

10060 AMBERWOOD RD
FORT MYERS, FL 33913

FOR LEASE
INDUSTRIAL / FLEX SPACE
AMBERWOOD CENTER II

LEASE RATE: **\$17.50 PSF NNN**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
1	2,500	\$17.50	\$3,645.83	\$5.00	\$1,041.67	\$4,687.50

SIZE: **Unit 1: 2,500± SF**

OVERHEAD DOORS: **One (1) 10' x 12'**

YEAR BUILT: **1994**

ZONING: **IPD - Industrial Planned Development**
([Click Here for Uses](#))

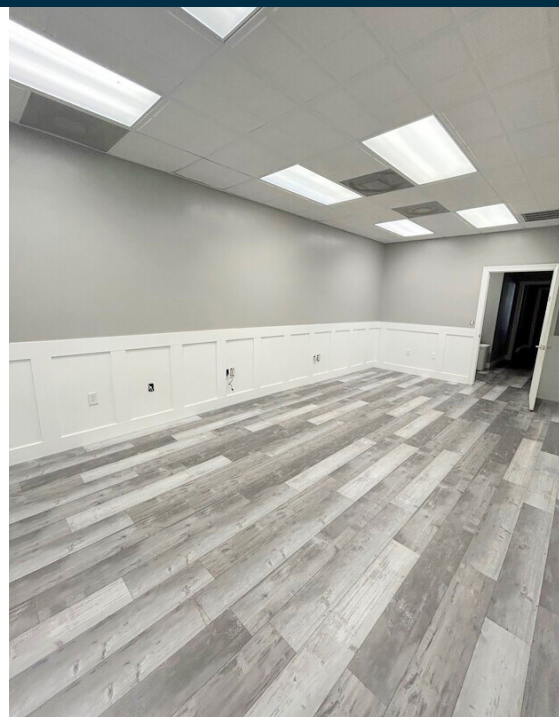
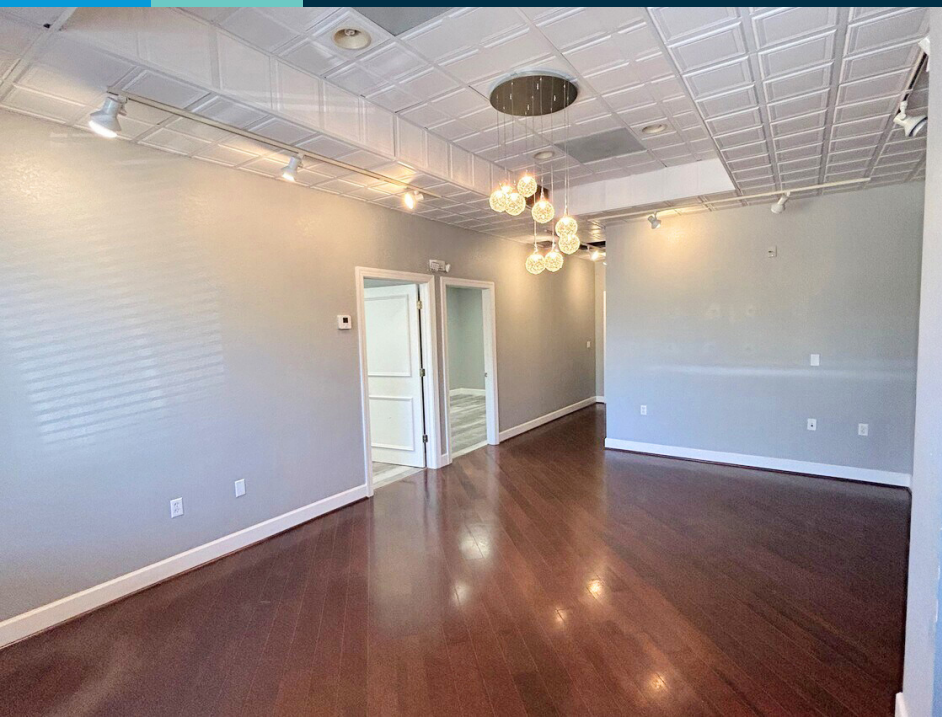


PROPERTY OVERVIEW

Located within the established Treeline Business Park, Amberwood Center offers a recently renovated 2,500± SF end-unit flex space designed to accommodate a wide range of office, showroom, warehouse, and light industrial users. The suite features a functional open layout with high ceilings, abundant natural light, contemporary finishes, and a roll-up door for operational flexibility. Ample on-site parking and convenient access to I-75 and Southwest Florida International Airport (RSW) further enhance the property's appeal, making it an excellent opportunity for businesses seeking a well-located, move-in-ready flex space.

FLOOR PLAN





LOCATION OVERVIEW

Located within Treeline Business Park, Amberwood Center offers immediate access to Daniels Parkway and I-75 (Exit 131), providing excellent connectivity throughout Southwest Florida. Just minutes from Southwest Florida International Airport (RSW), the property is ideally positioned for businesses requiring efficient regional access, convenient commuting, and a central Fort Myers location.



113,231
POPULATION
WITHIN 5 MILES

48,541
HOUSEHOLDS
WITHIN 5 MILES

\$137,377
AVG HH INCOME
WITHIN 5 MILES



LOCATION MAP

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LEASING CONTACTS:

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