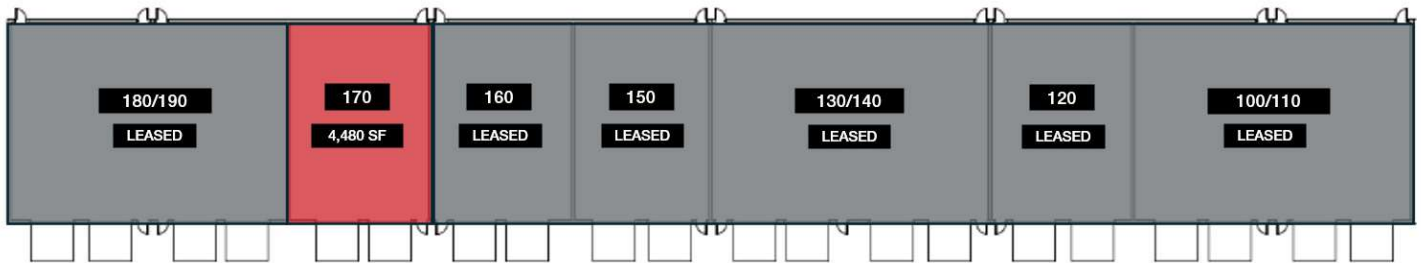
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Building 1 - 16120 Lee Rd

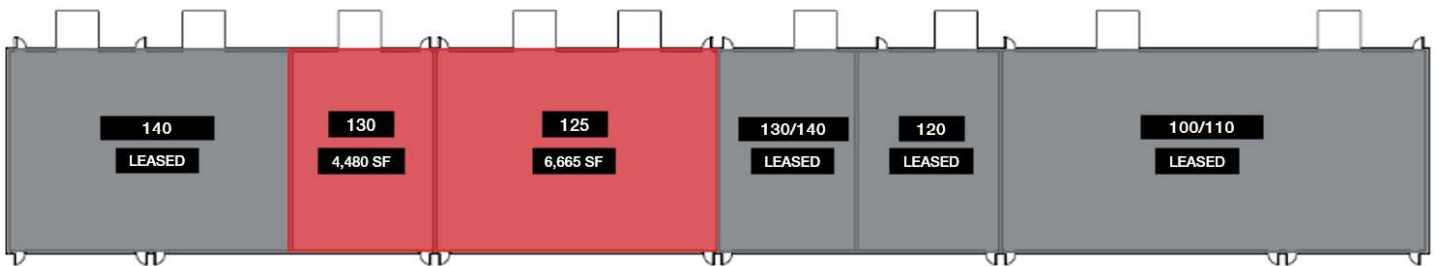


Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power
- Includes built-in paint booth

Unit	Size SF	Lease Rate	CAM	Monthly Rent
170	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

Building 2 - 16130 Lee Rd

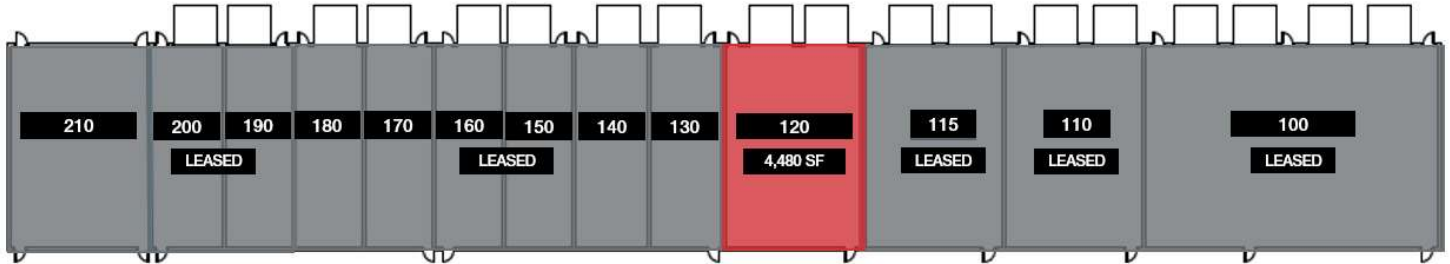


Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Unit	Size SF	Lease Rate	CAM	Monthly Rent
125	6,665 SF	\$19.00 NNN	\$5.24	\$13,463.30
130	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

Building 4 - 16150 Lee Rd

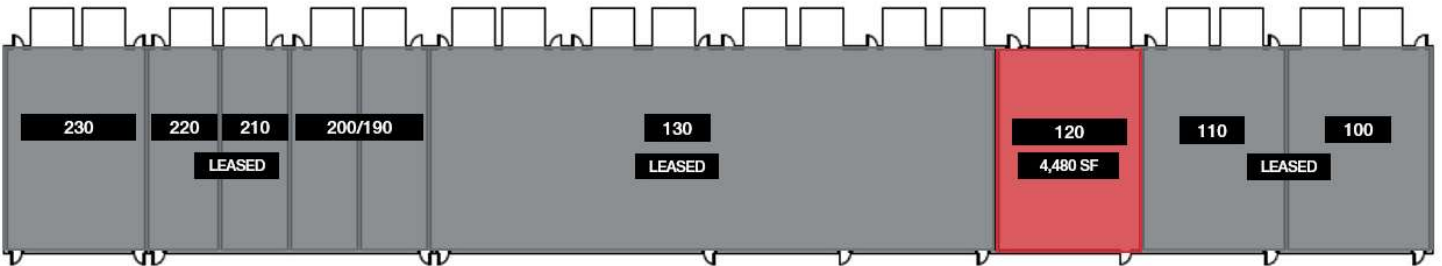


Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Unit	Size SF	Lease Rate	CAM	Monthly Rent
120	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93

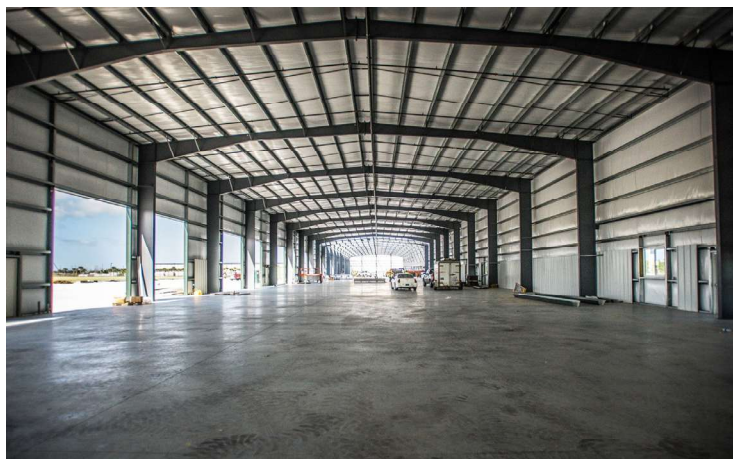
Building 8 - 16190 Lee Rd



Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Unit	Size SF	Lease Rate	CAM	Monthly Rent
100	4,480 SF	\$19.25 NNN	\$5.24	\$9,142.93



16' x 16'
overhead doors



24' clear
height



Heavy
industrial
zoning



3-phase
power



ESFR
Sprinklers

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