

R & I Industrial Park

16121-16141 Pine Ridge Rd.

Fort Myers, FL 33908



For Lease

* LIMITED TIME LEASE INCENTIVE-

Take advantage of a **Special Introductory Rate**. New Tenants signing a 3-year lease will receive a \$200 per month rent reduction during the first year of the new lease.

After the initial incentive period, rental rates for the remaining lease term will be negotiated at today's market rent or \$12.00 SF for year (2) two and \$12.48 SF for year (3) three.

This offer provides immediate savings while securing long-term flexibility in a high-demand industrial location minutes to Fort Myers Beach and Sanibel & Captiva Islands.

Property Highlights

- Grade level docks
- 12' wide overhead doors
- 16' max ceiling height
- Access to Summerlin Rd & San Carlos Blvd
- Semi-Trailer Access
- Small interior office & ADA restroom
- Tenant pays electricity, water, & trash
- Power: 240 volts – 3-Phase available to property

LEASE RATE:	\$12.00 SF NNN \$10.00 SF
CAM RATE:	\$3.16 SF
YEAR BUILT:	1988
LAND SIZE:	+346,350 SF
UNIT SIZES:	3,000 SF – 12,000 SF
ZONING:	IL – Light Industrial
PARCEL ID:	05-46-24-02-00000.0030

** Disclosure: Market rent subject to change. Terms and conditions apply.*

Better never settles

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Building 16121 & 16141					
Unit	Size SF	Rate SF	CAM SF	Monthly Total	Available Date
2	3,000	\$12.00	\$3.16	\$3,290.00	Now
3	3,000	\$12.00	\$3.16	\$3,290.00	2/1/2026
5	3,000	\$12.00	\$3.16	\$3,290.00	3/1/2026
6	3,000	\$12.00	\$3.16	\$3,290.00	3/1/2026

3-Year Term Required



2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	29,055	110,272	385,065
Projected Population 2029	34,872	131,993	458,647
Total Households	14,570	55,576	172,098
Annual Population Growth 2024-2029	4.0%	3.9%	3.8%



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