

Gulfcoast Industrial Campus

16140 Lee Rd, Units 120 & 140
Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Sub-Lease

Property Highlights

- Newly constructed in 2018
- Metal frame with concrete construction
- 6 - 16'X16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- Units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP
NUMBER

04-46-25-00-00001.0260

PROPERTY
TYPE

Industrial

YEAR BUILT

2018

ZONING

IPD

LEASE
EXPIRATION

05/31/2028

LEASE RATE

\$15.00-\$18.25 NNN

CAM

\$5.66

SUBMARKET

S Fort Myers/San Carlos

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

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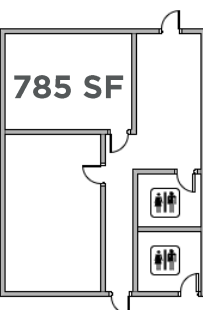
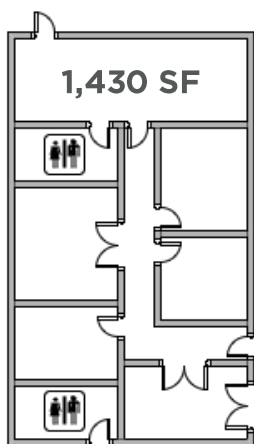
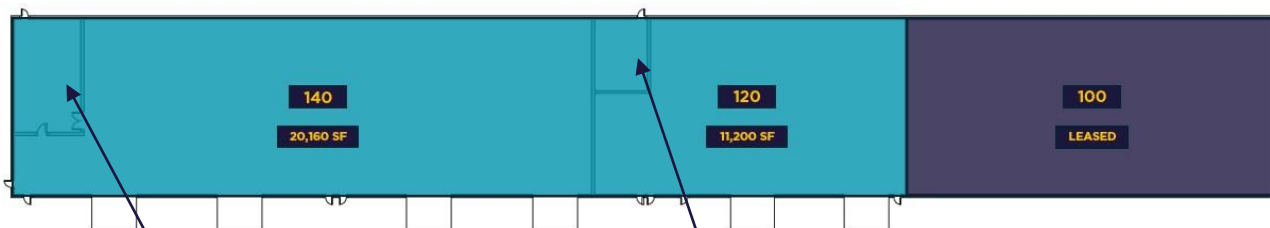


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Availabilities

Building 3 - 16140 Lee Rd



- Can be leased together or separately
- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power
- Lease expiration 5/31/2028

Building 3- 16140 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
120	11,200 SF	\$18.25 NNN	\$5.66	\$22,316.00
140	20,160 SF	\$17.00 NNN	\$5.66	\$38,068.80
120/140	31,360 SF	\$15.00 NNN	\$5.66	\$53,991.47

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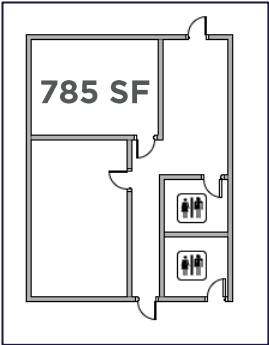
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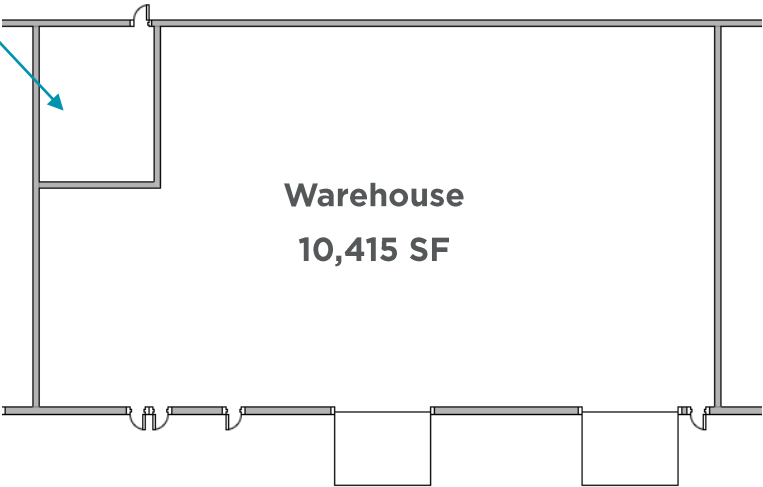
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Unit 120 Information



- +785 SF of Fully built-out office space
- 24' clear height
- 2 - 16 x 16 overhead doors
- 3-phase power
- Fully sprinkled
- Fenced-in outside storage

Building 3 – 16140 Lee Rd				
Unit	Size	Lease Rate	CAM	Monthly Rent
120	11,200 SF	\$18.25 NNN	\$5.66	\$22,316.00

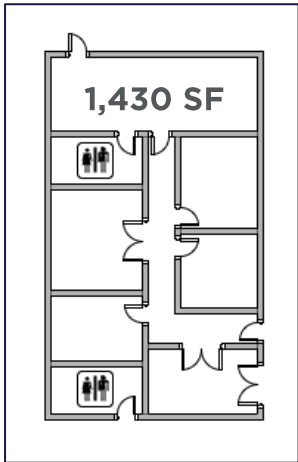


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Unit 140 Information

- +1,430 SF of Fully built-out office space
- 24' clear height
- 4 - 16 x 16 overhead doors
- 3-phase power
- Fully sprinkled
- Fenced-in outside storage



Building 3 – 16140 Lee Rd				
Unit	Size	Lease Rate	CAM	Monthly Rent
120	20,160 SF	\$17.00 NNN	\$5.66	\$38,068.80



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CUSHMAN &
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COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



16' x 16'
overhead
doors



24' clear
height



Heavy
industrial
zoning



3-phase power



ESFR
Sprinklers

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