



16121-16141 Pine Ridge Rd.
Fort Myers, FL 33908



R & I
INDUSTRIAL PARK
16121-16141 Pine Ridge Road

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 \$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 & shared truck wells on some
- 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 some units

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 SF
ZONING:	IL - Light Industrial
PARCEL ID:	05-46-24-02-00000.0030

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

GARY TASMAN
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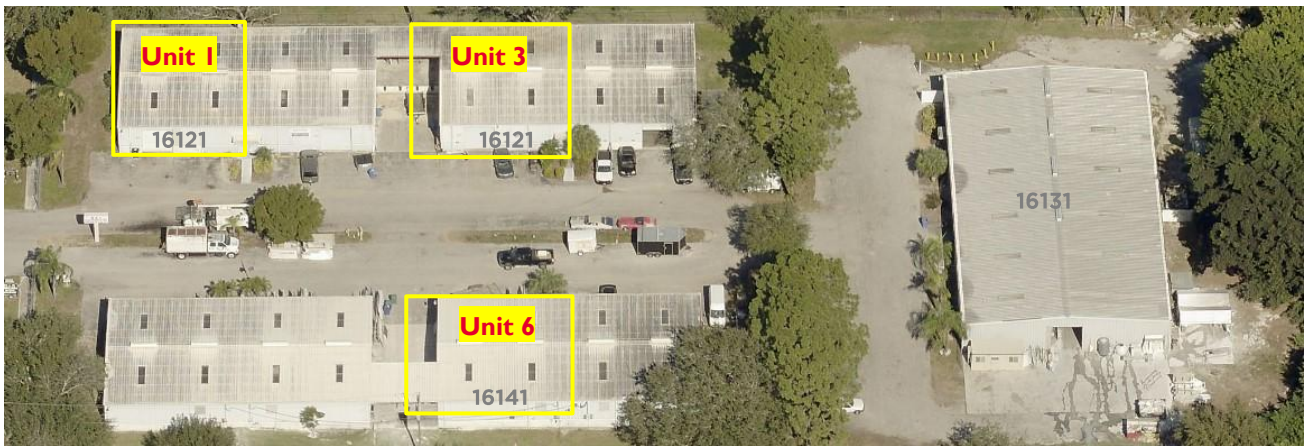
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Better never settles

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Building 16121 & 16141					
Unit	Size SF	Rate SF	CAM SF	Monthly Total	Available Date
1	3,000	\$12.00	\$3.16	\$3,290.00	±30-Days
3	3,000	\$12.00	\$3.16	\$3,290.00	NOW
6	3,000	\$12.00	\$3.16	\$3,290.00	NOW

3-Year Term Required



2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	8,301	52,070	114,125
Projected Population 2030	9,294	58,013	126,891
Total Households	4,143	28,913	63,425
Annual Population Growth 2025-2030	2.4%	2.3%	2.2%



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