

Beaches Business Park

16225/16235 Pine Ridge Rd

Fort Myers, FL 33908



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



Building 1 & 2 - For Lease

Property Highlights

- 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

STRAP NUMBER(S)

05-46-24-01-00003-0040
05-46-25-01-00003.004B
05-46-24-01-00003.004A
05-46-24-01-00003.004D

PROPERTY TYPE

Class A Industrial

BUILDING AREA

±76,780 SF

ZONING

IL

LEASE RATE

\$19.00 - \$23.00 NNN

CAM

TBD

SUBMARKET

Fort Myers/The Islands

Better never settles

GARY TASMAN
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SHAWN STONEBURNER
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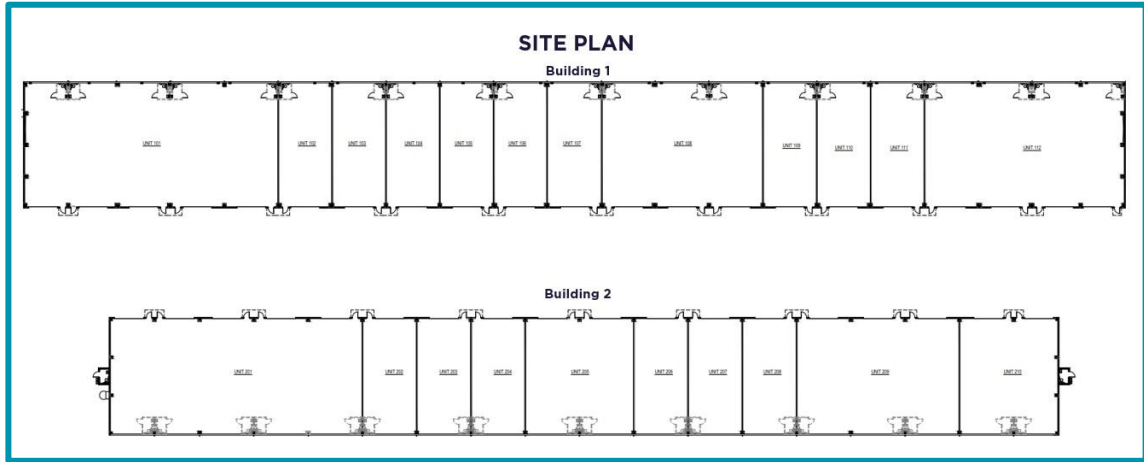


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Building 1 & 2

CONSTRUCTION DELIVERY DATE Q1 2026



Building 1 nearing construction completion.

- **+42,980 SF**
- **12 Units**
- **Building depth 70'**

Building 2 under construction.

- **+33,800 SF**
- **10 Units**
- **Building depth 65'**

Pre-Leasing Rates Vary By Size

Unit Size	Lease Rate	CAM	Monthly Rent*
1,950 - 2,100 SF	\$23.00 NNN	TBD	\$3,737.50 - \$4,025.00
3,575 – 3,900 SF	\$22.00 NNN	TBD	\$6,554.17 - \$7,150.00
5,850 – 6,282 SF	\$20.00 NNN	TBD	\$9,750.00- \$10,470.00
7,840 SF and up	\$19.00 NNN	TBD	\$12,413.33 AND UP

*CAM Not Included

Pages 3 and 4 offer detailed available unit information

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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

Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
101	9,940 SF	\$19.00 NNN	TBD	\$15,738.33
102	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
103	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
104	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
105	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
106	2,083 SF	\$23.00 NNN	TBD	\$3,992.42
107	2,135 SF	\$23.00 NNN	TBD	\$4,092.08
108	6,282 SF	\$20.00 NNN	TBD	\$10,470.00
109	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
110	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
111	2,100 SF	\$23.00 NNN	TBD	\$4,025.00
112	7,840 SF	\$19.00 NNN	TBD	\$12,413.33

*CAM Not Included

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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

Pre-Leasing

Unit	Size	Lease Rate	CAM	Monthly Rent*
201	9,100 SF	\$19.00 NNN	TBD	\$14,408.33
202	1,950 SF	\$23.00 NNN	TBD	\$3,737.50
203	1,950 SF	\$23.00 NNN	TBD	\$3,737.50
204	1,950 SF	\$23.00 NNN	TBD	\$3,737.50
205	3,900 SF	\$22.00 NNN	TBD	\$7,150.00
206	1,950 SF	\$23.00 NNN	TBD	\$3,737.50
207	1,950 SF	\$23.00 NNN	TBD	\$3,737.50
208	1,950 SF	\$23.00 NNN	TBD	\$3,737.50
209	5,850 SF	\$20.00 NNN	TBD	\$9,750.00
210	3,575 SF	\$22.00 NNN	TBD	\$6,554.17

*CAM Not Included

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**Built 1' above
FEMA Base
Flood
Elevation**



**18'-20' clear
height**



**Build-out
options**



3-phase power



**ESFR
Sprinklers**

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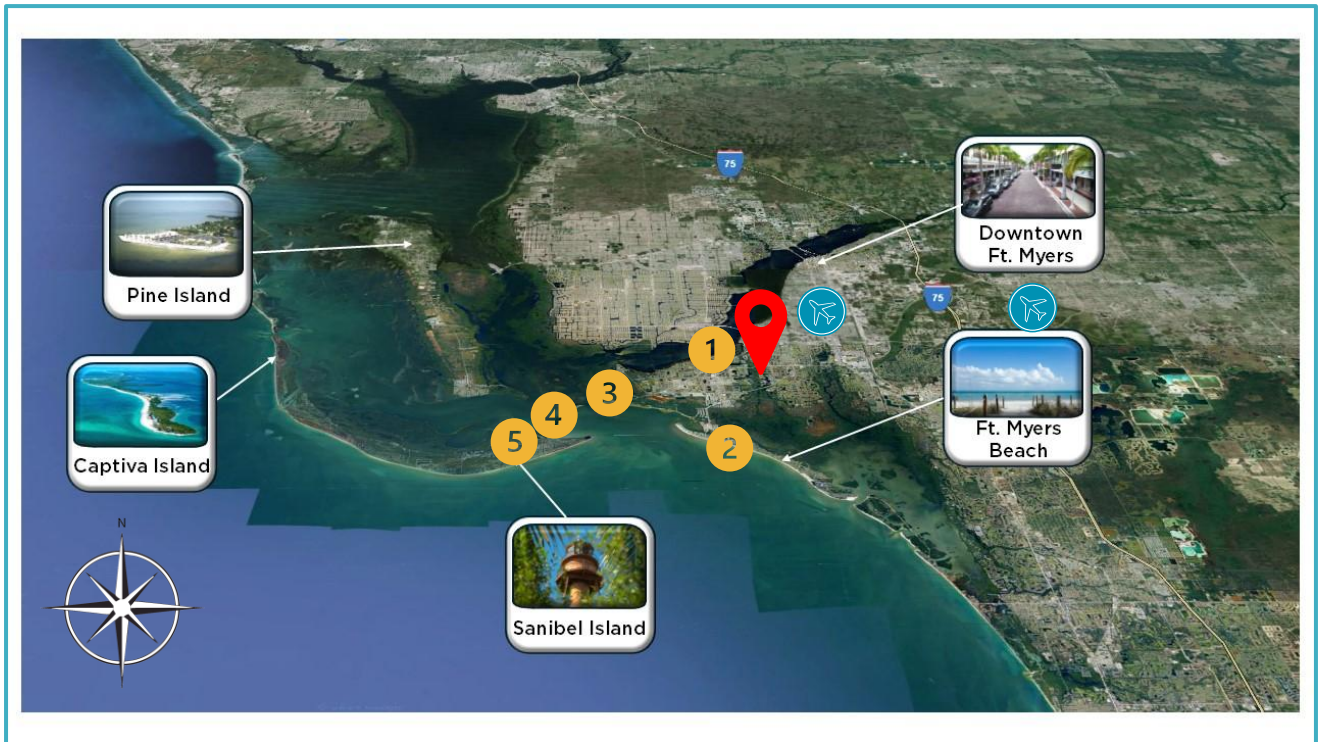
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1

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

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