

# 13351-13361 SADDLE RD. FORT MYERS, FL



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## For Lease

### Property Highlights

- Located on Saddle Road, with excellent visibility and frontage along Daniels Parkway
- Easy access to I-75, Southwest Florida International Airport, and major regional transportation routes
- Multiple overhead doors and truck access
- Designed for flex, showroom, light industrial, or distribution uses
- Situated within a growing commercial/industrial node of southwest Fort Myers with development activity and demand for flex space

LEASE RATE	\$13.00/SF
CAM RATE	\$5.89/SF
GLA	± 4,876 SF
LAND AREA	± 213,008 SF
YEAR BUILT	2010
PARKING RATIO	2.7 / 1,000 SF
ZONING	IDP - Industrial Planned Development
SUBMARKET	S Fort Myers/San Carlos

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

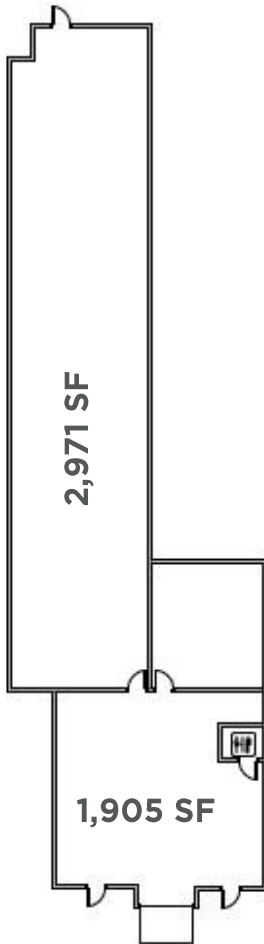
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## Unit Highlights

- Overhead door height: 10 FT x 12 FT
- Clear Height: 19 FT
- 2,971 SF of Warehouse space
- 1,905 SF of Office space
- Available January 1, 2026
- Frontage on Daniels Pkwy
- Proximity to Southwest Florida International Airport



Unit	Unit Size	Lease Rate	CAM	Monthly Rent
Unit 106-107	4,876 SF	\$13.00 NNN	\$5.89	\$7,675.64

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## CENTRAL LOCATION:

LOCATED IN FORT MYERS, THE PROPERTY BENEFITS FROM ITS STRATEGIC POSITION, JUST OFF DANIELS PARKWAY, OFFERING STRONG CONNECTIVITY TO SURROUNDING COMMERCIAL AND INDUSTRIAL ACTIVITY AS WELL AS CLOSE PROXIMITY TO SOUTHWEST FLORIDA INTERNATIONAL AIRPORT.

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2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	9,293	79,790	380,889
Total Households	4,236	34,134	156,462
Annual Population Growth 2024-2029	4.2%	3.9%	3.7%
Average Household Income	\$129,754	\$108,872	\$86,699

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