

# FOR SALE OR LEASE: INTELLIFLEX UNITS

## 3,072 SF OFFICE / WAREHOUSE



12811 Commerce Lakes Dr., Units 12 and 17, Ft. Myers, FL 33913



**FOR SALE OR LEASE:** Units 12 and 17  
**UNIT SIZE:** 3,072 SF  
**SALE PRICE:** \$890,000 (290/SF)  
**LEASE RATE:** \$15.00/SF  
**CAM FEE:** \$5.75/SF

### LOCATION

- Central location off Daniels Parkway in Gateway community
- Minutes from I-75 & Southwest Florida International Airport

### PROPERTY FEATURES

- Zoning: PUD (Planned unit Development)
- Office and large open warehouse
- Service company, light manufacturing, storage, and distribution
- Two (10' x 12') overhead garage doors
- Warehouse with 18' clear ceiling height
- Concrete tilt up construction
- Abundant parking
- Extensive exterior lighting
- Units 13, 14, 15 and 16 can be sold or leased with Units 12 and 17



For more information  
please contact:

**Rodney Fidler, CCIM**  
Principal  
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Brokerage ■ Site Selection ■ Leasing ■ Development ■ Investment ■ Consulting

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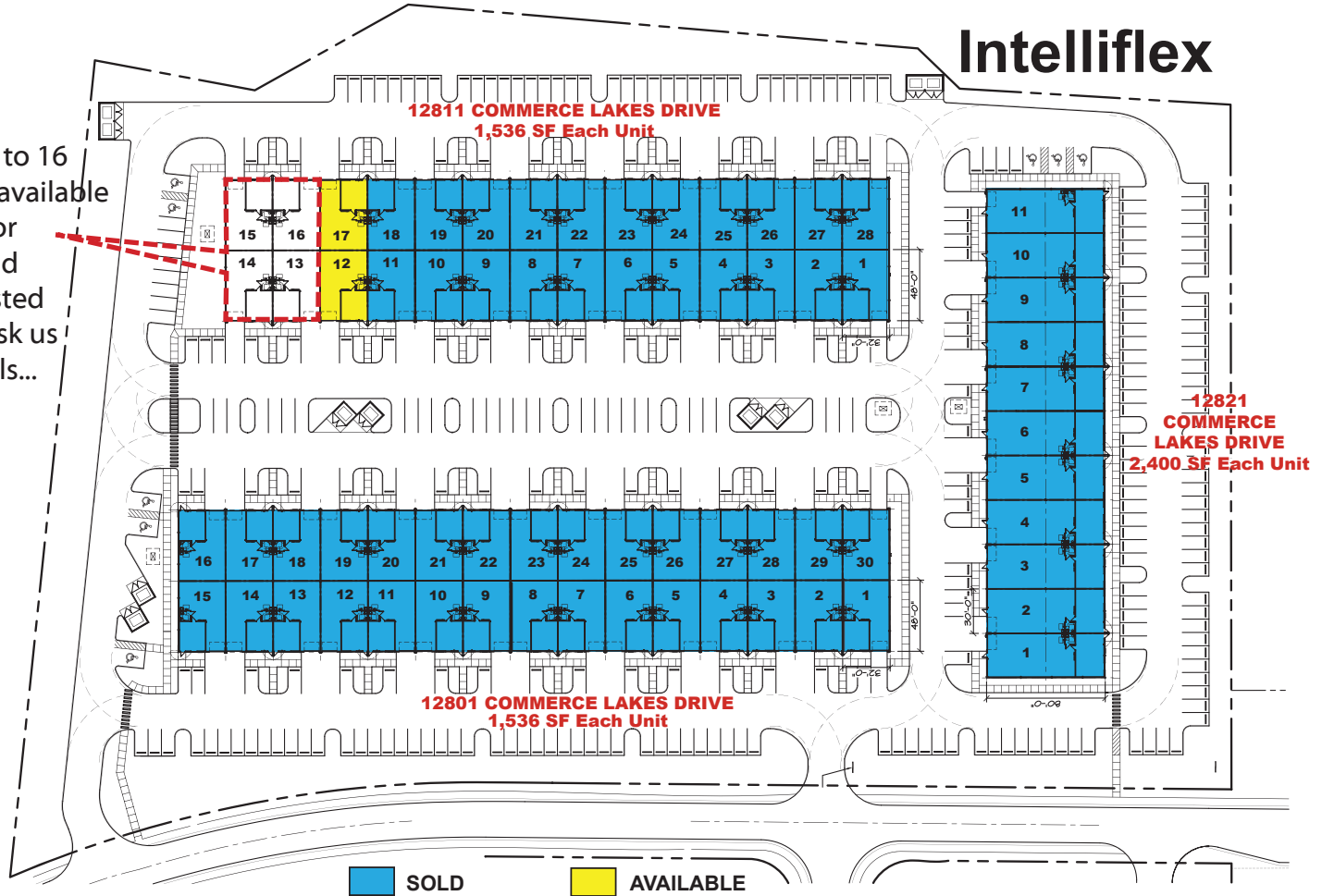
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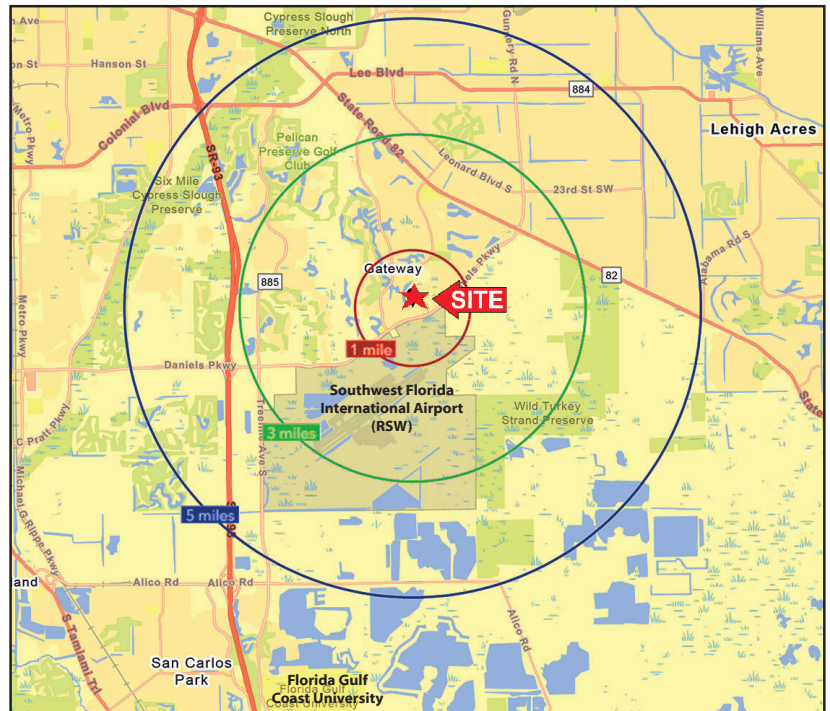
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### Intelliflex

Units 13 to 16 are also available for sale or lease, and if interested please ask us for details...



Demographics 2025	1 MILE	3 MILE	5 MILE
Total Population	4,554	62,209	129,795
NO. of Households (HH)	2,585	31,186	62,049
Median Age	64.5	55.6	54.4
Average HH Income	\$120,680	\$110,550	\$128,438



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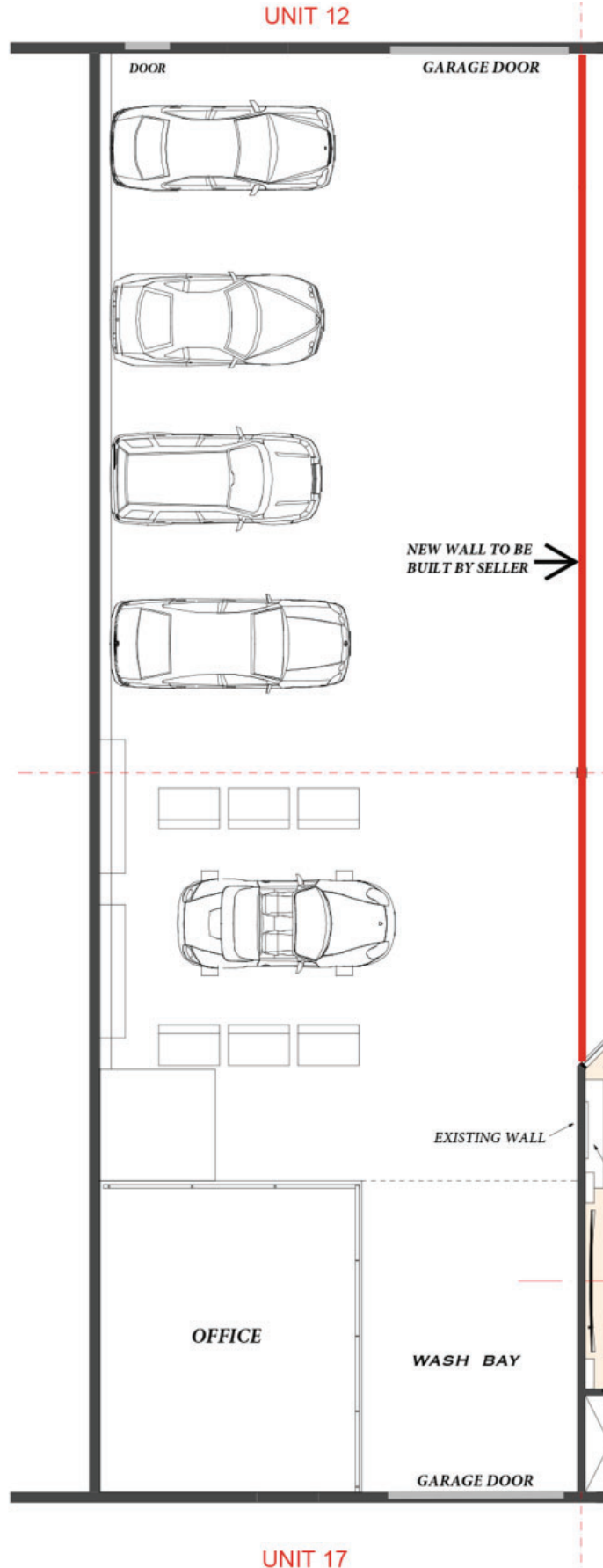
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### FLOOR PLAN



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