

# FOR LEASE

## INDUSTRIAL WAREHOUSE / FLEX SPACE

11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907



**UNDER  
NEW  
OWNERSHIP!**

- **AVAILABLE:** 1,200 SF - Unit A  
2,000 SF - Unit B  
3,200 SF - TOTAL
- **LEASE RATE:** \$14.00 / SF NNN +  
\$5.30 / SF CAM  
\$2,130 / Month - Unit A  
\$3,550 / Month - Unit B  
\$5,680 / Month - BOTH

### PROPERTY FEATURES

- Under New Ownership!
- Renovations Currently Underway!
- Unit A has One (1) Grade-Level Door and will be Delivered to Tenant with a Restroom & Office Space
- Unit B has Box-Truck High Doors with the Ability to Add a Ramp
- 14 Parking Spots Plus a Dumpster Pad
- The Property has Over 130' of Frontage Along Cleveland Avenue (US 41)
- Zoned C-2 (Commercial - Lee County) [click here for permitted uses](#)



**Colton Brausen**  
Vice President

**239.210.7608**

[cbrausen@lee-associates.com](mailto:cbrausen@lee-associates.com)

**Zack Tillery**  
Associate

**239.210.7603**

[ztillery@lee-associates.com](mailto:ztillery@lee-associates.com)

# FOR LEASE

## INDUSTRIAL WAREHOUSE / FLEX SPACE

11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# FOR LEASE

## INDUSTRIAL WAREHOUSE / FLEX SPACE

11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907



2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	13,533	71,513	159,950
Est. Households	5,810	33,509	75,726
Est. Average HH Income	\$61,588	\$95,718	\$107,495

TRAFFIC COUNTS	
Cleveland Ave S (US 41)	61,000
S Airport Rd	8,100

# FOR LEASE

## INDUSTRIAL WAREHOUSE / FLEX SPACE

11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com