

Beaches Business Park
16225/16235 Pine Ridge Rd
Fort Myers, FL 33908



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Investment Opportunity

Property Highlights

- New class A industrial construction with January 1st 2026 delivery date actively pre-leasing
- Metal frame with concrete construction
- 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

Better never settles

GARY TASMAN
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SHAWN STONEBURNER
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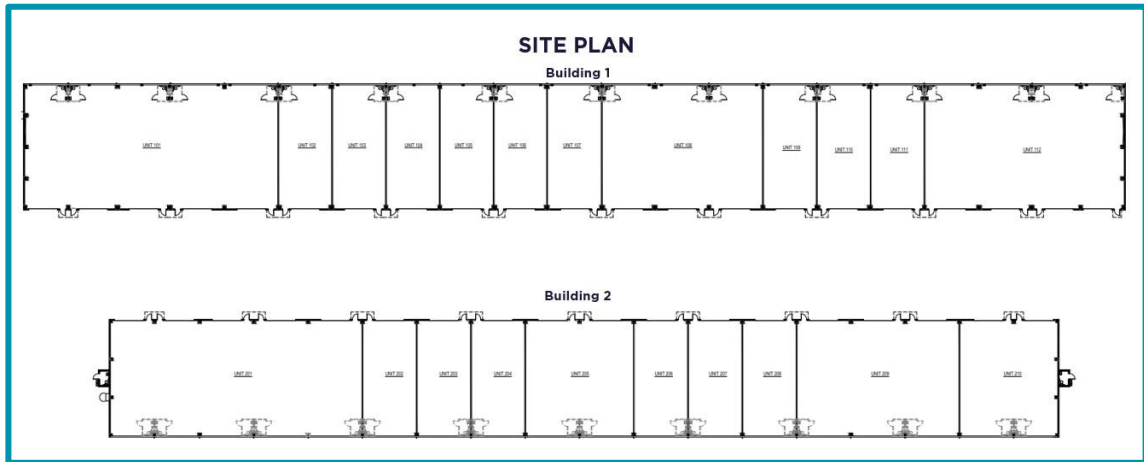


CUSHMAN &
WAKEFIELD

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Building 1 & 2

CONSTRUCTION DELIVERY DATE JANUARY 1, 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

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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

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

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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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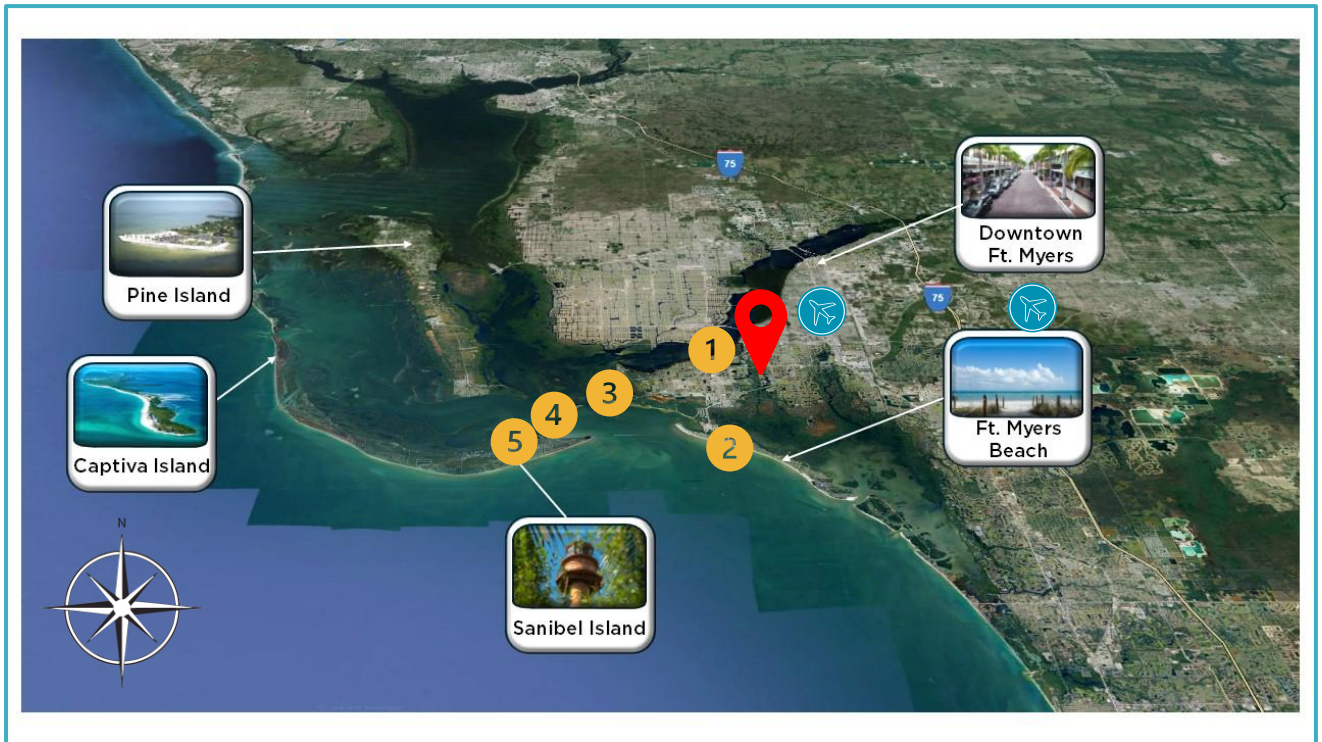
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1

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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