

FOR LEASE

**8391-8399 Littleton Rd.**

**North Fort Myers, FL 33904**



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the lease of industrial warehouse spaces in the North Fort Myers submarket. The property is located off of Cleveland Ave/US-41 with frontage on Littleton Rd. The property has a 14' - 18' clear height, 2 docks, and 13 drive-in doors. The amenities include a fenced lot along the perimeter of the buildings, pylon signage, and ample parking.

## Property Highlights

Address	8391/8395/8421/8399 Littleton Rd. North Fort Myers, FL 33904
Year Built	1983
Total Bldg. SF	57,600 SF
Available SF	4,800 SF
Lease Rate	\$12.50 NNN
CAM	\$4.60 / SF
Submarket	North Fort Myers
Dock Doors	1
Drive-Ins	13
Clear Height	14'-18'
Zoning	C2 - Commercial





Industrial Space - 4,800 SF  
Lease Rate: \$12.50 / SF NNN  
CAM: \$4.60 / SF

Space Available

Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total*
8417B	4,800 SF	\$12.50 NNN	\$4.60	\$6,840.00*

\*No Sales Tax Included



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



**Shawn Stoneburner**  
Senior Director  
+1 239 489 3600  
sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500  
Fort Myers, FL 33907  
239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)



FOR LEASE

**8391-8399 Littleton Rd.**

**North Fort Myers, FL 33904**



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

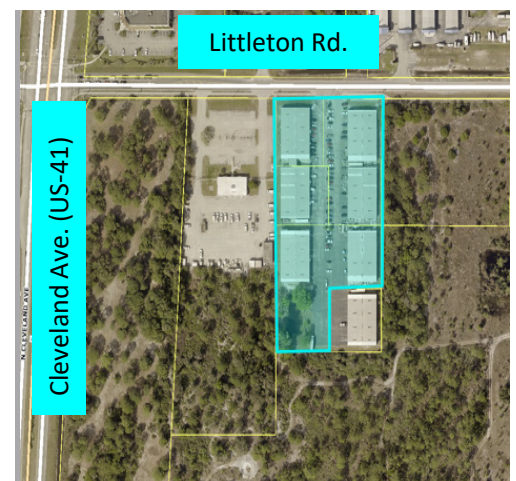


## Demographics

	1 Mile	3 Mile	5 Mile
Population	7,416	44,843	108,335
AVG. HH Income	\$44,441	\$47,516	\$54,434
Total Businesses	281	1,973	5,821

## Traffic Counts

Littleton Rd.	10,900 AADT
Cleveland Ave. (US-41)	29,500 AADT



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



**Shawn Stoneburner**  
Senior Director  
+1 239 489 3600  
sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500  
Fort Myers, FL 33907  
239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)