FOR LEASE 16121-16141 Pine Ridge Rd. Fort Myers, FL 33908





Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this, industrial warehouse space for Lease. The property consists of three buildings with 10 units all zoned IL for light industrial use. All units at the property have grade level docks, with 12' wide overhead doors and a 16' ceiling height. The property is gated and has easy access to Summerlin Rd, McGregor Blvd and San Carlos Blvd. No granite fabrication.

## **Property Highlights**

Address	16121-16141 Pine Ridge Rd
Lease Rate	\$14.50 sf NNN
CAM Rate	\$3.42
Year Built	1988
Land Size	<u>+</u> 346,350 sf
Unit Size	3,000 sf
Zoning	IL - Light Industrial
# of Buildings	Three (3)
Submarket	S Fort Myers/San Carlos
Parcel ID	05-46-24-02-00000.0030



## FOR LEASE 16121-16141 Pine Ridge Rd. Fort Myers, FL 33908



## **Space Highlights**

- Grade level buildings
- 16' ceiling height
- 12' wide overhead doors
- Semi-trailer access
- Excellent location with easy access to Summerlin Rd, McGregor Blvd and San Carlos Blvd
- Gated property
- New entry signage
- Summer of 2022 New building paint and parking lot resurfacing

Unit	Size	Price PSF	CAM PSF	Monthly CAM	Monthly Total
			1 51		*TAXES NOT INCLUDED
16121-2	3,000	\$14.50	\$3.42	\$855.00	\$4,480.00*

	1 Mile	3 Mile	5 Mile	
Population	8,856	53,179	86,814	
AVG. HH Income	\$46,983	\$61,453	\$85,643	ALL THE MEDICONDO

## Traffic Counts

Pine Ridge Rd & Kelly Rd	5,860 AADT
Pine Ridge & Summerlin Rd S	4,931 AADT



**Gary Tasman** CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.com



Gretchen Smith Senior Director +1 239 489 3600 gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600 www.cpswfl.com

Cushman & Wakefield | Commercial property Southwest Florida Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.