

# Gulfside Business Center

5686 Youngquist Rd.  
Fort Myers, FL 33912



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## For Lease

### Property Highlights

- Well-maintained and professionally managed business park
- Pylon signage
- Located just off US-41

#### PROPERTY TYPE

Flex Industrial

#### YEAR BUILT

1984

#### ZONING

C2 - Commercial

#### LEASE RATE

\$17.75 SF / FSG

#### PARKING

1.96/1,000 sf

#### CEILING HEIGHT

16'-20'

#### SUBMARKET

S Ft Myers / San Carlos



Better never settles

**GARY TASMAN**  
CEO & Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**GRETCHEN SMITH**  
Senior Director  
(239) 464-5976  
[gsmith@cpswfl.com](mailto:gsmith@cpswfl.com)

# Gulfside Business Center

## 5686 Youngquist Rd.

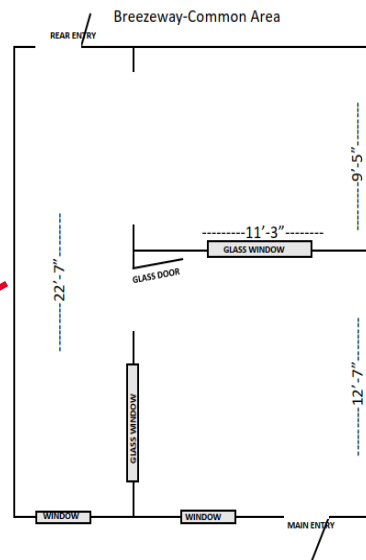
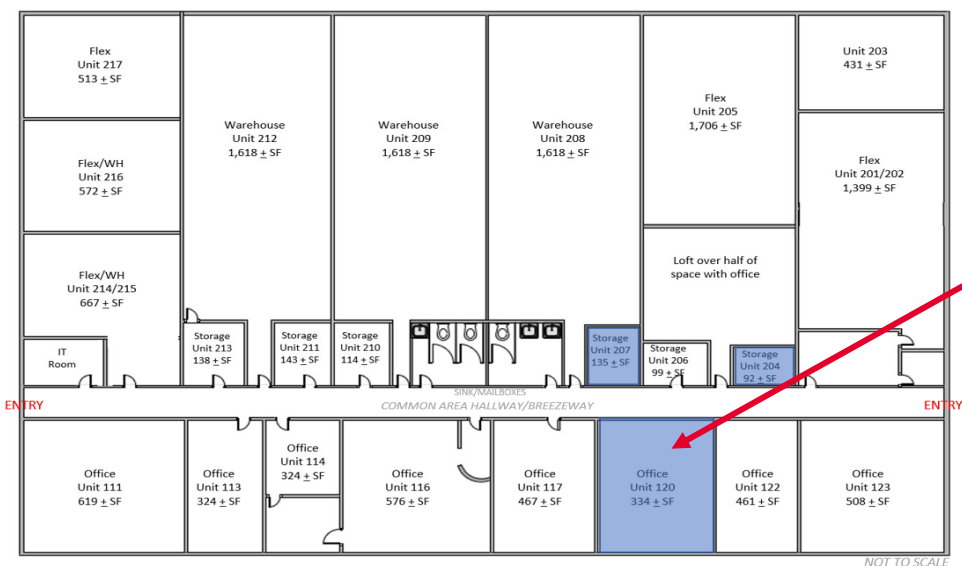
### Fort Myers, FL 33912



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

## Available Units



| Unit         | Size   | Lease Rate  | Monthly Rent |
|--------------|--------|-------------|--------------|
| 120          | 334 SF | \$17.75 FSG | \$494.04     |
| Storage 204* | 92 SF  | -           | \$75.00      |
| Storage 207* | 135 SF | -           | \$100.00     |

## Unit Highlights

- In-line office space
- Common restrooms
- Electricity included
- Available 3/1/2026

\*Storage Spaces can only be used for storage spaces and does not include mailbox -. Not climate controlled.

Better never settles

**GARY TASMAN**  
CEO & Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**GRETCHEN SMITH**  
Senior Director  
(239) 464-5976  
[gsmith@cpswfl.com](mailto:gsmith@cpswfl.com)