

Gulfoast Industrial Campus

16190 Lee Rd, Unit 120
Fort Myers, FL



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Sub-Lease

Property Highlights

- Newly constructed in 2018
- Metal frame with concrete construction
- 16'X16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- Units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP NUMBER	04-46-25-00-00001.0260
PROPERTY TYPE	Industrial
YEAR BUILT	2018
ZONING	IPD
LEASE EXPIRATION	6/30/2027
LEASE RATE	\$17.50 NNN
CAM	\$5.24
SUBMARKET	S Fort Myers/San Carlos

Better never settles

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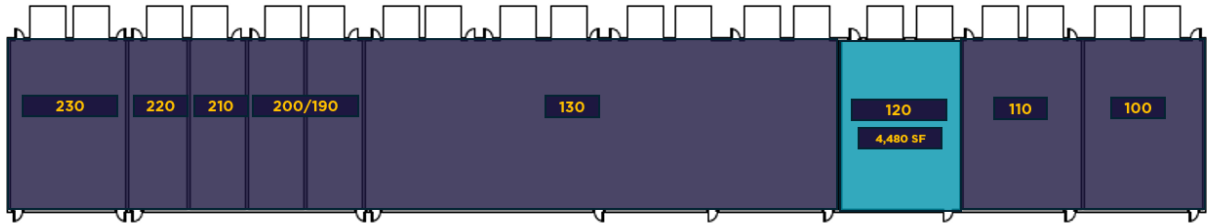
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Unit 120 Information

Building 8 - 16190 Lee Rd



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Unit	Lease Exp.	Size	Lease Rate	CAM	Monthly Rent
120	06/30/2027	4,480 SF	\$17.50 NNN	\$5.24	\$8,489.60



16' x 16'
overhead
doors



24' clear
height



Heavy
industrial
zoning



3-phase power



ESFR
Sprinklers

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