

10061

AMBERWOOD ROAD
FORT MYERS, FL 33913

FOR LEASE

INDUSTRIAL / FLEX

FULLY AIR CONDITIONED DISTRIBUTION WAREHOUSE

PROPERTY OVERVIEW

- 21,107± SF Total Building Size
- 6,275 SF of Office with Eight (8) Offices & Breakroom
- One (1) Grade-Level Door
- Five (5) Restrooms
- 50± Parking Spaces
- Close Proximity to Interstate 75
- Ideal for Corporate Headquarters & Manufacturing
- Completely Updated Interior

This 21,107-square-foot commercial office/warehouse facility occupies a rarely available Fort Myers location and offers a meticulously updated interior that seamlessly blends corporate appeal with practical industrial functionality. Ideally suited for a company looking to combine its corporate headquarters, manufacturing, and warehouse operations under one roof, this property provides an exceptional mix of professional office space and highly functional production areas.

The facility includes approximately 6,275 square feet of office space, featuring nine executive offices, two conference rooms, four restrooms, an employee lounge, and dedicated employee changing areas. The space-efficient floor plan has been thoughtfully designed to support executive and administrative operations while maintaining a strong connection to the manufacturing and warehouse components of the facility.

The industrial portion is well equipped for a variety of manufacturing and light-production uses, with multiple separate manufacturing rooms, industrial sinks, ample electrical power, a backup generator, and a spacious warehouse area. The separation of manufacturing areas allows businesses to efficiently organize different stages of production while maintaining a clean and professional corporate environment.



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LEASE RATE

AVAILABLE (SF) 21,107

LEASE RATE \$14.00 / SF

RATE TYPE NNN

BASE MONTHLY RENT \$24,624.83

CAM RATE \$2.91 / SF

MONTHLY CAM \$5,118.45

TOTAL MONTHLY RENT \$29,743.28



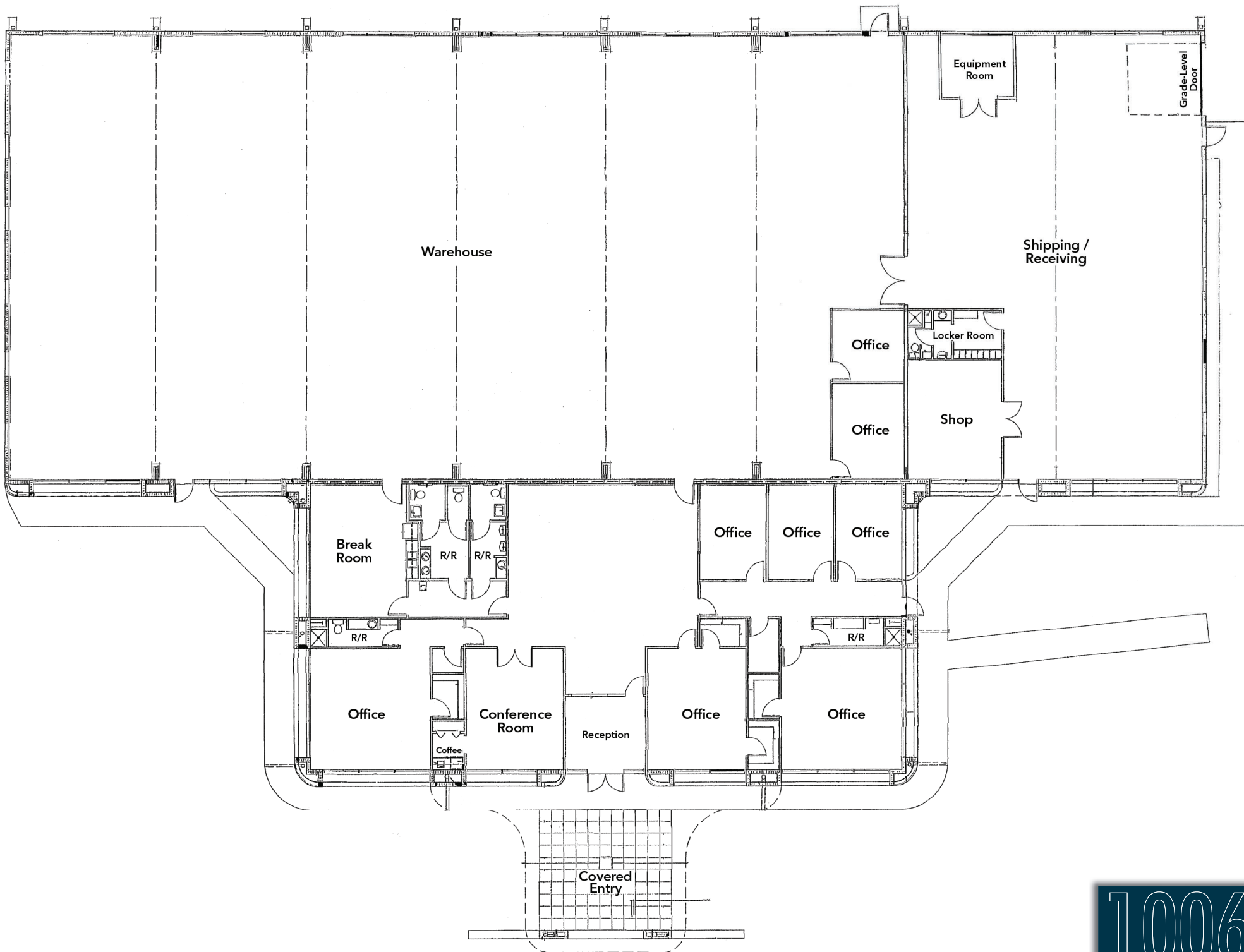
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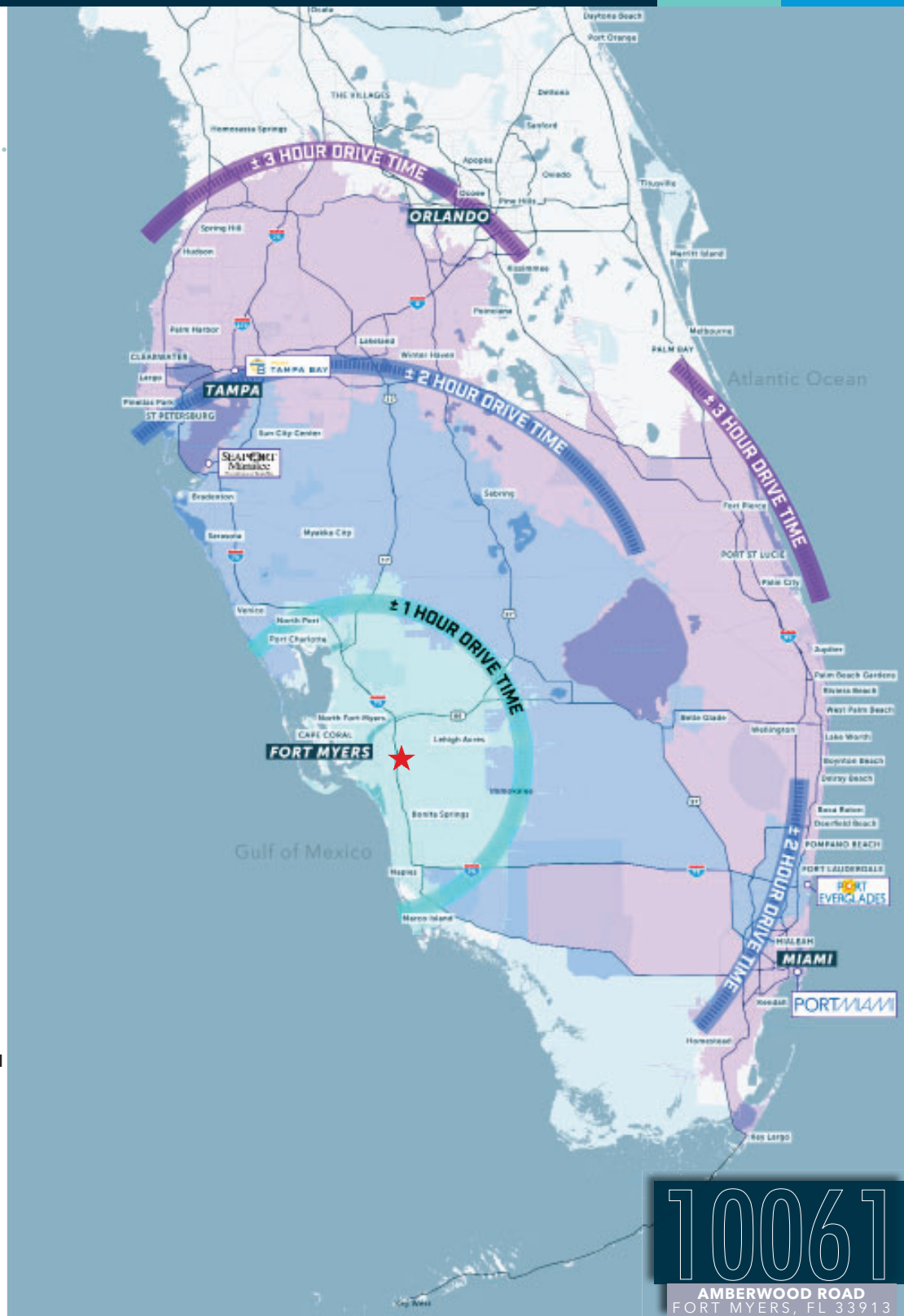
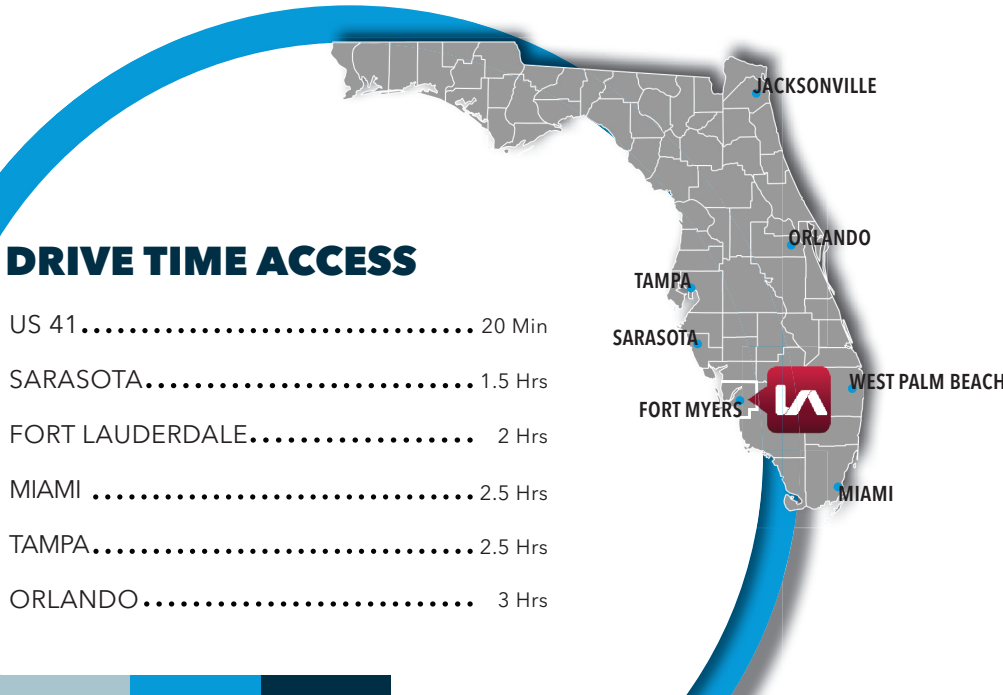




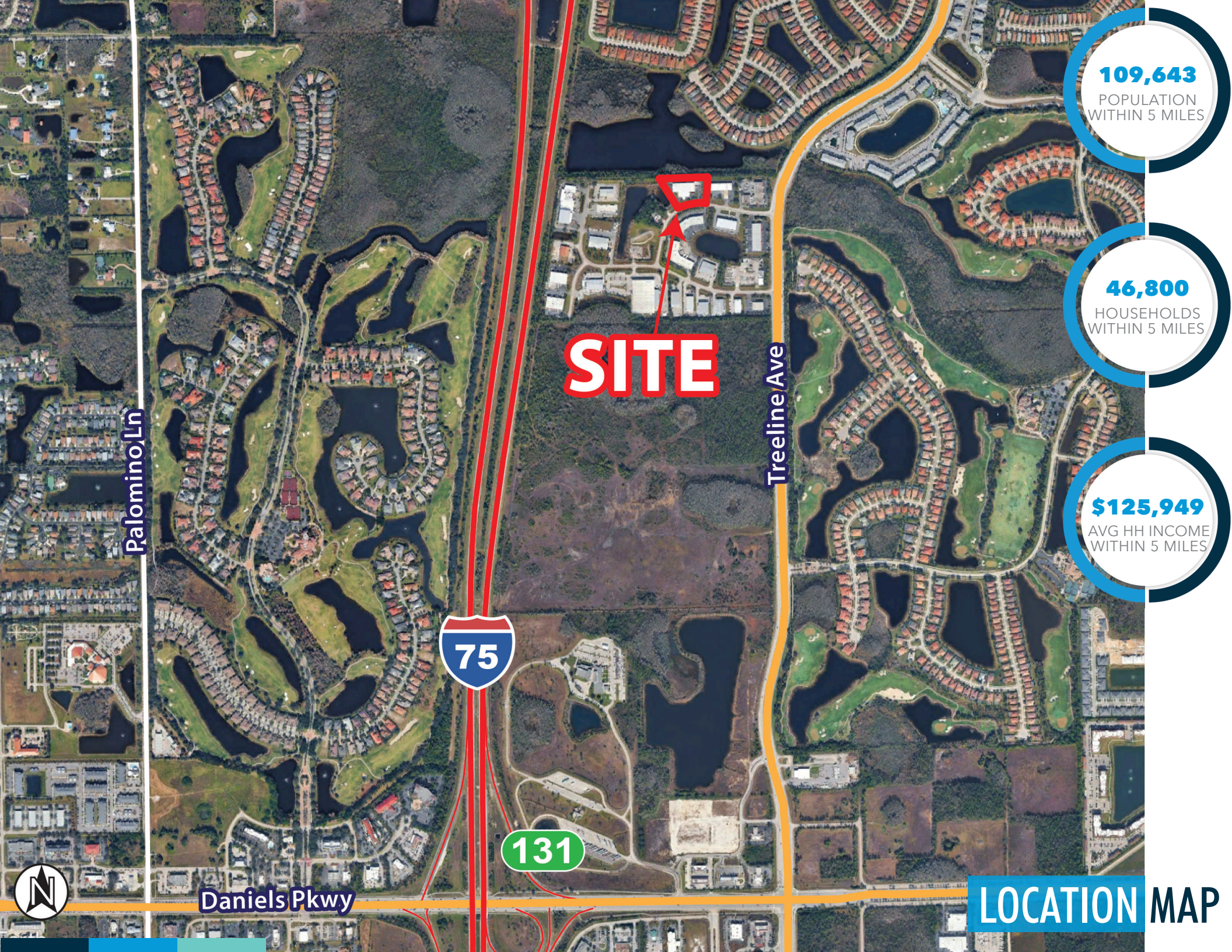
Strategically Positioned for Regional **CONNECTIVITY**

10061 Amberwood Road provides efficient access throughout Florida via I-75, US-41, Daniels Parkway, and Southwest Florida International Airport, placing major population and distribution hubs within convenient reach.

- Immediate access to I-75 and Daniels Parkway
- Minutes from RSW International Airport
- Central access to Tampa, Orlando, and Miami markets
- Located within the Jetport / Daniels industrial corridor
- Strong regional workforce and population growth



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109,643

POPULATION
WITHIN 5 MILES

46,800

HOUSEHOLDS
WITHIN 5 MILES

\$125,949

AVG HH INCOME
WITHIN 5 MILES

SITE

Palomino Ln

Treeline Ave

75

131

Daniels Pkwy

LOCATION MAP

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Naples, FL 34109

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06/4/26

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