

10061

AMBERWOOD ROAD
FORT MYERS, FL 33913

FOR LEASE

INDUSTRIAL / FLEX

FULLY AIR CONDITIONED DISTRIBUTION WAREHOUSE

PROPERTY OVERVIEW

- 21,107± SF Total Building Size
- 6,275 SF of Office Area with Six (6) Offices & Breakroom
- Two (2) Grade-Level Doors
- Four (4) Restrooms
- Close Proximity to Interstate 75
- Ideal for Corporate Headquarters & Manufacturing
- Completely Updated Interior

This 21,107 SF commercial office warehouse occupies a rare Fort Myers location and offers a meticulously updated interior that blends corporate appeal with practical functionality. The layout includes 6 well-appointed offices and a breakroom within 6,275 SF of office area, complemented by 4 restrooms and a spacious, efficient floor plan designed to support both headquarters operations and light manufacturing. Its close proximity to I-75 provides convenient regional access, making it an ideal hub for a company seeking a unified corporate headquarters and manufacturing/warehouse presence in a single, highly usable facility.



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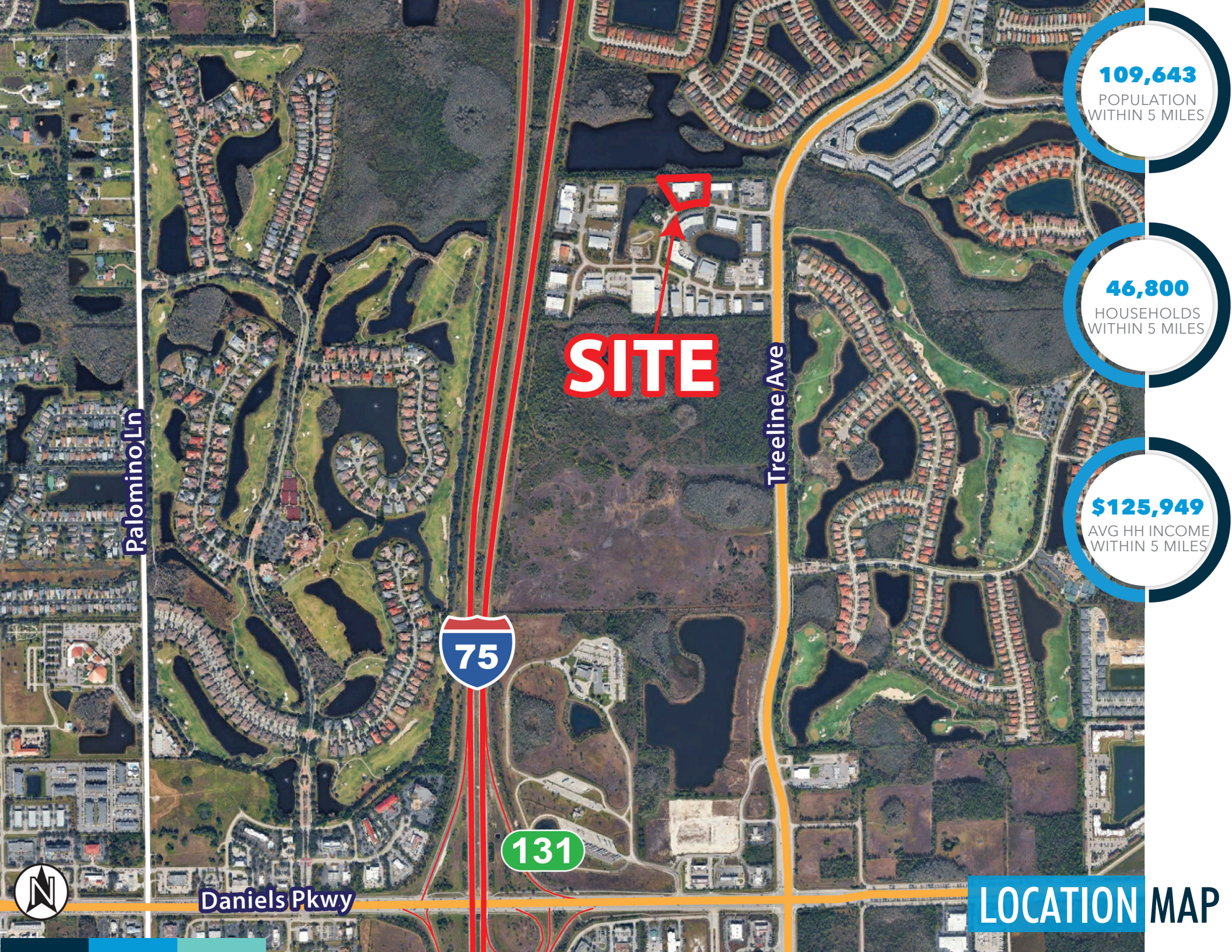


LEASE RATE

AVAILABLE (SF)	21,107
LEASE RATE	\$14.00 / SF
RATE TYPE	NNN
BASE MONTHLY RENT	\$24,624.83
CAM RATE	\$2.91 / SF
MONTHLY CAM	\$5,118.45
TOTAL MONTHLY RENT	\$29,743.28



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SITE

109,643

POPULATION
WITHIN 5 MILES

46,800

HOUSEHOLDS
WITHIN 5 MILES

\$125,949

AVG HH INCOME
WITHIN 5 MILES

Palomino Ln

Treeline Ave

Daniels Pkwy

75

131

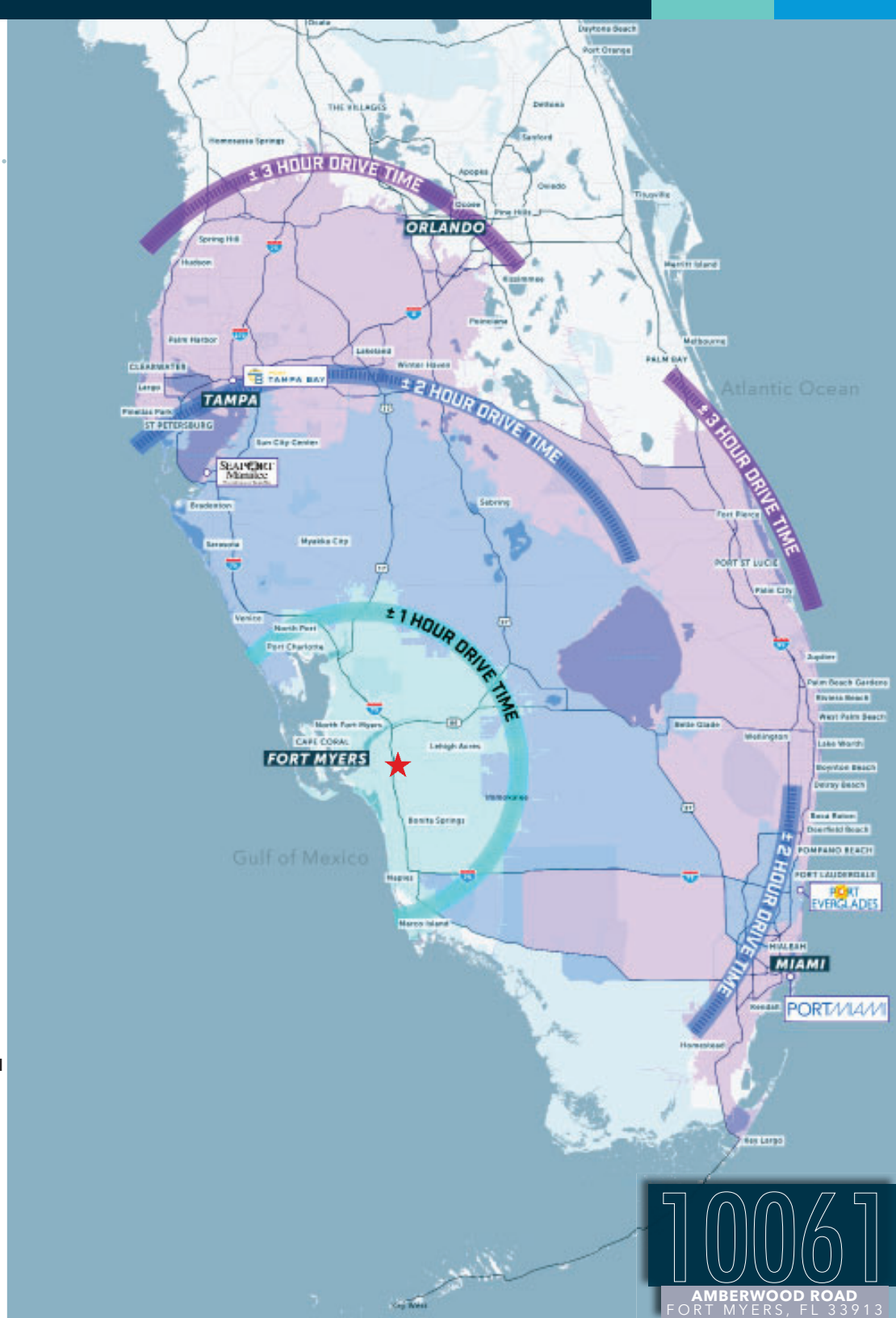
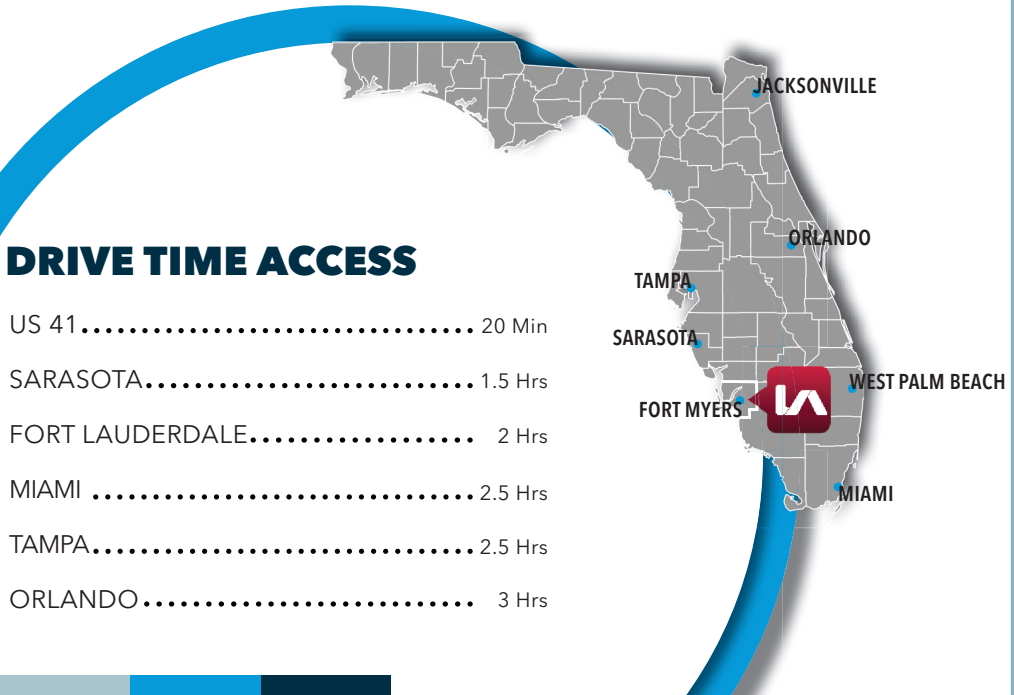


LOCATION MAP

Strategically Positioned for Regional **CONNECTIVITY**

10061 Amberwood Road provides efficient access throughout Florida via I-75, US-41, Daniels Parkway, and Southwest Florida International Airport, placing major population and distribution hubs within convenient reach.

- Immediate access to I-75 and Daniels Parkway
- Minutes from RSW International Airport
- Central access to Tampa, Orlando, and Miami markets
- Located within the Jetport / Daniels industrial corridor
- Strong regional workforce and population growth



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COMMERCIAL REAL ESTATE SERVICES

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