

# THE COLLECTION AT ITEC

12210 ITEC Park Dr Fort Myers FL 33913

## Luxury Car Condominiums For Sale



From \$577,500

Fully Air Conditioned Space

Sq. Ft. 1,650 to 19,975

## The Collection at ITEC: Premier Car Condominiums in Fort Myers

Welcome to The Collection at ITEC—Fort Myers' newest luxury car condominium development. With only 12 exclusive units available, this project offers unmatched security, privacy, and peace of mind. Located in the ITEC corridor, just minutes from I-75 and the airport, each unit is built to 160 MPH wind load standards—ready to protect your most valuable vehicles. c

Contact us today. Call today 239-261-1186



### *Experience Matters*

David R. Bartley, Sr.  
Broker/General Partner  
Bartley Realty LLL

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# THE COLLECTION at PRICE SHEET

12210 ITEC PARK DRIVE FORT MYERS FL 33913

Unit Number	Square Footage	Price PSF	Sales Price	Lease Rate	Base Rent PY	Base Rent PM
101	1,650	\$360.00	\$594,000.00	\$25.00	\$41,250.00	\$3,437.50
102	1,650	\$350.00	\$577,500.00	\$24.00	\$39,600.00	\$3,300.00
103	1,650	\$350.00	\$577,500.00	\$24.00	\$39,600.00	\$3,300.00
104	1,650	\$350.00	\$577,500.00	\$24.00	\$39,600.00	\$3,300.00
105	1,650	\$360.00	\$594,000.00	\$25.00	\$41,250.00	\$3,437.50
201	1,675	\$360.00	\$603,000.00	\$25.00	\$41,875.00	\$3,489.58
202	1,675	\$350.00	\$586,250.00	\$24.00	\$40,200.00	\$3,350.00
203	1,675	\$350.00	\$586,250.00	\$24.00	\$40,200.00	\$3,350.00
204	1,675	\$350.00	\$586,250.00	\$24.00	\$40,200.00	\$3,350.00
205	1,675	\$350.00	\$586,250.00	\$24.00	\$40,200.00	\$3,350.00
206	1,675	\$350.00	\$586,250.00	\$24.00	\$40,200.00	\$3,350.00
207	1,675	\$360.00	\$603,000.00	\$25.00	\$41,875.00	\$3,489.58
<b>Total</b>	19,975					



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**THE COLLECTION at ITEC**  
**12210 ITEC Park Dr Fort Myers FL 33913**  
**CONSTRUCTION CRITERIA**  
**June 7, 2025**

**Hurricane Protection:**

Building Rated to 155 MPH wind load.

All windows and doors are impact rated.

**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: 3 5/8" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted.

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

**Doors:**

Front door: One (1) 3'-0" glass door with aluminum to match storefront. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Rear Exterior Door: One (1) 3'-0" 20-gauge galvanized hollow metal door, painted. Building standard hardware including lockset, deadbolt, door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14' x 14' with windows.

**Windows:**

All windows to be Low E Impact glass, 1/4 grey tint.

Mezzanine with window for natural light, 1/4 grey tint.

**Fire Protection:**

**Fire Sprinkler**

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. 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. Sprinkler heads will be provided at approximately a minimum of 10' above finish floor (AFF).

**Fire Alarm**

Provide 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. CO/NO2 detectors are provided

**HVAC - (Heating, Ventilation, and Air-Conditioning):**

1. Provide return and supply air handler RTU system with fiber board duct system painted to match ceiling.
2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
3. One (1) exhaust fan in toilet area.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

**Electrical Supply:**

**Panels**

150 AMP 208 Three-Phase

**Outlets**

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls approximately 1'-6" AFF.

**Light Switches**

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) 3-way switch is provided at each entrance (front and back of unit).

**Lighting**

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

**Security:**

Exterior Security Camera with 24-hour access

**Car Washing Station**

Hose bib connection in parking lot for car wash

**Ceiling Height:**

Clear heights range from approximately 20'to 28'.

**RV Pump Out:**

One location next to the trash enclosures.

**NOTE: All preceding information is contingent upon approval by local jurisdiction having authority and subject to change by the developer.**

Buyer \_\_\_\_\_

Seller \_\_\_\_\_



