

Gulfoast Industrial Park

16120-16190 Lee Rd
Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

Property Highlights

- Newly constructed in 2020
- Metal frame with concrete construction
- 16'X16' overhead doors rated withstand 160 mph winds
- 3-phase power
- 24' clear heights
- Units come with fenced in yards
- All units sprinkled
- Above average parking ratio
- Property benefits from heavy industrial zoning

STRAP
NUMBER(S)

04-46-25-00-00001.0260
04-46-25-00-00001.0200

PROPERTY
TYPE

Industrial Park

YEAR BUILT

2018/2020

ZONING

IPD

LEASE RATE

\$19.00 - \$19.75 NNN

CAM

\$5.66

BUILDINGS

8

SUBMARKET

Fort Myers/The Islands

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

SHAWN STONEBURNER
Senior Director
(239) 489-3600
ssstoneburner@cpswfl.com

Better never settles

Gulfcoast Industrial Park

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**CUSHMAN &
WAKEFIELD**

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Availabilities

- 24' clear height
- Fully sprinkled
- 16 x 16 overhead doors
- 3-phase power

Building 1 - 16120 Lee Rd



Building 1 - 16120 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
100/110	8,960 SF	\$18.75 NNN	\$5.66	\$18,226.13
100	4,480 SF	\$19.25 NNN	\$5.66	\$9,299.73
110	4,480 SF	\$19.25 NNN	\$5.66	\$9,299.73

Building 2 - 16130 Lee Rd



Building 2 - 16130 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
125	6,665 SF	\$19.00 NNN	\$5.66	\$13,696.58
130	4,480 SF	\$19.25 NNN	\$5.66	\$9,299.73

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Availabilities

- 24' clear height
- 16 x 16 overhead doors
- Fully sprinkled
- 3-phase power

Building 4 - 16150 Lee Rd



Building 4 - 16150 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
120	4,480 SF	\$19.25 NNN	\$5.66	\$9,299.73
190	2,240 SF	\$19.75 NNN	\$5.66	\$4,743.20

Building 8 - 16190 Lee Rd



Building 8 - 16190 Lee Rd

Unit	Size	Lease Rate	CAM	Monthly Rent
120	4,480 SF	\$19.25 NNN	\$5.66	\$9,299.73

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**16' x 16'
overhead
doors**



**24' clear
height**



**Heavy
industrial
zoning**



3-phase power



**ESFR
Sprinklers**

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