



16171 SAN CARLOS BLVD, UNIT 3 | FORT MYERS, FL 33908

RETAIL/WAREHOUSE SPACE – READY FOR YOUR VISION

FOR LEASE

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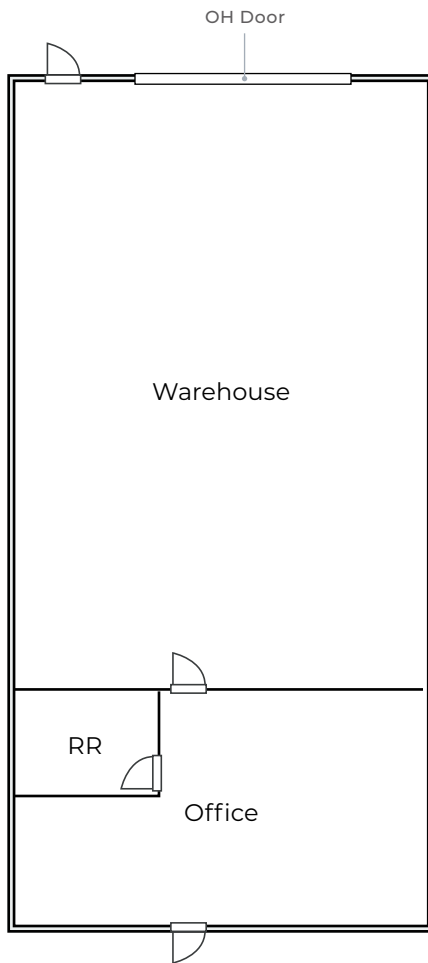
Fully Climate Controlled Flex space For Lease

Positioned just off the highly traveled San Carlos Blvd ($\pm 14,500$ AADT), this $\pm 2,500$ square foot commercial flex unit offers a functional layout in a high-visibility location. Zoned C-1 (Commercial), the space is well-suited for a wide range of business uses including showroom, retail, service-based operations, or storage/distribution supporting a commercial use. The unit features an open office area that seamlessly transitions into a spacious warehouse with approximately 17' peak ceiling height. A 10' x 10' rear roll-up door provides convenient access for deliveries and equipment. Additional highlights include a private restroom and excellent signage potential. This is a flexible opportunity for businesses seeking visibility, functionality, and location — all in one.

PROPERTY DETAILS

AVAILABLE SPACE	2,500 SF
LEASE RATE	\$19.00 PSF Gross
DATE AVAILABLE	October 1, 2026
ZONING	C-1
PARCEL SIZE	42,363 SF
BUILDING SIZE	10,000 SF
YEAR BUILT	2004
PEAK HEIGHT	17'
OH DOORS	10' x 10'

FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.

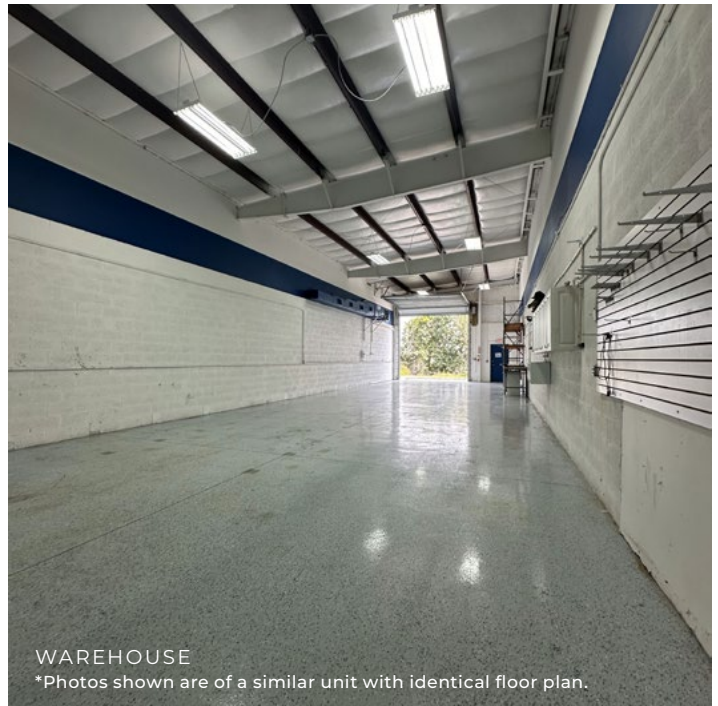
HIGHLIGHTS

Warehouse with $\pm 17'$ peak ceiling height - ideal for storage, commercial, or creative use.

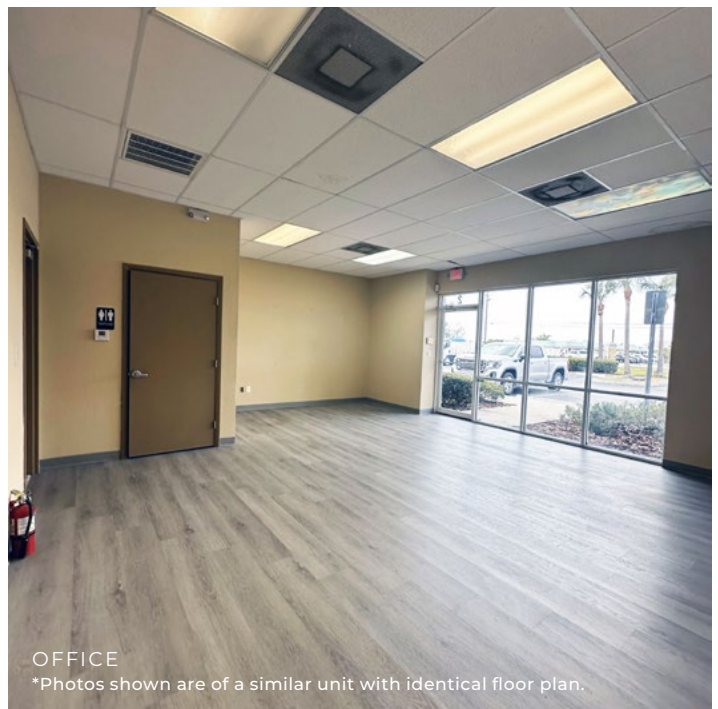
Open area perfect for administrative or customer-facing operations.

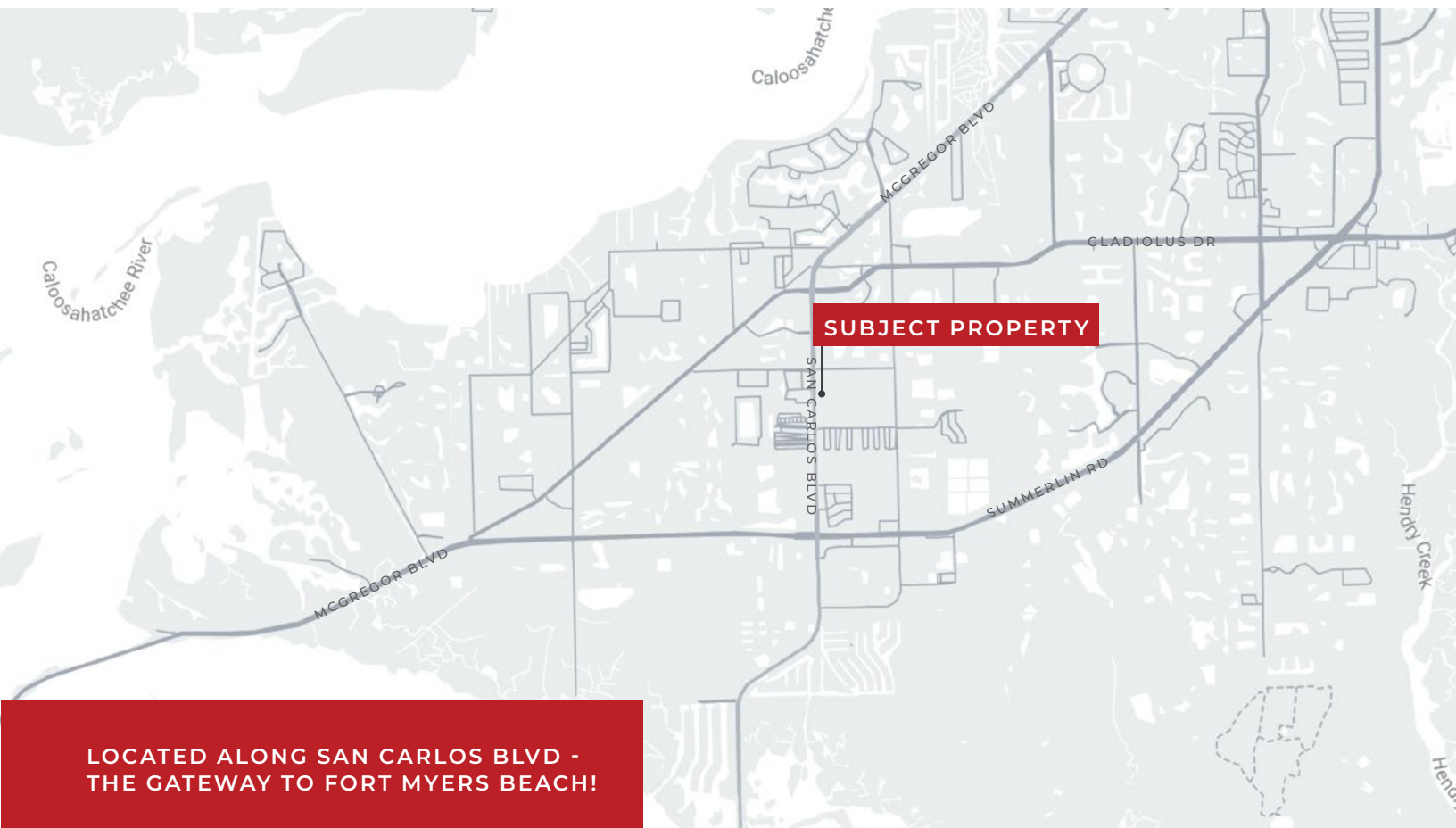
Private restroom included within unit.

Fully climate controlled warehouse



SITE AERIAL





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