



Beaches Business Park

16225/16235 Pine Ridge Rd

Fort Myers, FL 33908

Property Features

- New class A industrial construction with January 1st 2026 delivery date
- Metal frame with concrete construction
- Delivered as “Vanilla Shell”, plumbing stubbed, electrical hook-up, and mounted HVAC
- 16’X16’ overhead doors rated withstand 165 mph winds
- 3-phase power
- 18’-20’ ceilings
- Property 1’ above new FEMA Base Flood Elevation

Price	\$19,195,000
Price Per Square Foot	\$250
NNN leasable area	± 76,780 SF
Buildings	2
Zoning	IL
Strap numbers	05-46-24-01-00003-0040 05-46-25-01-00003.004B 05-46-24-01-00003.004A 05-46-24-01-00003.004D
Submarket	Fort Myers/The Islands

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

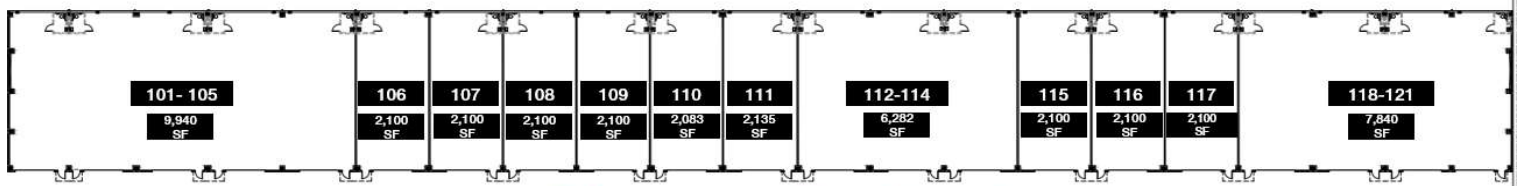
Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

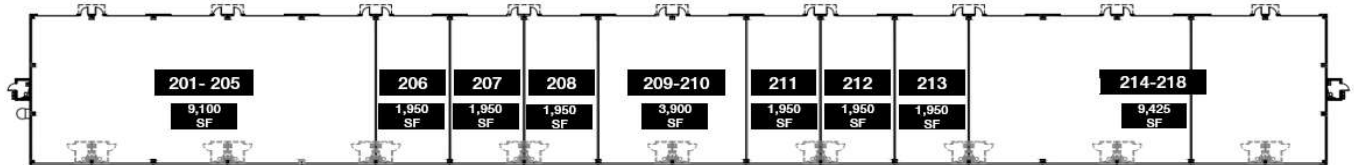
Building 1 & 2

Construction Delivery Date January 1, 2026

Building 1 - 16225 Pine Ridge Rd



Building 2 - 16235 Pine Ridge Rd



Building 1 Nearing construction completion

- ±42,980 SF
- 12 Units
- Building depth 70'

Building 2 Under construction

- ± 33,800 SF
- 7 Units
- Building depth 65'

Pre-Leasing Rate

Unit Size	Lease Rate	CAM	Monthly Rent*
1,950 - 2,100 SF	\$18.40 NNN	TBD	\$2,990.00 - \$3,220.00
3,575 - 3,900 SF	\$18.40 NNN	TBD	\$5,481.67 - \$5,980.00
5,850 - 6,282 SF	\$18.40 NNN	TBD	\$8,970.00 - \$9,632.40
7,840 SF and up	\$18.40 NNN	TBD	\$12,021.33 AND UP

*CAM Not Included

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

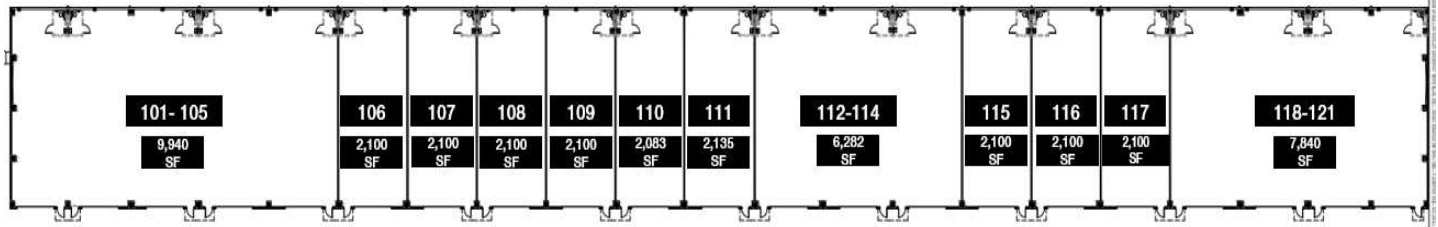
Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

Building 1

Nearing construction completion.

Building 1 - 16225 Pine Ridge Rd

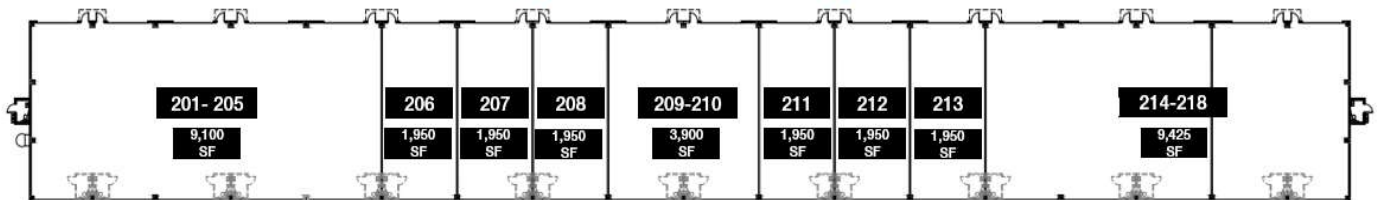


- Building depth 70'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

Building 2

Building under construction.

Building 2 - 16235 Pine Ridge Rd



- Building depth 65'
- Units have 1-5 restrooms
- 16 x 16 overhead doors
- 3-phase power

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

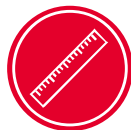
Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



Built 1' above
FEMA Base Flood
Elevation



18'-20'
clear height



Build-out
options



3-phase
power



ESFR
Sprinklers

For more information:

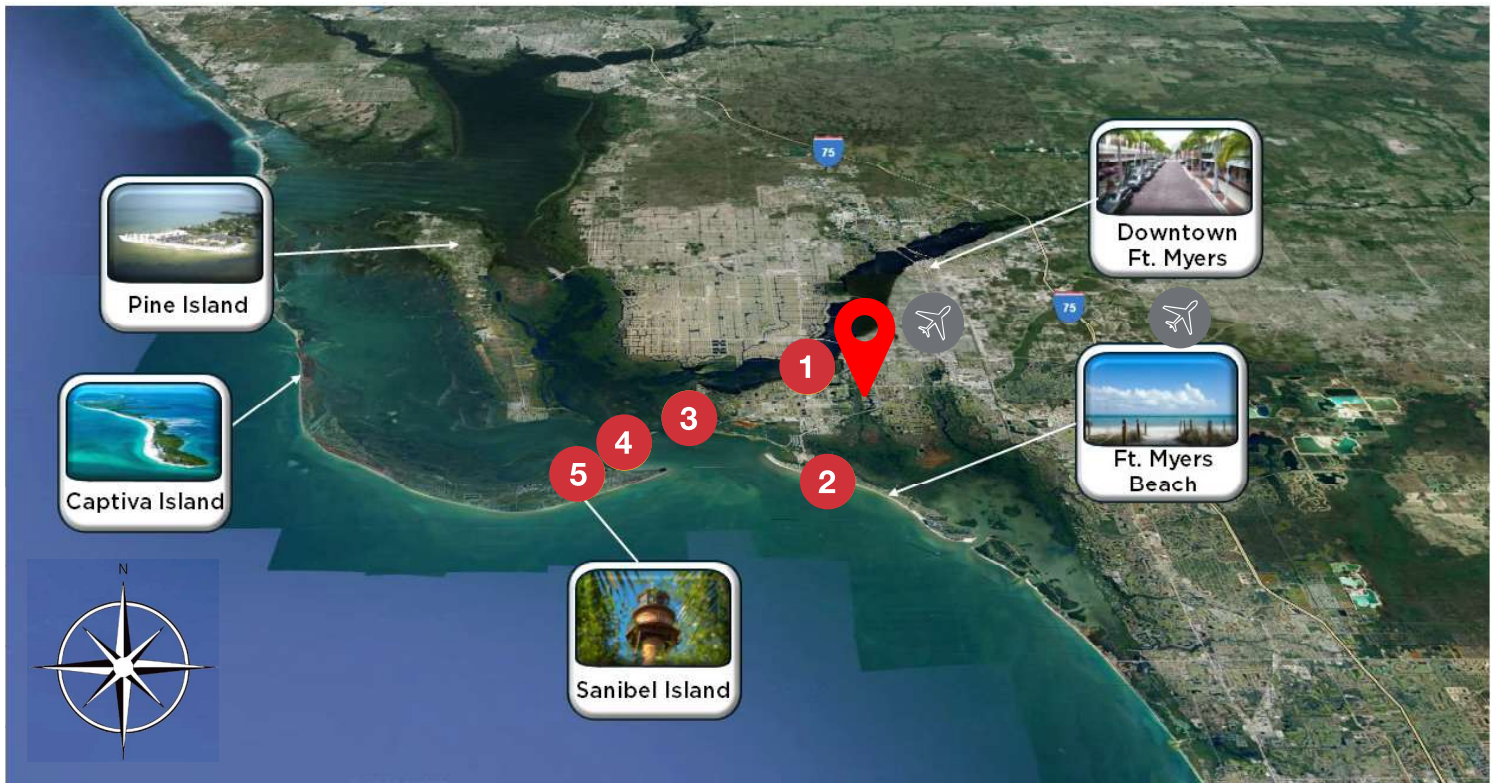
Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



1

Tarpon Point Marina
±2.0 Miles

2

Salty Sam's Marina
±2.0 Miles

3

Port Sanibel
Marina ±3.0 Miles

4

Punta Rassa Boat
Ramp ±5.0 Miles

5

Sanibel Boat Ramp
±10.0 Miles



Page Field Private
Airport ±0.7 Miles



RSW International
Airport ±16 Miles



I-75
±9.4 MILES

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com