

# FOR SALE

## NNN Investment Opportunity

Offering Memorandum  
16100 Lee Road  
Fort Myers, FL



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# PROPERTY OVERVIEW



# The Offering

16100 Lee Road in Fort Myers, Florida is a well-located asset being offered for sale, providing investors the opportunity to capitalize on a strategically positioned property within a high-growth Southwest Florida corridor. This opportunity is structured as a true triple net (NNN) investment, with minimal landlord responsibilities and all expenses including taxes, insurance, and maintenance borne by the tenant.

## Investment Snapshot

16100 Lee Road  
Fort Myers, FL 33912  
**Address**

1234-123-01-00000.0010  
**Strap Number**

26,800± SF  
**Total Building Area**

4800 - Warehousing  
**Zoning**

6.72± AC | 292,806± SF  
**Lot Size**

2021  
**Year Built**

C | 2022 updated  
**Flood Zone**

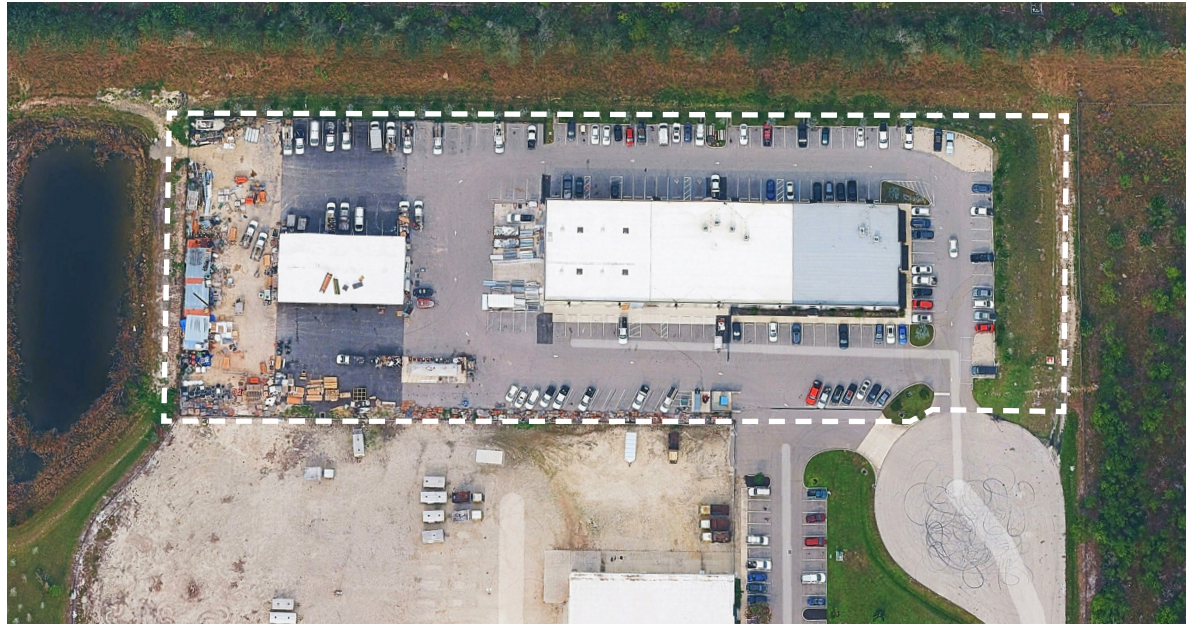
Single tenant with renewal options  
Net lease  
**Occupancy**



Asking Price  
**\$10,100,000**

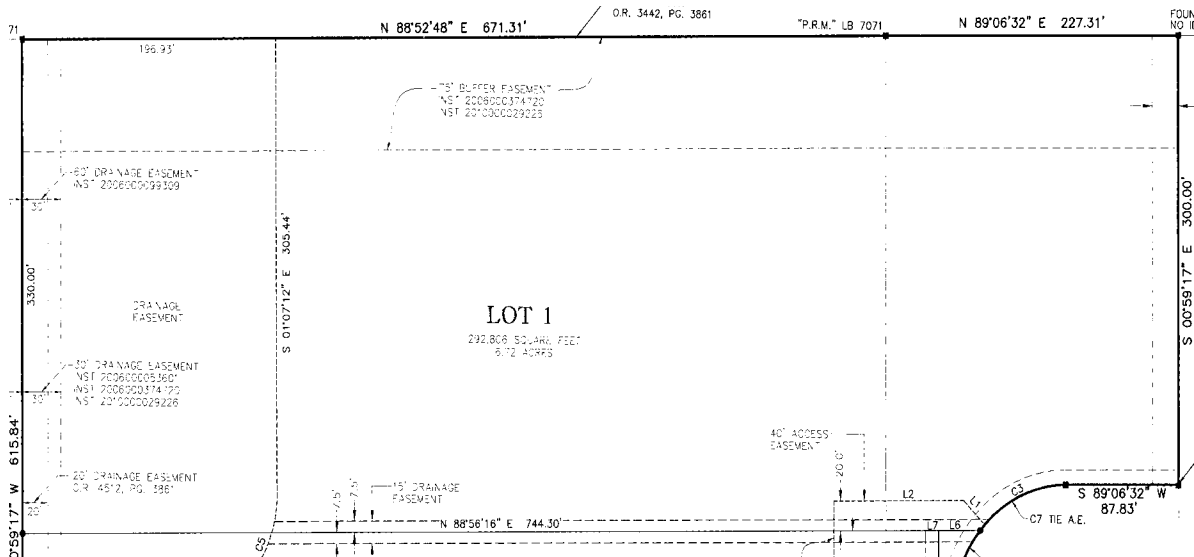


# Property Overview



## Property Features

- 6.72± Acre site
- Strategically positioned at the end of Lee Road, offering privacy and controlled access
- **2021 Construction**
- Two (2) single-story buildings totaling 26,800± SF
  - » 22,000± SF office / assembly / production area
  - » 4,800± SF freestanding workshop
- **Fully fenced and secured yard**, ideal for operational efficiency and outdoor storage
- Generous site layout supporting seamless circulation, parking, and flexible use configurations
- Functional design well-suited for industrial, distribution, or single-tenant occupancy



6.72± AC

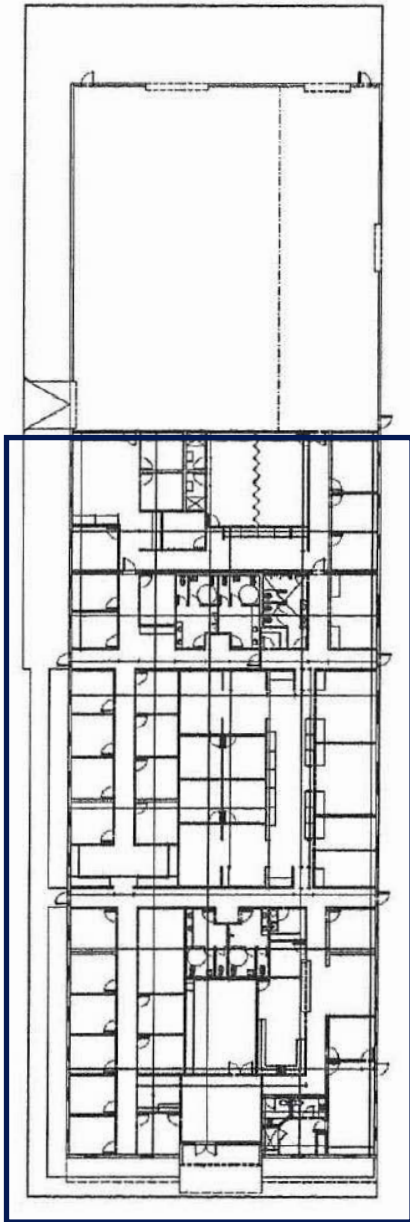
# Property Description

## Main Building

|                               |   |
|-------------------------------|---|
| <b>Building Rentable Area</b> | 22,000 SF   |
| <b>Office Area</b>            | 14,720 SF   |
| <b>Warehouse</b>              | <ul style="list-style-type: none"><li>• 7,280 SF</li><li>• Manufacturing area</li><li>• Interior storage shelving</li><li>• Restrooms &amp; showers</li></ul> |
| <b>Electric</b>               | 3 Phase   |
| <b>Generator</b>              | Generac 1000  |
| <b>Fuel Station</b>           | On Site   |
| <b>Sprinklers</b>             | Fully sprinkled   |
| <b>Zoning</b>                 | 4800 - Warehousing  |
| <b>Built Year</b>             | 2021  |
| <b>Parking</b>                | 90±   |



# Building Floor Plan



Office Area 14,720 SF

## Office Features

- Impressive reception area with elevated ceiling heights
- ±22–26 private offices designed for efficiency and workflow
- Well-appointed kitchen and breakroom
- Dedicated lounge and collaborative workspace
- Two (2) restrooms
- Modern, high-quality interior finishes throughout
- Fully climate-controlled environment

## Operational Features

- Additional private offices supporting operational management
- Dedicated conference / meeting room
- Kitchen and employee break area
- Two (2) restrooms
- Optional shower facility for staff convenience
- Durable, modern finishes designed for industrial use
- Fully climate-controlled environment (HVAC)
- Efficient layout supporting a wide range of industrial, distribution, or production operations
- **On-site Generac industrial-grade generator capable of supporting full-building operations**, providing critical power redundancy and operational continuity
- Permanent, professionally installed standby system enhancing asset resiliency for mission-critical users
- Supports uninterrupted operations during power outages—ideal for industrial, distribution, and production uses

22,000±  
square feet

# Exterior Building Photos



# Office Photos



# Property Description

## Workshop

|                               |  |
|-------------------------------|--|
| <b>Building Rentable Area</b> | 4,800± SF  |
| <b>Workshop</b>               | <ul style="list-style-type: none"><li>• Freestanding building</li><li>• Storage</li><li>• Fleet maintenance</li><li>• Tool room</li></ul>                              |
| <b>Bay Doors</b>              | 4 multi-grade service bays   |
| <b>Electric</b>               | Multi-grid service   |
| <b>Parking</b>                | <ul style="list-style-type: none"><li>• For fleet and equipment</li><li>• Large maneuvering area for trucks and equipments</li><li>• Easy access for loading</li></ul> |
| <b>Zoning</b>                 | 4800 - Warehousing   |

4,800±  
square feet

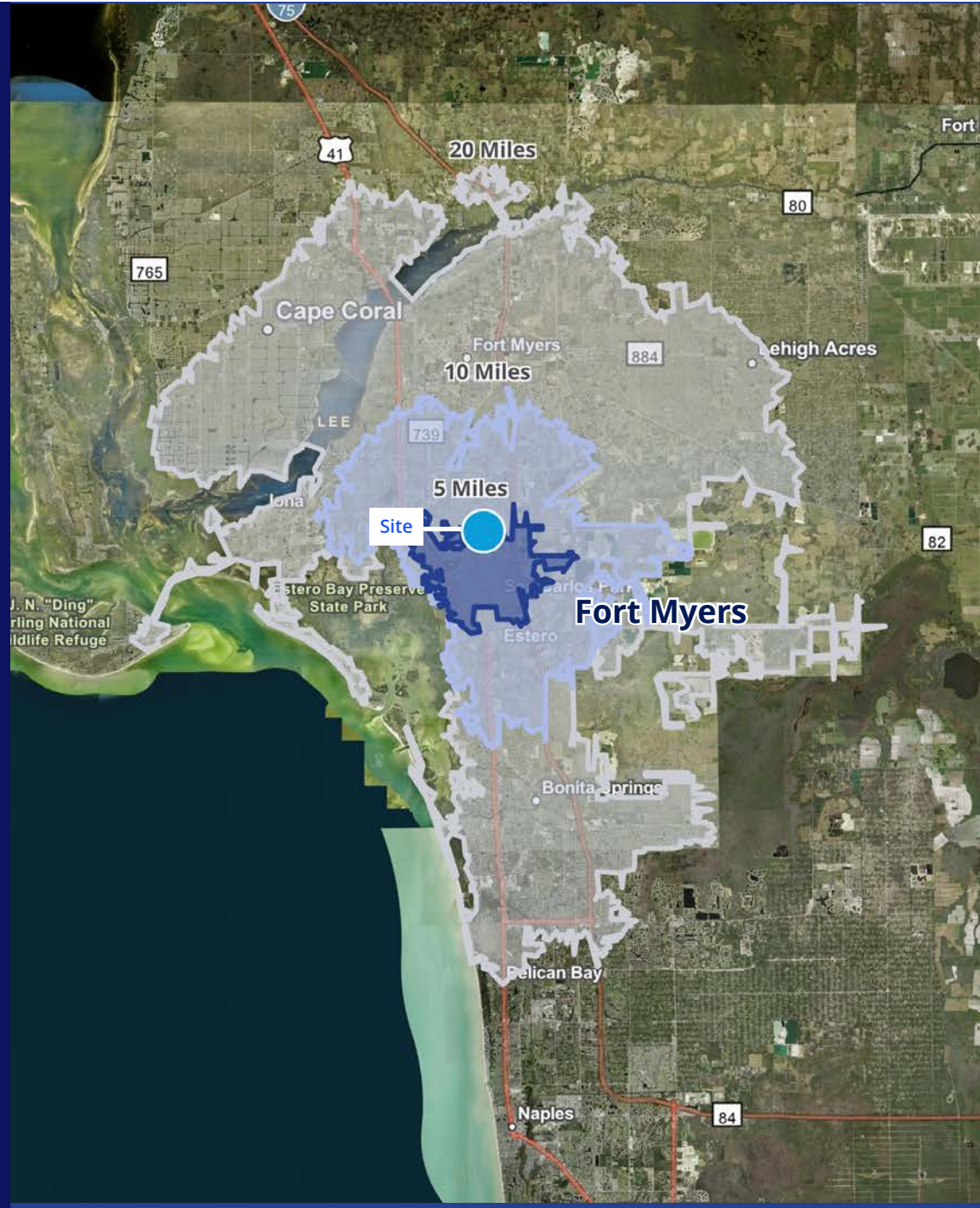


# Building Photos





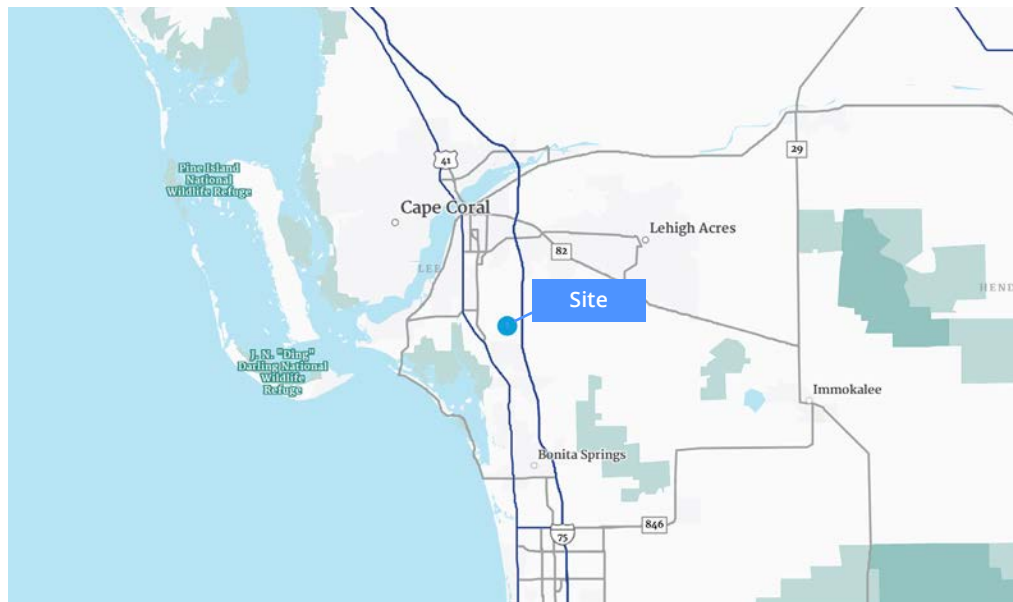
# MARKET & LOCATION OVERVIEW



# Market Information

## Southwest Florida - Fort Myers

Fort Myers is a strategically positioned Gulf Coast market benefiting from strong regional connectivity and long-term demographic tailwinds. Located along the Caloosahatchee River directly across from Cape Coral and proximate to Sanibel and Captiva Islands, Estero, and Fort Myers Beach, the city offers direct access to waterways, coastal amenities, and critical transportation infrastructure, including Southwest Florida International Airport (RSW). Historically a seasonal tourism market, Fort Myers has transitioned into a year-round residential and commercial hub driven by sustained population and employment growth. The city's population growth is supported by net in-migration from higher-cost states, expansion in healthcare, construction, logistics, tourism, and professional services, and Florida's favorable tax environment. These fundamentals have fueled significant residential, commercial, and infrastructure investment, particularly along key corridors such as Colonial Boulevard, Alico Road, and the Downtown/Midtown Fort Myers submarkets, reinforcing the area's attractiveness for long-term real estate investment.



### Demographics



Population

|          |          |           |
|----------|----------|-----------|
| 369,398  | 959,273  | 1,261,441 |
| 10 Miles | 20 Miles | 30 Miles  |



Annual Growth Rate

|          |          |          |
|----------|----------|----------|
| 1.40%    | 1.53%    | 1.54%    |
| 10 Miles | 30 Miles | 30 Miles |



Daytime Population

|          |          |           |
|----------|----------|-----------|
| 421,742  | 944,388  | 1,247,966 |
| 10 Miles | 30 Miles | 30 Miles  |

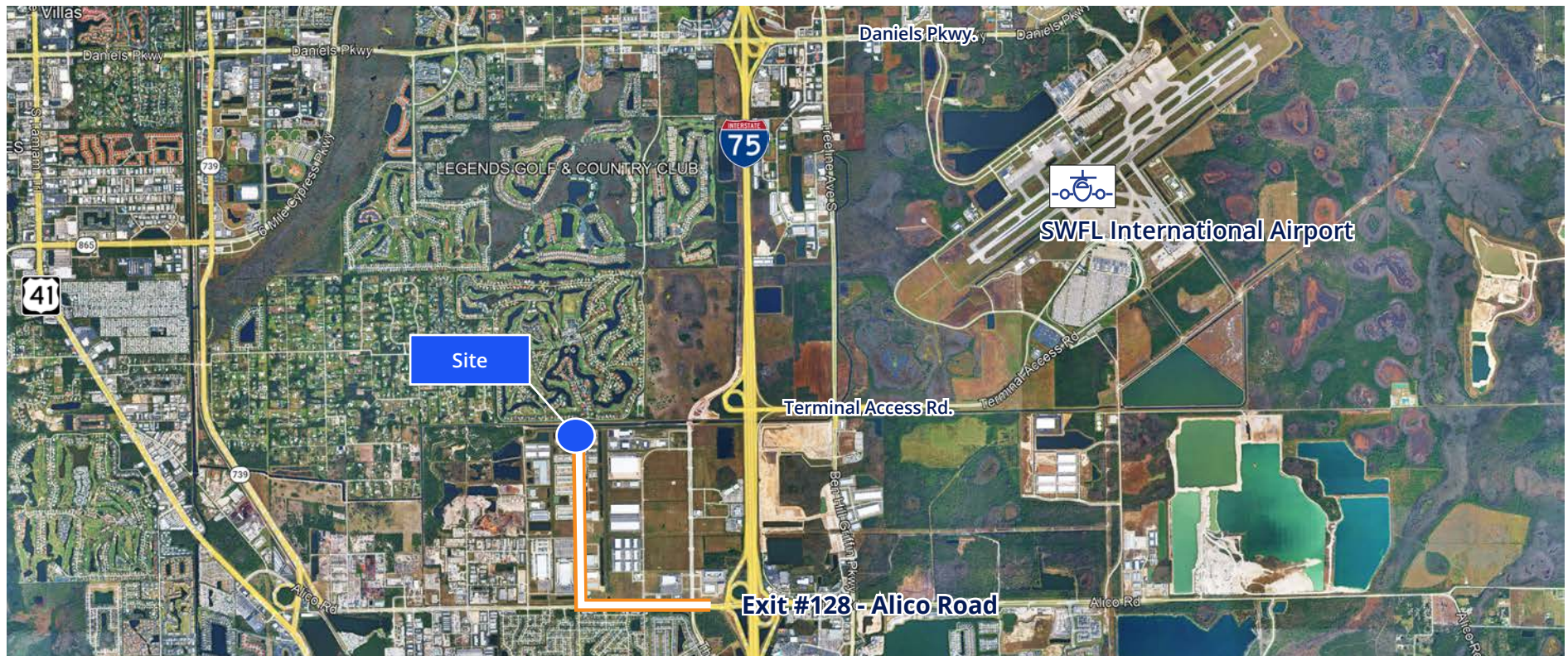


Average Household Income

|           |           |           |
|-----------|-----------|-----------|
| \$120,198 | \$118,191 | \$122,652 |
| 10 Miles  | 20 Miles  | 30 Miles  |

# Location Overview

16100 Lee Road is located within the Alico Road industrial and logistics corridor, one of the most active and supply-constrained industrial submarkets in Southwest Florida. This corridor is widely recognized as the region's primary hub for distribution, contractor services, warehousing, and light industrial users, and is surrounded by major national and regional tenants including Amazon, Tesla, Freightliner, and other logistics-oriented businesses. The concentration of industrial users supports long-term tenant demand and pricing power.



- Immediate access to I-75 (Exit 128) and U.S. 41, enabling efficient regional distribution
- 3-5 miles from Southwest Florida International Airport (RSW), supporting logistics and executive travel
- Flexible industrial zoning suitable for warehouse, contractor, and service-oriented uses
- Proximity to a growing labor pool and major commercial amenities
- Limited remaining industrial land in the submarket, supporting long-term demand and value appreciation

 **I-75**  
2± miles  
5-7 minute drive time



# Financial Summary



# Tenant Overview

## CFS Roofing, LLC

Founded in 2009, CFS Roofing LLC is a licensed and insured roofing contractor based in Fort Myers, Florida, serving Southwest Florida including Fort Myers, Naples, and surrounding areas. The company focuses on both residential and commercial roofing projects.

### Space Leased:

- Office: 14,720 SF
  - Warehouse: 7,280 SF
  - Workshop: 4,800 SF
  - Vacant Land: 87,120± SF
- } 26,800 SF

### Lease Term:

- Absolute NNN
- Initial term: 7 years
- Commencement: 7/21/2024
- 2-5 yr renewal options at 3.5% annual escalation with 180 days notice

**Operating expenses:** Tenant is responsible to pay all costs incurred in operating and maintaining the Premises (repair and replacement costs).

**Taxes:** Tenant is responsible to pay all real and personal property taxes levied and assessed against the Premises

**Insurance:** Tenant shall maintain the Commercial General Liability Insurance, Worker’s Compensation, Employer’s Liability Insurance, Business Interruption Insurance and rental value Insurance

**Utilities:** Tenant to pay for all utilities supplied to the Premises.

### Rent Schedule

| SF     | Term               | Term                   | Base Rent   |              |                | Lease Expiry |           |
|--------|--------------------|------------------------|-------------|--------------|----------------|--------------|-----------|
|        |                    |                        | Monthly     | Annual       | PSF            |              |           |
| 26,800 | 7/26/2024          | Yr 1                   | \$48,500    | \$582,000    | \$21.72        | 7/26/2031    |           |
|        | Current yr of term | Yr 2                   | \$50,197.50 | \$602,370    | \$22.48        |              |           |
|        |                    | Yr 3                   | \$51,954.41 | \$623,452.95 | \$23.26        |              |           |
|        |                    | Yr 4                   | \$53,772.82 | \$645,273.80 | \$24.08        |              |           |
|        |                    | Yr 5                   | \$55,654.87 | \$667,858.39 | \$24.92        |              |           |
|        |                    | Yr 6                   | \$57,602.79 | \$691,233.43 | \$25.79        |              |           |
|        |                    | Yr 7                   | \$59,618.88 | \$715,426.60 | \$26.70        |              |           |
|        |                    | Renewal 1<br>7/27/2031 | Yr 8        | \$61,705.54  | \$740,466.53   | \$27.63      | 7/26/2036 |
|        |                    |                        | Yr 9        | \$63,865.24  | \$766,382.86   | \$28.60      |           |
|        |                    |                        | Yr 10       | \$66,100.52  | \$793,206.26   | \$29.60      |           |
|        |                    |                        | Yr 11       | \$68,414.04  | \$820,968.48   | \$30.63      |           |
|        |                    |                        | Yr 12       | \$70,808.53  | \$849,702.38   | \$31.71      |           |
|        |                    |                        | Yr 13       | \$73,286.83  | \$879,441.96   | \$32.81      |           |
|        |                    | Renewal 2<br>7/27/2036 | Yr 14       | \$75,851.87  | \$910,222.43   | \$33.96      | 7/26/2041 |
|        |                    |                        | Yr 15       | \$78,506.68  | \$942,08.21    | \$35.15      |           |
|        |                    |                        | Yr 16       | \$81,254.42  | \$975,053.02   | \$36.38      |           |
|        |                    |                        | Yr 17       | \$84,098.32  | \$1,009,179.90 | \$37.66      |           |



# Pricing Summary

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|                                  |  |
|----------------------------------|--|
| <b>Property Address</b>          | 16100 Lee Road<br>Fort Myers, FL 33912 |
| <b>Lot Size</b>                  | 6.72± AC   292,806± SF                 |
| <b>Rentable Area</b>             | 26,800± SF                             |
| <b>Construction Year</b>         | 2021                                   |
| <b>Offering Price</b>            | \$10,100,000                           |
| <b>Price Per Square Foot</b>     | \$377                                  |
| <b>Cap Rate</b>                  | 6%                                     |
| <b>Operating Income Year One</b> | \$602,370.00                           |
| <b>Cap Rate</b>                  | 6%                                     |

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**Offering Price**  
**\$10,100,000**



For more information, contact:

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