

Industrial Outdoor Storage | For Lease

CBRE

8181 Mainline Parkway, Fort Myers, Florida 33912

IOS Site

8181 Mainline Parkway
Fort Myers, Florida 33912



AVAILABLE AUGUST 1, 2026 | \$10,000/MO | ALL-INCLUSIVE GROSS LEASE



Concrete Base
eliminates erosion and
maintenance costs



Fully Fenced and Secured
with gated access



Improvements
manufactured offices +
covered work area



Large Lot
totals +/-1.13 acres
of yard space

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Property Overview

STABILIZED CONCRETE BASE

8181 Mainline Parkway is a turnkey, move-in ready outdoor storage site in along the Alico Road corridor. The site is enclosed by a secure perimeter fence with gated access, giving tenants full control over yard security and asset protection. A manufactured office delivers immediate administrative space on site, while the covered work area allows operations to continue through Florida’s heat and seasonal rain without the cost of permanent construction.

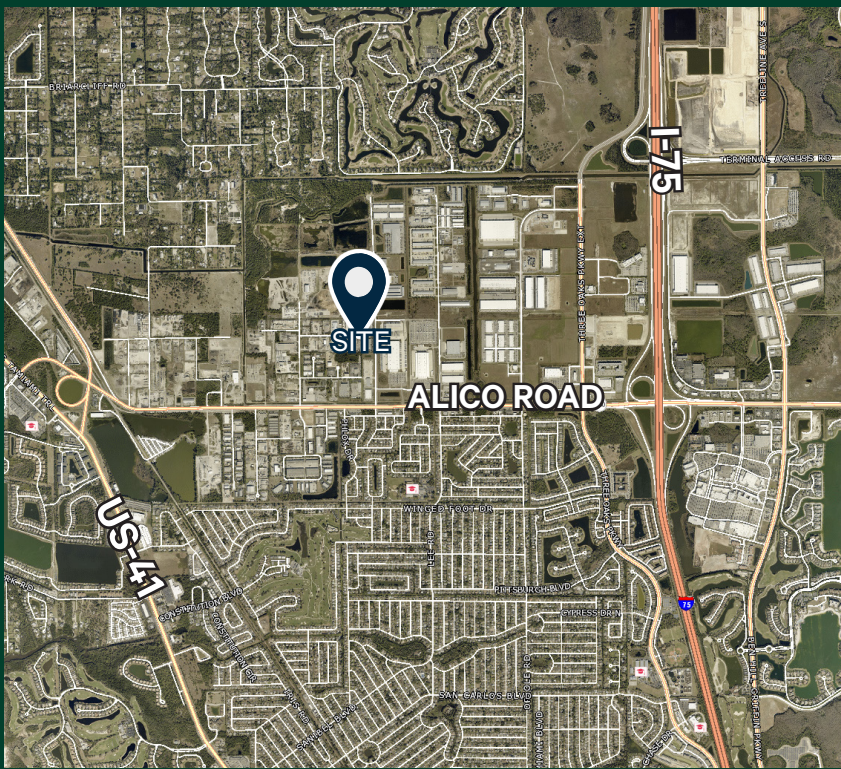
The property’s standout feature is its fully stabilized concrete base - a meaningful operational advantage in a market where most competing yards are gravel or compacted fill. The concrete surface eliminates erosion, mud, and maintenance costs while supporting heavy equipment, fleet vehicles, and material staging year-round.

Available at \$10,000/month Gross - a single all-in payment with no NNN pass-through exposure.

IDEAL FOR:

- + **Contractors**
- + **Tradesmen**
- + **Fleet Operators**
- + **Outdoor Storage Users**

TRADE AREA MAP



SITE INFORMATION

Lot Size (AC)	1.13
Yard Surface	Stabilized Concrete
Improvements	+ Manufactured Office-1,344 sf + Covered Work Area ~2,000 sf
Zoning	IPD
Security	Fully Fenced & Gated

CONTACT:

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