



SAVE \$200
MONTH FOR
1ST YEAR!

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

* LIMITED TIME LEASE INCENTIVE- 3,000 Sq. Ft. Units Only

- 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	\$10.00-\$12.00 SF NNN
CAM Rate	\$3.16 SF
Year Built	1988
Land Size	± 346,350 SF
Unit Sizes	3,000-6,000 SF
Zoning	IL – Light Industrial
Parcel ID	05-46-24-02-00000.0030

For more information:

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Building 16121, 16131 & 16141

Unit	Size SF	Lease Rate	CAM	Monthly Total	Available Date
16121-1	3,000	\$10.00	\$3.16	\$3,290.00	09/01/2026
16141-6	3,000	\$10.00	\$3.16	\$3,290.00	NOW
16131-1	6,000	\$10.00	\$3.16	\$6,580.00	± 30-Days



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%	2.3%



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