

FOR SALE

NNN Investment Opportunity

Offering Memorandum
16100 Lee Road
Fort Myers, FL



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Colliers Top 15 West & Central FL Brokers (2025)

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Accelerating success.



PROPERTY OVERVIEW



The Offering

16100 Lee Road in Fort Myers, Florida is a well-located asset being offered for sale, providing investors the opportunity to capitalize on a strategically positioned property within a high-growth Southwest Florida corridor. This opportunity is structured as a true triple net (NNN) investment, with minimal landlord responsibilities and all expenses including taxes, insurance, and maintenance borne by the tenant.

Investment Snapshot

16100 Lee Road
Fort Myers, FL 33912
Address

1234-123-01-00000.0010
Strap Number

26,800± SF
Total Building Area

4800 - Warehousing
Zoning

6.72± AC | 292,806± SF
Lot Size

2021
Year Built

C | 2022 updated
Flood Zone

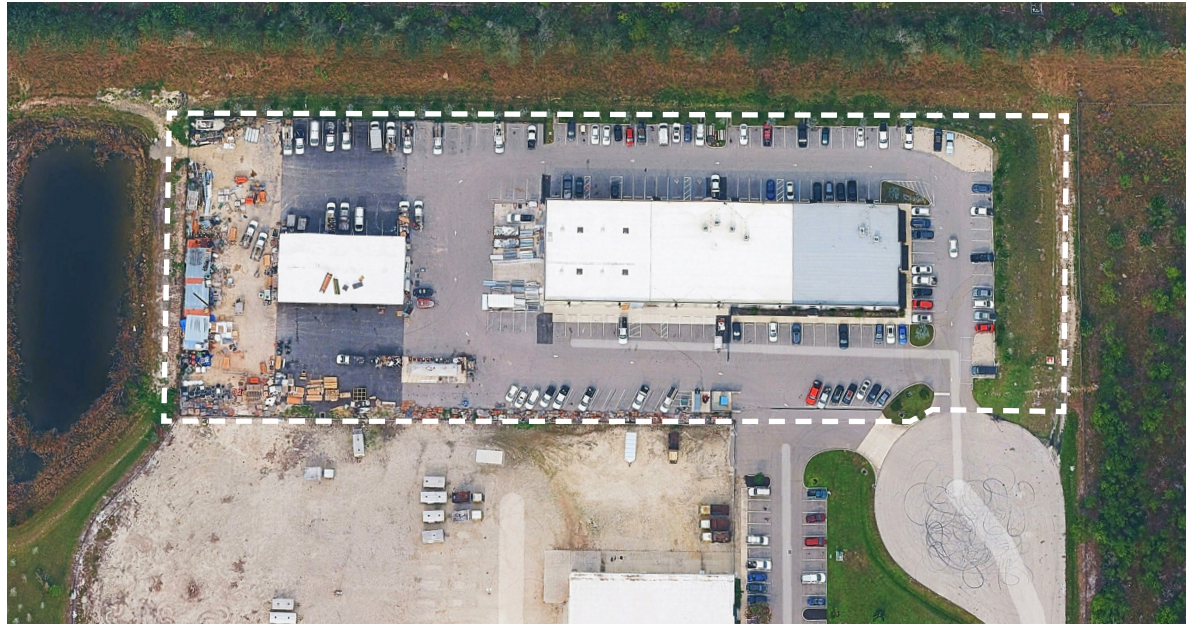
Single tenant with renewal options
Net lease
Occupancy



Asking Price
\$10,100,000

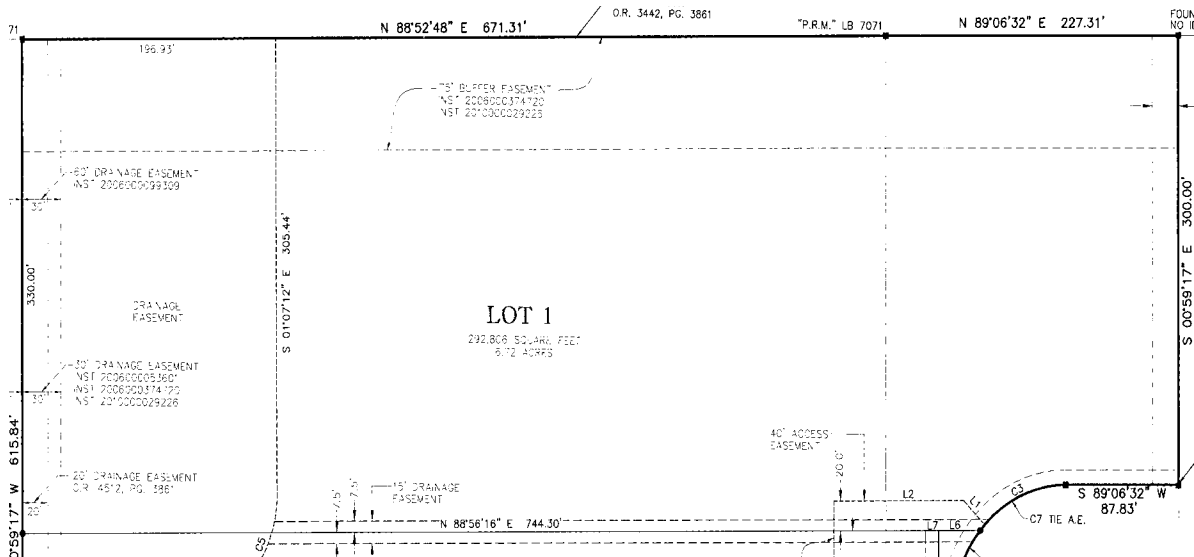


Property Overview



Property Features

- 6.72± Acre site
- Strategically positioned at the end of Lee Road, offering privacy and controlled access
- **2021 Construction**
- Two (2) single-story buildings totaling 26,800± SF
 - » 22,000± SF office / assembly / production area
 - » 4,800± SF freestanding workshop
- **Fully fenced and secured yard**, ideal for operational efficiency and outdoor storage
- Generous site layout supporting seamless circulation, parking, and flexible use configurations
- Functional design well-suited for industrial, distribution, or single-tenant occupancy



6.72± AC

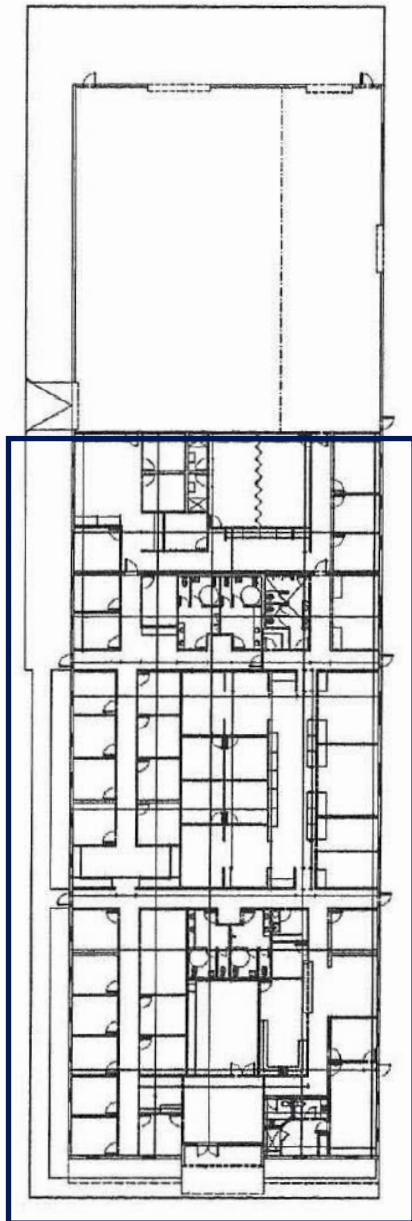
Property Description

Main Building

Building Rentable Area	22,000 SF
Office Area	14,720 SF
Warehouse	<ul style="list-style-type: none">• 7,280 SF• Manufacturing area• Interior storage shelving• Restrooms & showers
Electric	3 Phase
Generator	Generac 1000
Fuel Station	On Site
Sprinklers	Fully sprinkled
Zoning	4800 - Warehousing
Built Year	2021
Parking	90±



Building Floor Plan



Office Area 14,720 SF

Office Features

- Impressive reception area with elevated ceiling heights
- ±22–26 private offices designed for efficiency and workflow
- Well-appointed kitchen and breakroom
- Dedicated lounge and collaborative workspace
- Two (2) restrooms
- Modern, high-quality interior finishes throughout
- Fully climate-controlled environment

Operational Features

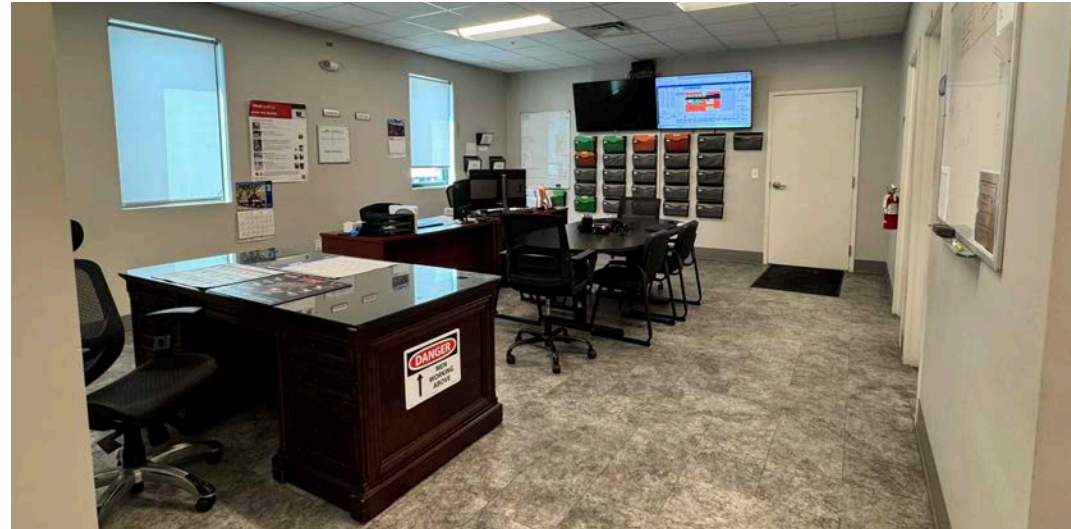
- Additional private offices supporting operational management
- Dedicated conference / meeting room
- Kitchen and employee break area
- Two (2) restrooms
- Optional shower facility for staff convenience
- Durable, modern finishes designed for industrial use
- Fully climate-controlled environment (HVAC)
- Efficient layout supporting a wide range of industrial, distribution, or production operations
- **On-site Generac industrial-grade generator capable of supporting full-building operations**, providing critical power redundancy and operational continuity
- Permanent, professionally installed standby system enhancing asset resiliency for mission-critical users
- Supports uninterrupted operations during power outages—ideal for industrial, distribution, and production uses

22,000±
square feet

Exterior Building Photos



Office Photos



Property Description

Workshop

Building Rentable Area	4,800± SF
Workshop	<ul style="list-style-type: none">• Freestanding building• Storage• Fleet maintenance• Tool room
Bay Doors	4 multi-grade service bays
Electric	Multi-grid service
Parking	<ul style="list-style-type: none">• For fleet and equipment• Large maneuvering area for trucks and equipments• Easy access for loading
Zoning	4800 - Warehousing

4,800±
square feet

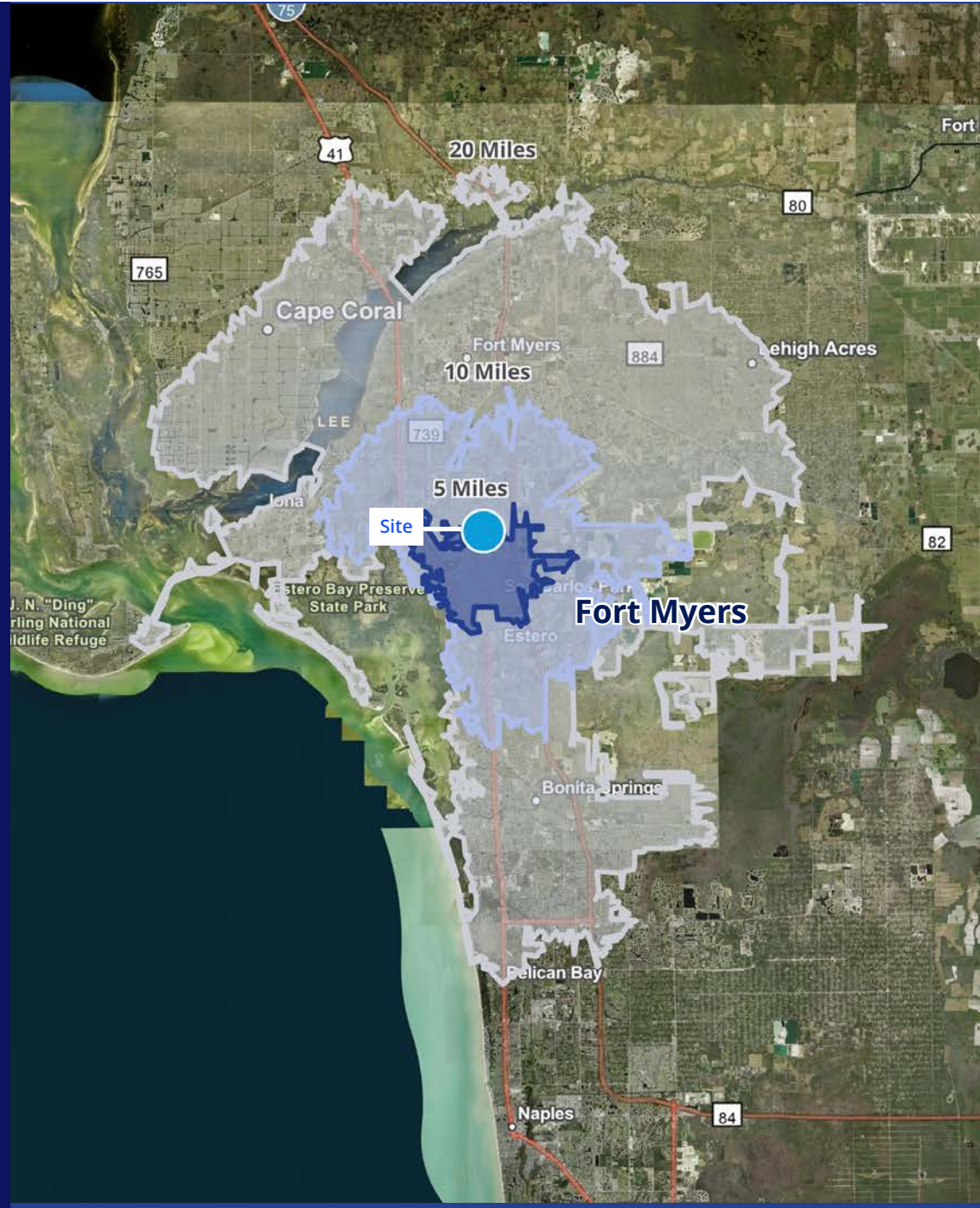


Building Photos





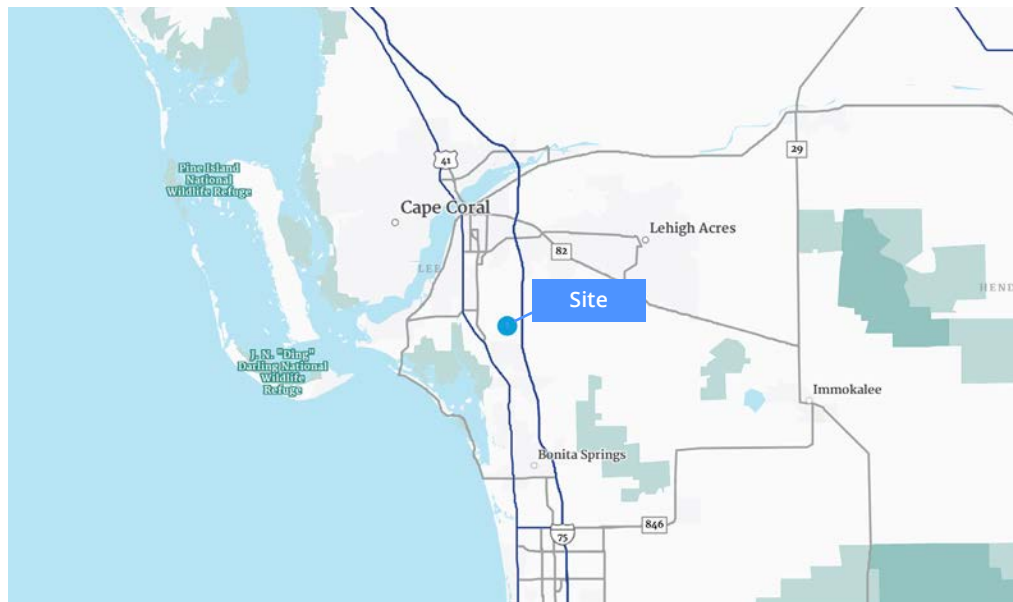
MARKET & LOCATION OVERVIEW



Market Information

Southwest Florida - Fort Myers

Fort Myers is a strategically positioned Gulf Coast market benefiting from strong regional connectivity and long-term demographic tailwinds. Located along the Caloosahatchee River directly across from Cape Coral and proximate to Sanibel and Captiva Islands, Estero, and Fort Myers Beach, the city offers direct access to waterways, coastal amenities, and critical transportation infrastructure, including Southwest Florida International Airport (RSW). Historically a seasonal tourism market, Fort Myers has transitioned into a year-round residential and commercial hub driven by sustained population and employment growth. The city's population growth is supported by net in-migration from higher-cost states, expansion in healthcare, construction, logistics, tourism, and professional services, and Florida's favorable tax environment. These fundamentals have fueled significant residential, commercial, and infrastructure investment, particularly along key corridors such as Colonial Boulevard, Alico Road, and the Downtown/Midtown Fort Myers submarkets, reinforcing the area's attractiveness for long-term real estate investment.



Demographics



Population

369,398	959,273	1,261,441
10 Miles	20 Miles	30 Miles



Annual Growth Rate

1.40%	1.53%	1.54%
10 Miles	30 Miles	30 Miles



Daytime Population

421,742	944,388	1,247,966
10 Miles	30 Miles	30 Miles

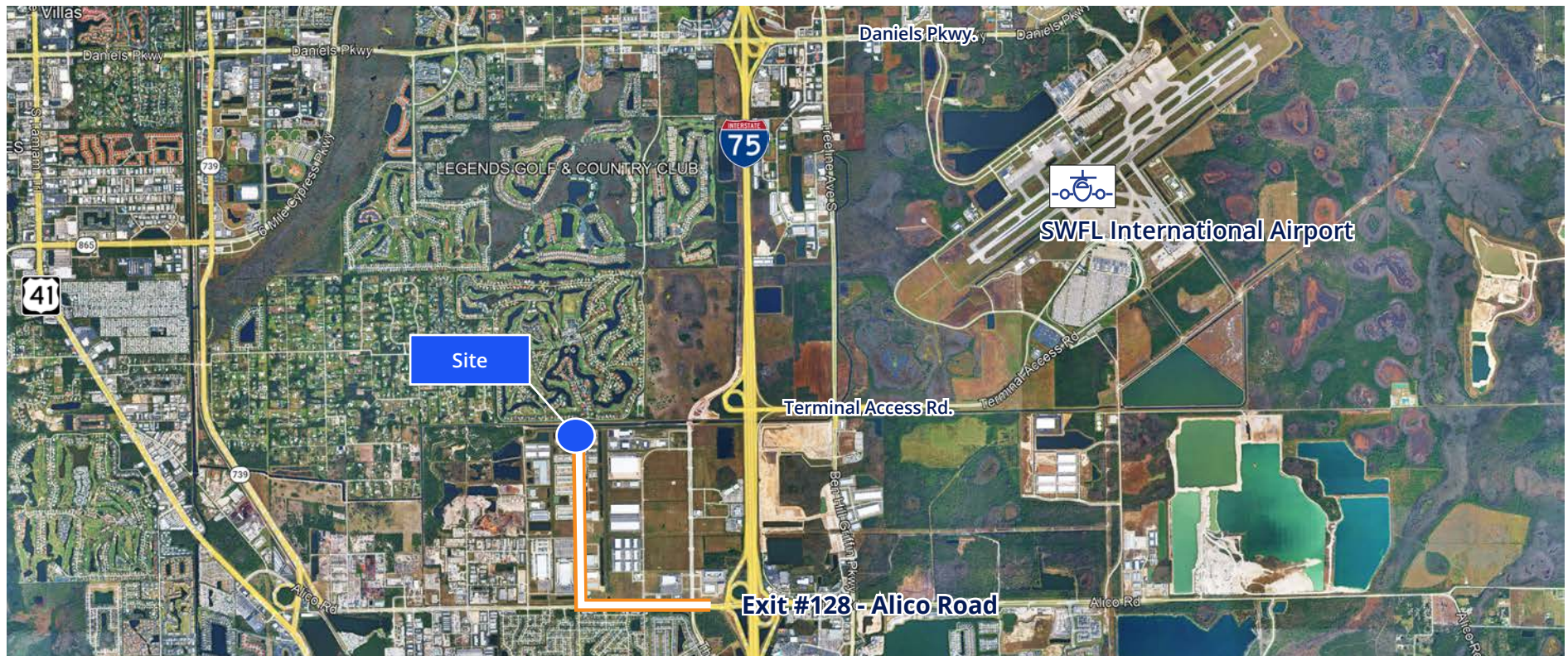


Average Household Income

\$120,198	\$118,191	\$122,652
10 Miles	20 Miles	30 Miles

Location Overview

16100 Lee Road is located within the Alico Road industrial and logistics corridor, one of the most active and supply-constrained industrial submarkets in Southwest Florida. This corridor is widely recognized as the region's primary hub for distribution, contractor services, warehousing, and light industrial users, and is surrounded by major national and regional tenants including Amazon, Tesla, Freightliner, and other logistics-oriented businesses. The concentration of industrial users supports long-term tenant demand and pricing power.



- Immediate access to I-75 (Exit 128) and U.S. 41, enabling efficient regional distribution
- 3-5 miles from Southwest Florida International Airport (RSW), supporting logistics and executive travel
- Flexible industrial zoning suitable for warehouse, contractor, and service-oriented uses
- Proximity to a growing labor pool and major commercial amenities
- Limited remaining industrial land in the submarket, supporting long-term demand and value appreciation

 **I-75**
2± miles
5-7 minute drive time



Financial Summary



Tenant Overview

CFS Roofing, LLC

Founded in 2009, CFS Roofing LLC is a licensed and insured roofing contractor based in Fort Myers, Florida, serving Southwest Florida including Fort Myers, Naples, and surrounding areas. The company focuses on both residential and commercial roofing projects.

Space Leased:

- Office: 14,720 SF
 - Warehouse: 7,280 SF
 - Workshop: 4,800 SF
 - Vacant Land: 87,120± SF
- } 26,800 SF

Lease Term:

- Absolute NNN
- Initial term: 7 years
- Commencement: 7/21/2024
- 2-5 yr renewal options at 3.5% annual escalation with 180 days notice

Operating expenses: Tenant is responsible to pay all costs incurred in operating and maintaining the Premises (repair and replacement costs).

Taxes: Tenant is responsible to pay all real and personal property taxes levied and assessed against the Premises

Insurance: Tenant shall maintain the Commercial General Liability Insurance, Worker’s Compensation, Employer’s Liability Insurance, Business Interruption Insurance and rental value Insurance

Utilities: Tenant to pay for all utilities supplied to the Premises.

Rent Schedule

SF	Term	Term	Base Rent			Lease Expiry	
			Monthly	Annual	PSF		
26,800	7/26/2024	Yr 1	\$48,500	\$582,000	\$21.72	7/26/2031	
	Current yr of term	Yr 2	\$50,197.50	\$602,370	\$22.48		
		Yr 3	\$51,954.41	\$623,452.95	\$23.26		
		Yr 4	\$53,772.82	\$645,273.80	\$24.08		
		Yr 5	\$55,654.87	\$667,858.39	\$24.92		
		Yr 6	\$57,602.79	\$691,233.43	\$25.79		
		Yr 7	\$59,618.88	\$715,426.60	\$26.70		
		Renewal 1 7/27/2031	Yr 8	\$61,705.54	\$740,466.53	\$27.63	7/26/2036
			Yr 9	\$63,865.24	\$766,382.86	\$28.60	
			Yr 10	\$66,100.52	\$793,206.26	\$29.60	
			Yr 11	\$68,414.04	\$820,968.48	\$30.63	
			Yr 12	\$70,808.53	\$849,702.38	\$31.71	
		Renewal 2 7/27/2036	Yr 13	\$73,286.83	\$879,441.96	\$32.81	
			Yr 14	\$75,851.87	\$910,222.43	\$33.96	
			Yr 15	\$78,506.68	\$942,08.21	\$35.15	
			Yr 16	\$81,254.42	\$975,053.02	\$36.38	
			Yr 17	\$84,098.32	\$1,009,179.90	\$37.66	



Pricing Summary

Property Address	16100 Lee Road Fort Myers, FL 33912
Lot Size	6.72± AC 292,806± SF
Rentable Area	26,800± SF
Construction Year	2021
Offering Price	\$10,100,000
Price Per Square Foot	\$410
Cap Rate	6%
Operating Income Year One	\$602,370.00
Cap Rate	6%

Offering Price
\$10,100,000



For more information, contact:

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