

FOR LEASE

The Hub at Daniels

13601 Saddle Road, Fort Myers, FL

**Premium Air-Conditioned
Flex Industrial Space
Daniels Pkwy & Treeline Ave Corridor**

Building 500 | 18 Units | 2,010 SF

**\$ 20.00/SF NNN
Delivery Jan 2027**

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Progress Video**



Introducing The Hub at Daniels

Class A flex space in one of Southwest Florida's most sought after industrial submarkets



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 rates starting at \$20 PSF NNN, this project represents a rare opportunity to secure Class A flex space in one of Southwest Florida's most sought-after industrial submarkets.

Why Choose The Hub

Energy Efficiency and Cost Savings to Operate Smarter

Key Features

- New Modern Construction
- New HVAC | Full Unit | Humidity Control
- Modern Lighting
- Fiber Internet
- Hurricane Protection
- FEMA Flood Zone X | High Elevation
- Professional Appearance
- Daniels Corridor Location
- Proximity to the Airport
- Liberal Zoning



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 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

Built for Modern Business

Climate-Controlled Flex Space in Southwest Florida's Premier Growth Corridor

26' 1" FT

MEAN CLEAR HEIGHT

160 MPH

WIND RATING | HURRICANE PROTECTION

14' x 14'

OVERHEAD DOORS

Air-Conditioned

FULL BUILDING | ENTIRE UNIT

BUILDING 500

36,180 SF

UNITS | SIZE

18 | 2,010 SF

Delivery

January 2027

MEAN CLEAR HEIGHT

26' 1"

Supports racking and mezzanine potential

HVAC

Full building

PARKING

On-Site Parking

ZONING

IL Light Industrial
Lee County

UTILITIES

Public Water & Sewer

POWER

3 Phase 225 amp per Unit

INTERNET

Fiber

FIRE PROTECTION

Complete automatic wet sprinkler system

FEMA FLOOD ZONE

X - 27' slab elevation is one of the highest area elevations providing maximum insurance savings and storm protection



HIGHLIGHTS

New Construction

Hurricane Protection, Wind Ratings of 160 MPH

Entire Unit Air-Conditioned

Glass Storefront Entry

Fiber Internet

Liberal Zoning

Close Proximity to RSW & I-75

Approved Uses



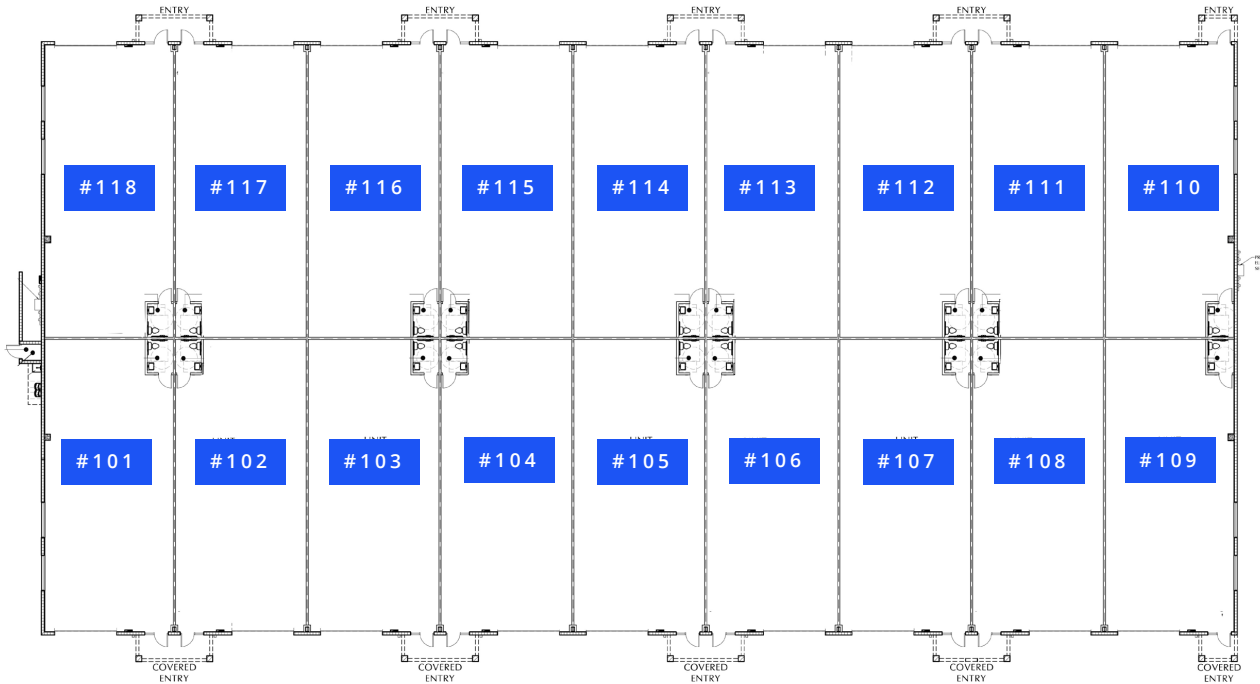
Building #	Building Area	No. of Units	Unit Sizes
100	10,500 SF	5	2,100 SF
200	21,000 SF	10	2,100 SF
300	43,000 SF	20	2,250 SF
400	48,240 SF	24	2,010 SF
500	36,180 SF	18	2,010 SF NOW LEASING

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

FLOOR PLAN

Building 500

Single Unit | Multiple Adjacent Units | Growing Business Configurations



Availability

- 18 Units
- 2,010 SF Each
- Glass Storefront Entry
- 14' x 14' Overhead Door
- ADA Restroom
- Fiber Internet
- Full HVAC

Prime Southwest Florida Address

The Hub provides immediate opportunities and room for future expansion



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).

DRIVE TIMES

RSW Airport	3-min
Interstate 75	5-min
Gulf Coast Town Center	5-min
Alico Road	8-min
Downtown Fort Myers	20-min



August 2026

NOW LEASING

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