

Lee Rd Flex Space

16101 Lee RD Fort Myers FL 33912

Industrial Flex Spaces For Sale and Lease



2,010 - 34,170 SF

Fully Air Conditioned Space

\$19.00 - \$623,100

Now available: 34,170 SF flex warehouse featuring seventeen 2,010 SF units for sale and for lease. Located at 16101 Lee Rd, Fort Myers, FL—just two miles from I-75—this prime industrial site offers strong construction with 3-phase power, ADA-compliant design, and excellent accessibility.

Call 239-261-1186 for details.



Experience Matters

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

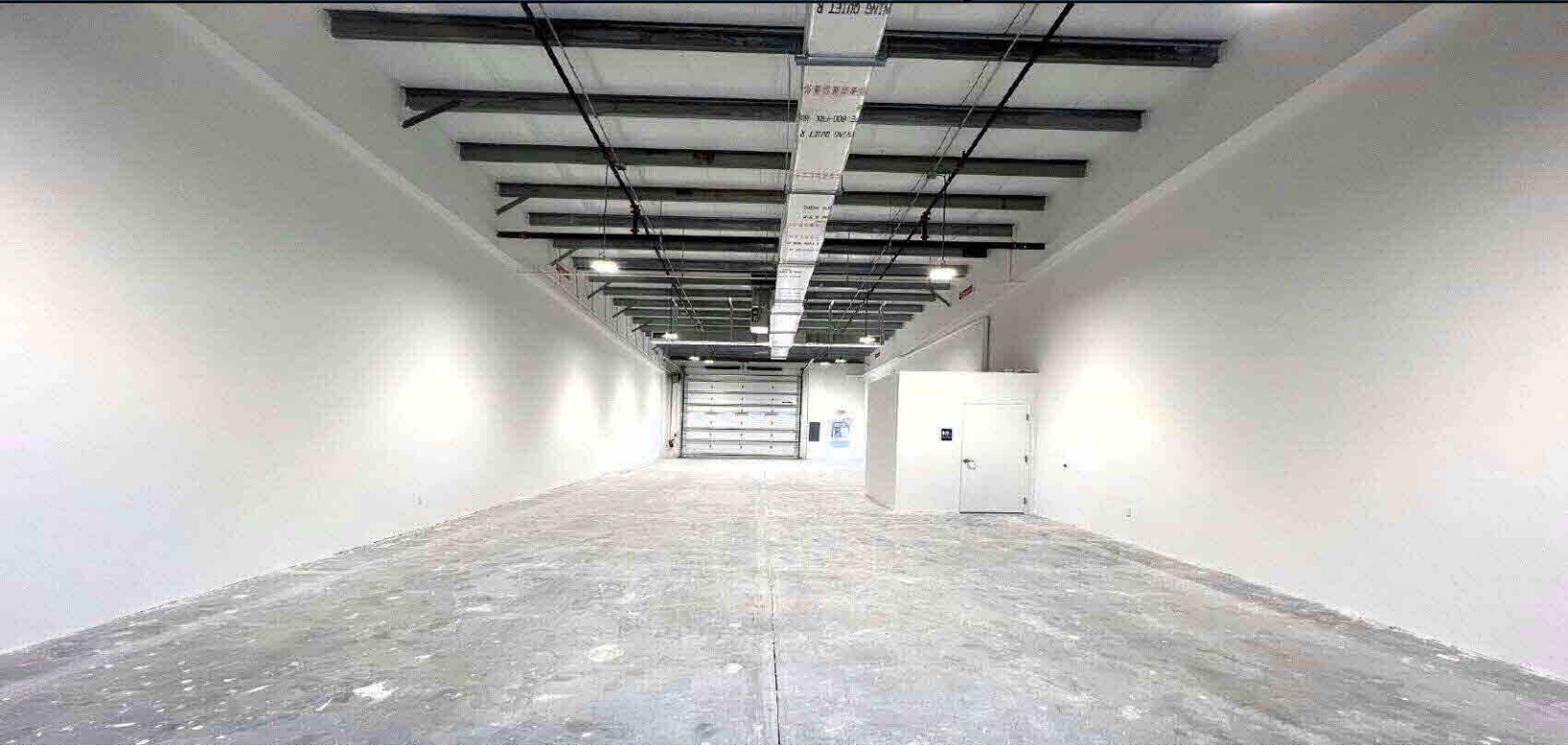
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16101 LEE RD FLEX SPACE PRICING SPREADSHEET PLAN 1-7-26

Building	Unit Number	Unit Size	Price PSF	Sales Price	Lease Rate	Base Rent PY	Base Rent PM
100	101	2,010					Sold
	102	2,010					Sold
	103-105	6,030					Sold
200							
	201	2,000					LEASED
	202	2,000					LEASED
	203	2,000					LEASED
	204	2,000	\$305	\$610,000	\$19.00	\$38,000.00	\$3,166.67
	205	2,000					SOLD
	206	2,000					LEASED
	207	2,000					SOLD
	208	2,000					LEASED
	209	2,000	\$305	\$610,000	\$19.00	\$38,000.00	\$3,166.67
	210	2,000					SOLD
	211	2,000					LEASED
	212	2,000					LEASED
	213	2,000					LEASED
	214	2,000					LEASED
	215	2,000					LEASED
300							
	301-315						LEASED
400							
	401	2,010	\$320	\$643,200	\$20.00	\$40,200.00	\$3,350.00
	402	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	403	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	404	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	405	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	406	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	407	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	408	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	409	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	410	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	411	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	412	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	413	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	414	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	415	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	416	2,010	\$310	\$623,100	\$19.00	\$38,190.00	\$3,182.50
	417	2,010	\$335	\$673,350	\$21.00	\$42,210.00	\$3,517.50

LEE Rd FLEX SUITES

CONSTRUCTION CRITERIA

Hurricane Protection:

Building Rated to 162 MPH wind load.
All windows and doors are impact rated.

Roof:

Roof to be a single slope roof – Low Eave 17'10" High Eave 23'4"

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.

Ceiling: Insulated

Doors:

Front door: Double door storefronts with transom above. 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.
Garage Door: Heavy duty motorized, insulated hurricane sectional door 14' x 14'.

Windows:

All windows to be Low E Impact glass, ¼ 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.

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

Two end units have an 8.5-ton RTU with fiberglass duct board trunk lines from front to back of the unit.
Middle units all have a 6-ton RTU with fiberglass duct board trunk lines from front to back of the unit.
Provide return and supply air handler split system with fiber board duct system.
Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
One (1) exhaust fan in the toilet area.
The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Buyer _____

Seller _____

Electrical Supply:

Panels

200A 120/208V panels each unit.

Outlets:

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

Light Switches:

One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.

One (1) 3-way light switch is provided at each entrance.

Lighting:

Overhead LED lighting

Wall-mounted emergency lights per code.

Ceiling Height:

Clear heights range from approximately 17' to 21'.

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



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Special Developer Financing

I. Program Overview

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

II. Available Programs – Expedited Approval Process - Down payment 20%

- A. Program 1: Interest Only Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Three-Year Ballon.
 - c. Payment Structure: Interest-only for the first three years
 - d. Benefits: Low monthly payments

- B. Program 2: Principal and Interest Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Five-Year Ballon
 - c. Payment based on a twenty-year amortization period.
 - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

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