

# MERIDIAN FLEX SUITES

16221 Lee RD Fort Myers FL 33912

Flex Space For Sale or Lease



From \$399,995 or \$22.00 Fully Air Conditioned Space Sq. Ft. 1,250 to 80,000

Tired of cramped storage? Meridian Flex Suites offers the most affordable 1,250 sq ft flex space in Fort Myers, perfect for storing your car, boat, RV, or business essentials. Our meticulously finished units boast impact-resistant construction, secure access, and customizable space – all conveniently located near Lee Rd and I-75. Don't miss out on this prime opportunity! Contact us today. Call today 239-261-1186



## *Experience Matters*

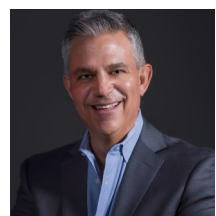
David R. Bartley, Sr  
Broker/General Partner  
Bartley Realty LLL  
O 239-261-1186  
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Dave@BartleyRealty.com

5380 Mahogany Ridge Rd  
Naples, FL 34119  
www.BartleyRealty.com



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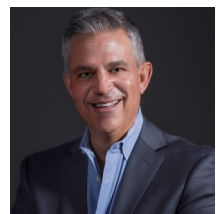
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# MERIDIAN FLEX SUITES

Unit	Size	Lease Price Per Square Foot	Sale Price	Unit	Size	Lease Price Per Square Foot	Sale Price
101	1,250	Leased	\$412,500.00	133	1,250	Sold	\$412,500.00
102	1,250		Sold	134	1,250	Leased	\$399,900.00
103	1,250	Leased	\$399,900.00	135	1,250	Leased	\$399,900.00
104	1,250	Leased		136	1,250	Leased	\$399,900.00
105	1,250	Leased	\$399,900.00	137	1,250	\$22.00	\$399,900.00
106	1,250	Leased	\$399,900.00	138	1,250	\$22.00	\$399,900.00
107	1,250	Leased	\$399,900.00	139	1,250	\$22.00	\$399,900.00
108	1,250	Leased	\$399,900.00	140	1,250	\$22.00	\$399,900.00
109	1,250	Leased	\$399,900.00	141	1,250	Leased	\$399,900.00
110	1,250	Leased	\$399,900.00	142	1,250	\$22.00	\$399,900.00
111	1,250		Sold	143	1,250	\$22.00	\$399,900.00
112	1,250	\$22.00	\$399,900.00	144	1,250	\$22.00	\$399,900.00
113	1,250	\$22.00	\$399,900.00	145	1,250	\$22.00	\$399,900.00
114	1,250	\$22.00	\$399,900.00	146	1,250	\$22.00	\$399,900.00
115	1,250	\$22.00	\$399,900.00	147	1,250	\$22.00	\$399,900.00
116	1,250	\$22.00	\$399,900.00	148	1,250	\$22.00	\$399,900.00
117	1,250	Leased	\$399,900.00	149	1,250	\$22.00	\$399,900.00
118	1,250	Leased	\$399,900.00	150	1,250	\$22.00	\$399,900.00
119	1,250	\$22.00	\$399,900.00	151	1,250	\$22.00	\$399,900.00
120	1,250	\$22.00	\$399,900.00	152	1,250	\$22.00	\$399,900.00
121	1,250	\$22.00	\$399,900.00	153	1,250	\$22.00	\$399,900.00
122	1,250	\$22.00	\$399,900.00	154	1,250	Leased	\$399,900.00
123	1,250	\$22.00	\$399,900.00	155	1,250	\$22.00	\$399,900.00
124	1,250	\$22.00	\$399,900.00	156	1,250	\$22.00	\$399,900.00
125	1,250	\$22.00	\$399,900.00	157	1,250	Leased	\$399,900.00
126	1,250	\$22.00	\$399,900.00	158	1,250	Leased	\$399,900.00
127	1,250	\$22.00	\$399,900.00	159	1,250	Leased	\$399,900.00
128	1,250		Sold	160	1,250		Sold
129	1,250		Sold	161	1,250	Leased	\$399,900.00
130	1,250		Sold	162	1,250		Sold
131	1,250		Sold	163	1,250	Leased	\$399,900.00
132	1,250	Leased	Sold	164	1,250	Leased	\$412,500.00



**BartleyRealty**

## **Meridian Flex Suites**

### **Special Developer Financing**

**Take advantage of our limited-time financing offer with no bank fees, points, prepayment penalties, or appraisal fees!**

We offer an expedited approval process and low-down payment options to make owning a Meridian Flex Suite easier than ever.

#### **Financing Programs:**

- **Program:**
  - Down Payment: 20%
  - Interest Rate: 7.0%
  - Term: Ten years
  - Amortization Period: Twenty Years
  - Monthly Payment (Principal & Interest): \$2,480.96

#### **Contact:**

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

**MERIDIAN FLEX SUITES**  
**INDUSTRIAL CONSTRUCTION CRITERIA**  
**16221 Lee RD Fort Myers FL 33912**  
**August 14, 2024**

**Hurricane Protection:**

Building Rated to 155 MPH wind load.

All windows and doors are impact rated.

**Roof:**

Roof to be an A Frame roof

**Floors:**

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

**Walls:**

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

Firewall to be 6" metal studs

**Doors:**

Front door: One (1) 3'0" x 7'0" storefront. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold. .

Garage Door: Paneled garage door (14'W x 14'H) with windows

**Windows:**

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

**Fire Protection:**

**Fire Sprinkler**

Developer will install a complete automatic fire sprinkler system (wet), as required by code. 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.

**Fire Alarm**

Developer will provide a 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):**

1. 3-ton split system AC with fiberglass duct board trunk lines from front to back of unit.
2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
3. One (1) exhaust fan in the restroom.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

**Electrical Supply:**

**Panels**

225 AMP

**Outlets**

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls.

**Light Switches**

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

**Bathroom**

1. ADA Bathroom

**Lighting**

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

**Telephone & Cable:**

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

**Ceiling Height:**

Clear heights range from approximately 17' to 30'.

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

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

