



FOR LEASE

New Construction

# The Hub at Daniels

Premium, **Air-Conditioned** Flex Industrial  
Daniels Parkway & Treeline Avenue

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Lease Rate:

**\$20.00** PSF

Building 5 | 18 Units:

**2,010** SF

Delivery

**Jan 2027**

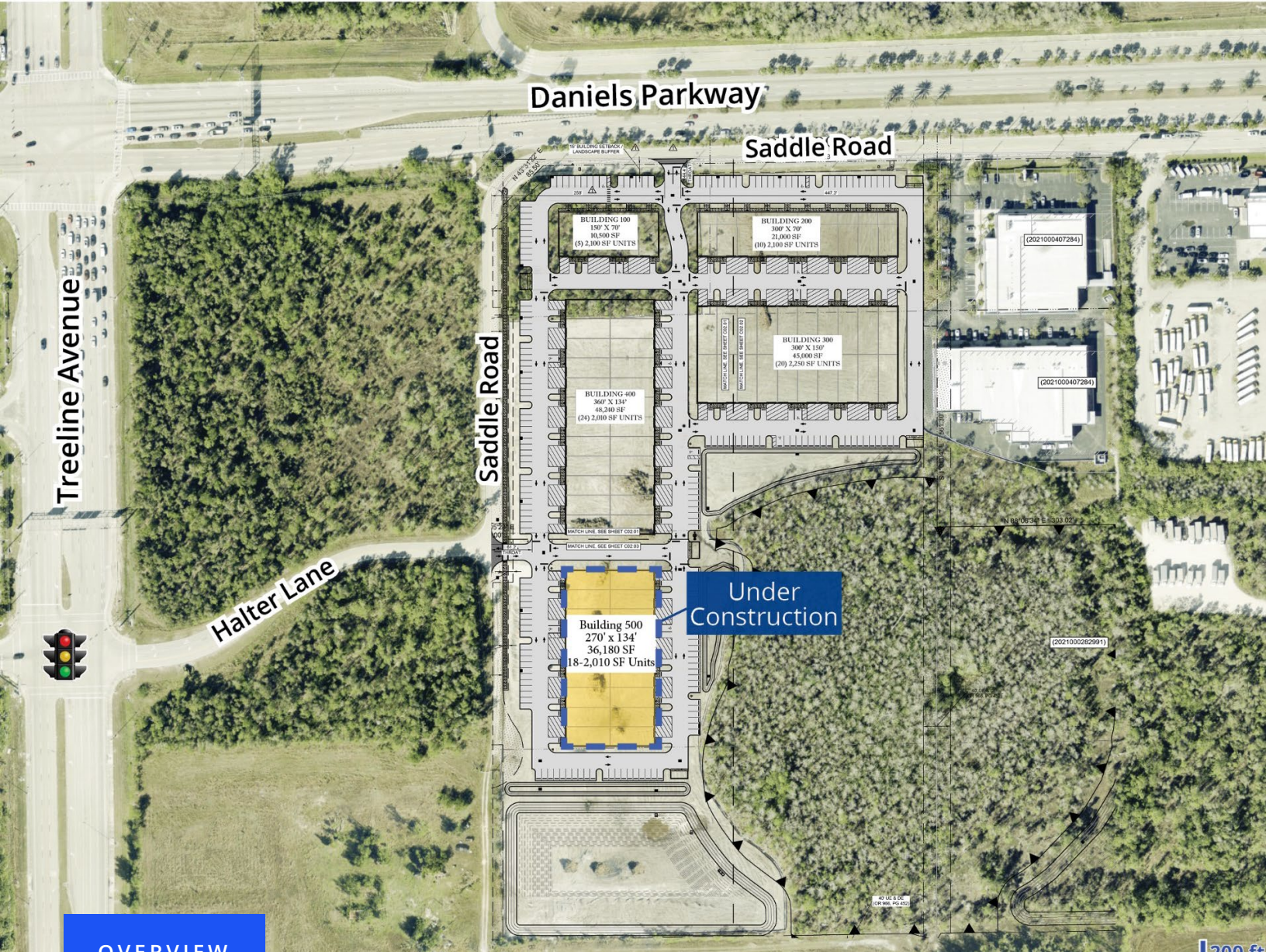
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## Executive Summary

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The Hub at Daniels is an under construction, fully air-conditioned industrial flex project strategically positioned just east of the Daniels Parkway and Treeline Avenue intersection—one of Fort Myers’ most dynamic growth corridors. Located less than five minutes from Interstate 75 and adjacent to Southwest Florida International Airport, the project offers exceptional regional connectivity and multiple signalized access points via Halter Lane. Designed for service-oriented businesses, subcontractors, vendors, and professional users, The Hub at Daniels provides a high-quality, climate-controlled environment in a rapidly expanding commercial corridor. With availability projected for January 2027 and starting rates from \$20 PSF plus CAM, this project represents a rare opportunity to secure Class A flex space in one of Southwest Florida’s most sought-after industrial submarkets.



## OVERVIEW

Address	Saddle Road & Halter Lane
City, County, ST	Fort Myers, Lee County, FL
Property Type	Flex / Industrial
Site Size	18+ acres
Building Class	Class A
Year Built	2026 (First of 5 buildings)
Zoning	Light Industrial (IL) Lee County
Height	27' (above the 25' where insurance companies provide security and insurance savings)
Location	Just east of the Daniels Pkwy & Treeline Avenue intersection, with signalized access to Treeline Avenue via Halter Lane

## Highlights

- New Construction
- Hurricane protection, wind ratings of 160mph
- Entire Unit Air-Conditioned
- Glass Storefront Entry
- Fiber Internet
- Liberal Zoning
- Close Proximity to RSW and I-75



## DETAILS

Building #	Building Area	No. of Units	Unit Size
100	10,500 SF	5	2,100 SF
200	21,000 SF	10	2,100 SF
300	45,000 SF	20	2,250 SF
400	48,240 SF	24	2,010 SF
500	36,180 SF	18	2,010 SF

### Zoning Highlights

- Supports a wide range of clean, low-impact industrial and commercial uses
- Ideal for warehouse, flex, service-industrial, and light manufacturing operations
- Perfect for light industrial, showroom, retail-forward and e-commerce industrial users
- Offers flexibility for contractors, suppliers, logistics, and specialty trades
- Located in area with strong access to major transportation corridors, including I-75 and regional arterials

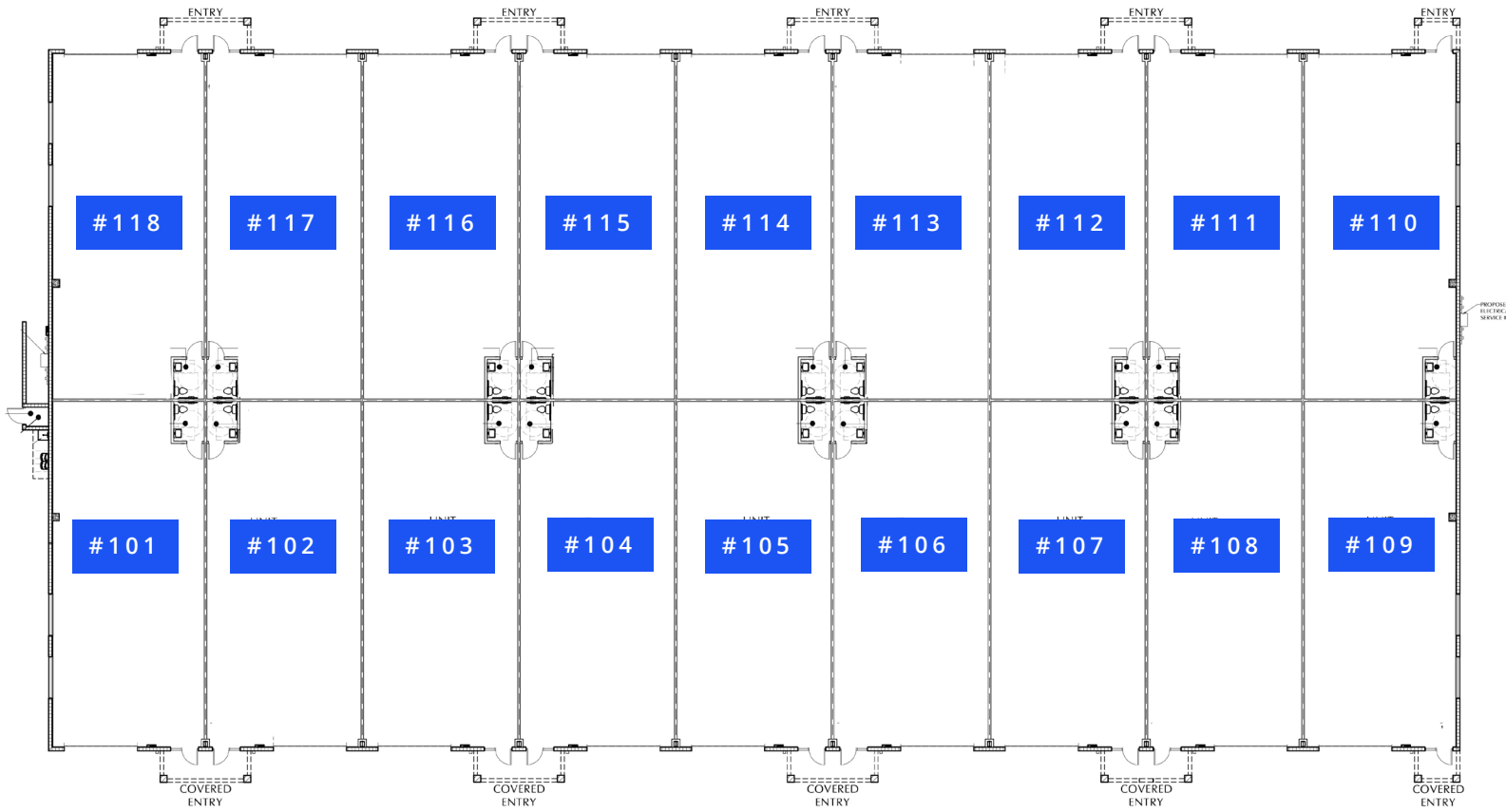
### Approved Uses:

- Warehousing, storage, and distribution
- Climate controlled RV/Auto storage
- Specialty import/exporters (trade port zoning supports bonded warehouse foreign trade zone)
- Light manufacturing & assembly conducted within enclosed buildings
- Contractor services & trades, including equipment storage
- Service-industrial businesses (HVAC, electrical, plumbing, landscaping, etc.)
- Research, tech, and light fabrication operations
- Wholesale trade & supply houses
- Auto detailing/tint or Specialty (non-hazardous)
- Animal care facilities (veterinary, grooming)
- Greenhouses and plant nurseries
- Indoor recreation or entertainment (e.g., fitness, training, amusement)
- Public utilities and service facilities



Accelerating success.

# Building 500 Floor Plan



**AVAILABLE FOR LEASE**

<b>Address</b>	13601 Saddle Road
<b>Building #500</b>	36,900 SF   18 units
<b>Units</b>	2,010 SF each
<b>Eave Height</b>	Ranges from 17' to 34'
<b>Utilities</b>	Public water & sewer
<b>HVAC</b>	Full A/C throughout
<b>Internet</b>	Fiber
<b>Doors</b>	14' x 14' overhead door
<b>Entry</b>	Glass front
<b>Restroom</b>	Handicap restroom

<b>Asking Rate:</b>	\$20.00 PSF NNN
<b>OPEX</b>	Estimated \$4.00 PSF
<b>Available</b>	Delivery January 2027



## Photo Renderings

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## Prime Location

Just east of the Daniels Pkwy & Treeline Avenue intersection, with signalized access to Treeline Avenue via Halter Lane. Multiple points of egress to the site and excellent visibility. Excellent accessibility, with Interstate less than 5 minutes away, signalized access to Treeline Avenue, a north – south arterial roadway that extends south through Naples, a secondary access to I-75 at Colonial Blvd (to the North) and Alico Road (to the south).

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