

16109 Lee Rd. Bldg. 100
Fort Myers, FL



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

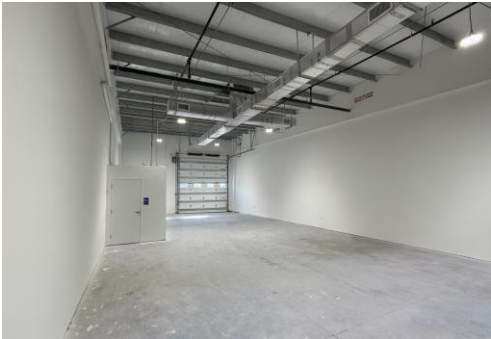


For Lease

Property Highlights

- Newly constructed in 2025
- 16'x16' overhead doors
- 3-phase power
- 22' clear heights
- All units air-conditioned
- ADA-compliant

PROPERTY TYPE	Industrial Condo
YEAR BUILT	2025
ZONING	IPD
LEASE RATE	\$19.00 NNN / SF / YR
CAM	\$3.99 SF / YR
CLEAR HEIGHT	22'
SUBMARKET	S Fort Myers/San Carlos



Better never settles

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Available Unit

Building 100 - 16109 Lee Rd



Building 100				
Unit	Size	Lease Rate	CAM	Monthly Rent
102	2,010 SF	\$19.00 NNN	\$3.99	\$3,850.83

- 22' clear height
 - Fully air-conditioned
- 16' x 16' overhead doors
 - 3-phase power



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**CUSHMAN &
WAKEFIELD**

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2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	10,584	90,155	327,809
Total Households	4,487	39,597	164,721
Annual Population Growth 2024-2029	3.6%	3.7%	3.9%
Average Household Income	\$104,874	\$100,772	\$92,714
Median Age	52.3	50.4	50.7

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