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COMPANIES

OFFERING MEMORANDUM

**16420 OLD US-41**

5.29± ACRE INDUSTRIAL SITE FOR LEASE - FORT MYERS, FL



## PROPERTY SUMMARY

**Property Address:** 16420 Old US-41  
Fort Myers, FL 33912

**County:** Lee

**Property Type:** Industrial

**Property Size:** 5.29± Acres

**Building Size:** 5,144± Sq. Ft.

**Zoning:** Industrial Light (IL)  
Commercial Intensive (CI)

**Utilities:** All Available

**Tax Information:** \$10,573.46 (2025)

**STRAP Number:** 06-46-25-L4-00013.001A

LEASE RATE:  
**\$27,800 /mo NNN**  
\$5,250 PER ACRE /MONTH NNN

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## SALES EXECUTIVE



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Sawyer Gregory**  
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### FOR LEASING INQUIRES CONTACT:

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### OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.



16420 Old US-41 is a 5.29± acre site improved with a 1,440± Sq. Ft. manufactured office and a 3,200± Sq. Ft. metal pole barn. The site is fully cleared and fenced with low building coverage, providing substantial yard and outdoor storage area. Current zoning allows for a range of industrial and commercial uses.

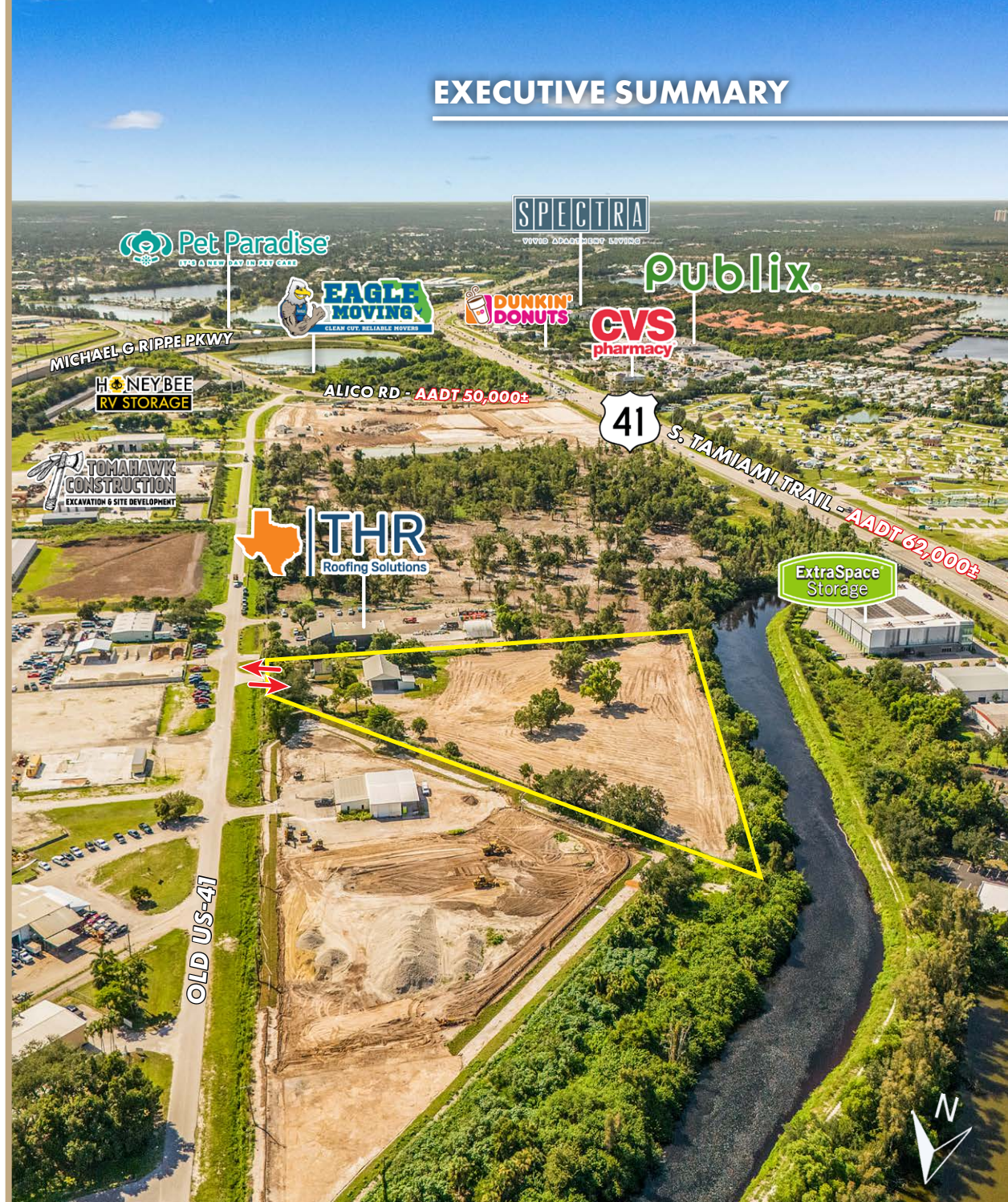
Located near the Alico Road corridor, the property offers convenient access to both Alico Road and US-41 and is well-positioned for users seeking IOS or yard-intensive space in one of Southwest Florida's largest commercial and industrial hubs.

#### PROPERTY HIGHLIGHTS:

- One mobile office unit totaling approximately 1,440± Sq. Ft.
- Covered & paved work area, including a 3,200± Sq. Ft. metal pole barn with an attached utility shed
- Low building coverage ratio providing extensive outdoor storage and yard area
- Entire site cleared and fenced
- Convenient access to Alico Road, US-41, & I-75

#### RECENT IMPROVEMENTS (2026):

- New perimeter fencing
- Grading and balancing of the entire site
- Gated access for additional security



## EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

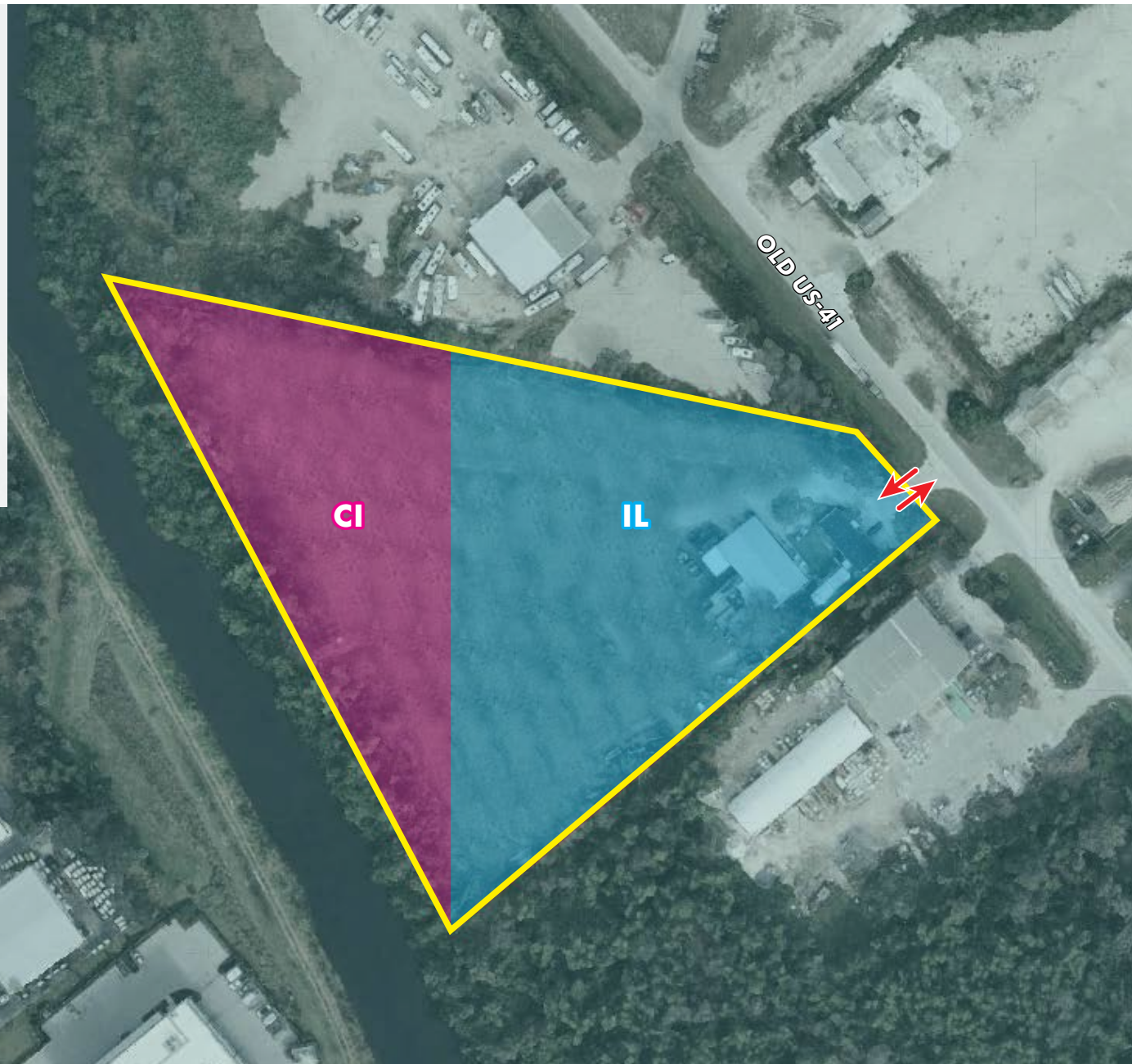


- Currently, the site consists of 5.29± acres, primarily zoned Light Industrial, with approximately 1.98± acres zoned Commercial Intensive.
- Existing structures on site include a 3,200± Sq. Ft. pole barn as well as a manufactured office totaling 1,440± Sq. Ft.
- Prime location off of Old US-41 with direct connectivity to Alico Road, US-41 and close proximity to I-75.
- The property benefits from a low lot coverage ratio of making it well suited for a user seeking ample outdoor storage.



### APPROVED ZONING USES:

- Business Services Group I & II
- Cold Storage Warehouse and Processing Plant
- Contractors and Builders
- Emergency Operations Center
- Machine Shop
- Manufacturing, Repair or Wholesale
- Processing and Warehousing
- Repair Shops
- Indoor and Open Storage
- Vehicle and Equipment Dealers
- Warehouse - All Types





## PROPERTY AERIAL





## PROPERTY AERIAL





## PROPERTY AERIAL





# ALICO ROAD DEVELOPMENT MAP



I-75 - AADT 125,171±

BEN HILL GRIFFIN PKWY - AADT 31,500±



CLICK TO VIEW  
DEVELOPMENT ACTIVITY MAP

ALICO ROAD - AADT 50,000±

MICHAEL G. RIPPE PKWY - AADT 36,000±

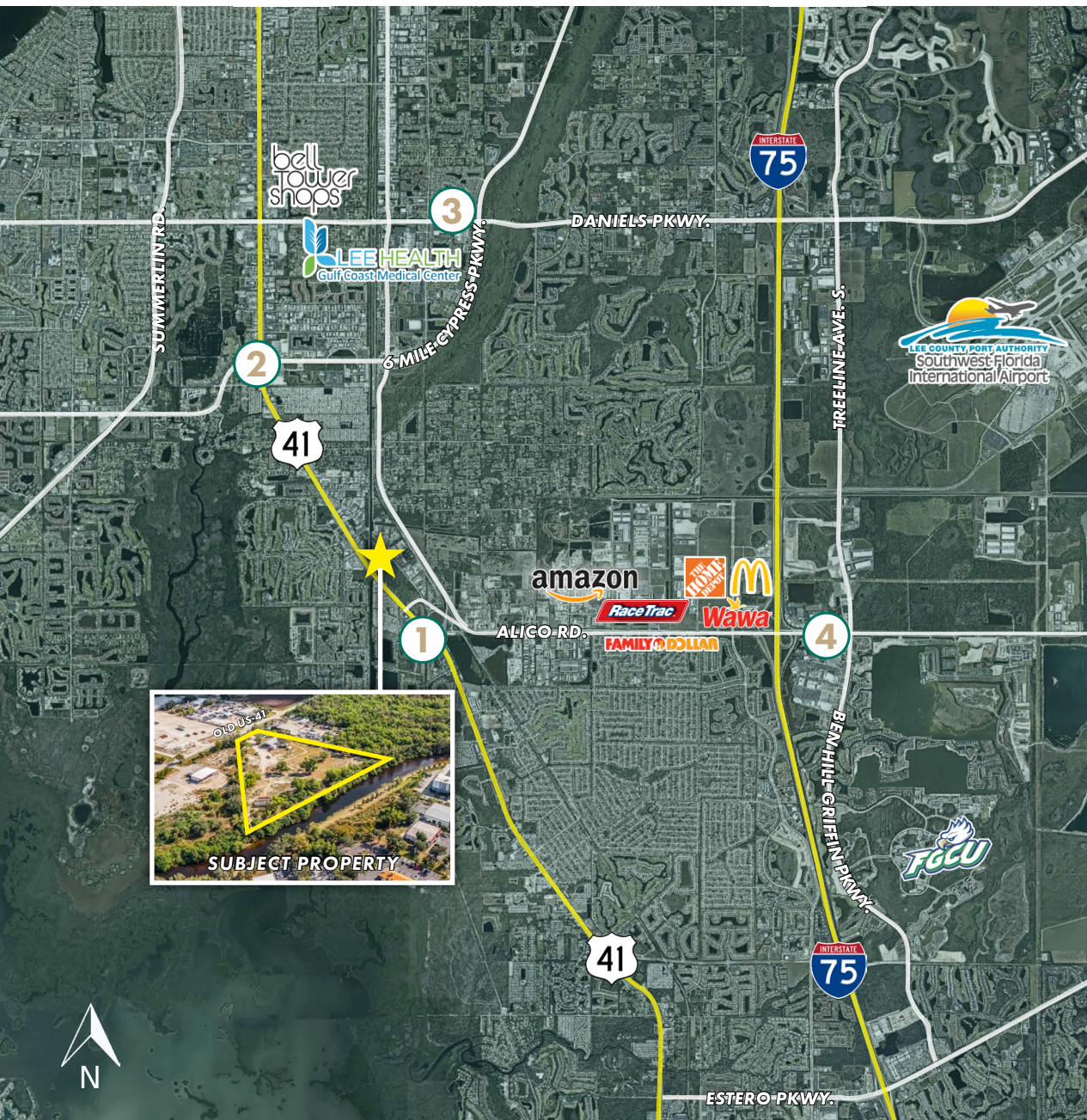


S. TAMiami TRAIL - AADT 63,500±





## RETAIL MAP



### 1. ALICO COMMONS



### 2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



### 3. DANIELS CROSSING



### 4. GULF COAST TOWN CENTER

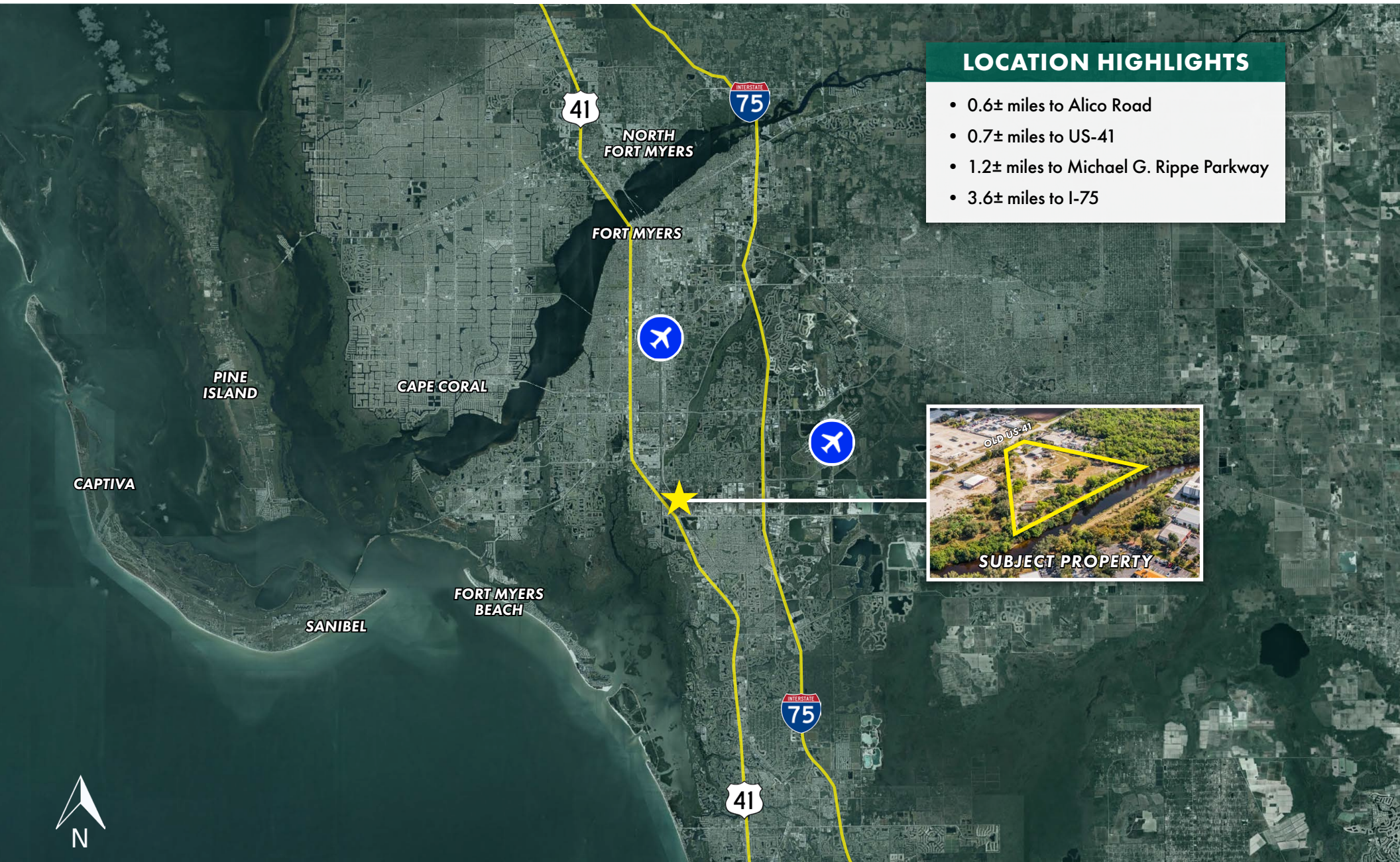




## LOCATION MAP

### LOCATION HIGHLIGHTS

- 0.6± miles to Alico Road
- 0.7± miles to US-41
- 1.2± miles to Michael G. Rippe Parkway
- 3.6± miles to I-75







## LIMITATIONS AND DISCLAIMERS

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