



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**10921/23 KELLY ROAD, UNIT 10**

INDUSTRIAL UNIT FOR LEASE - FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 10921/23 Kelly Road  
Fort Myers, FL, 33908

**County:** Lee

**Property Type:** Industrial

**Property Size:** 4.77± Acres

**Building Size:** 24,000± Total Sq. Ft.

**Available Unit Size:** 1,400± Sq. Ft.

**Year Built:** 2008

**Zoning:** IL (*Light Industrial*)

**Tax Information:** \$22,293.65 (2023)

**STRAP Number:** 05-46-24-01-00013.0000

LEASE RATE:

**\$17.00 PSF NNN**

10923, Unit #10: \$1,983/month + CAM

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## SALES EXECUTIVE



**Alec Burke, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Alec Burke, CCIM**

aburke@lsicompanies.com

**o:** (239) 489-4066 **m:** (563) 505-2197

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## PROPERTY HIGHLIGHTS

- Prime location on Pine Ridge Road allows for easy access to Summerlin Road, San Carlos Boulevard, the Barrier Islands, and greater Fort Myers
- Light industrial zoning allows for a wide variety of uses
- (2) separate access points allows for easy maneuverability

### UNIT HIGHLIGHTS

- 1,400 Sq. Ft.
- 150 Sq. Ft. Office (under A/C)
- Private Bathroom (under A/C)
- 1,250 Sq. Ft. of Warehouse Space
- 18' Ceiling Heights
- 12' W x 14' H Overhead Door
- Mezzanine with Built-In Storage
- (3) Designated Parking Spaces





# PROPERTY AERIAL



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CAPE CORAL

Calooshahatchee River

Storage Quarters

Every Little Detail

YOUNGQUIST BROTHERS

PINE RIDGE RV & BOAT STORAGE

Cycle

FIORES Garden Center

LEECO COURT

STOKES MARINE

GULF COAST LANDSCAPE NURSERY & SUPPLY

PINE RIDGE ROAD

KELLY ROAD

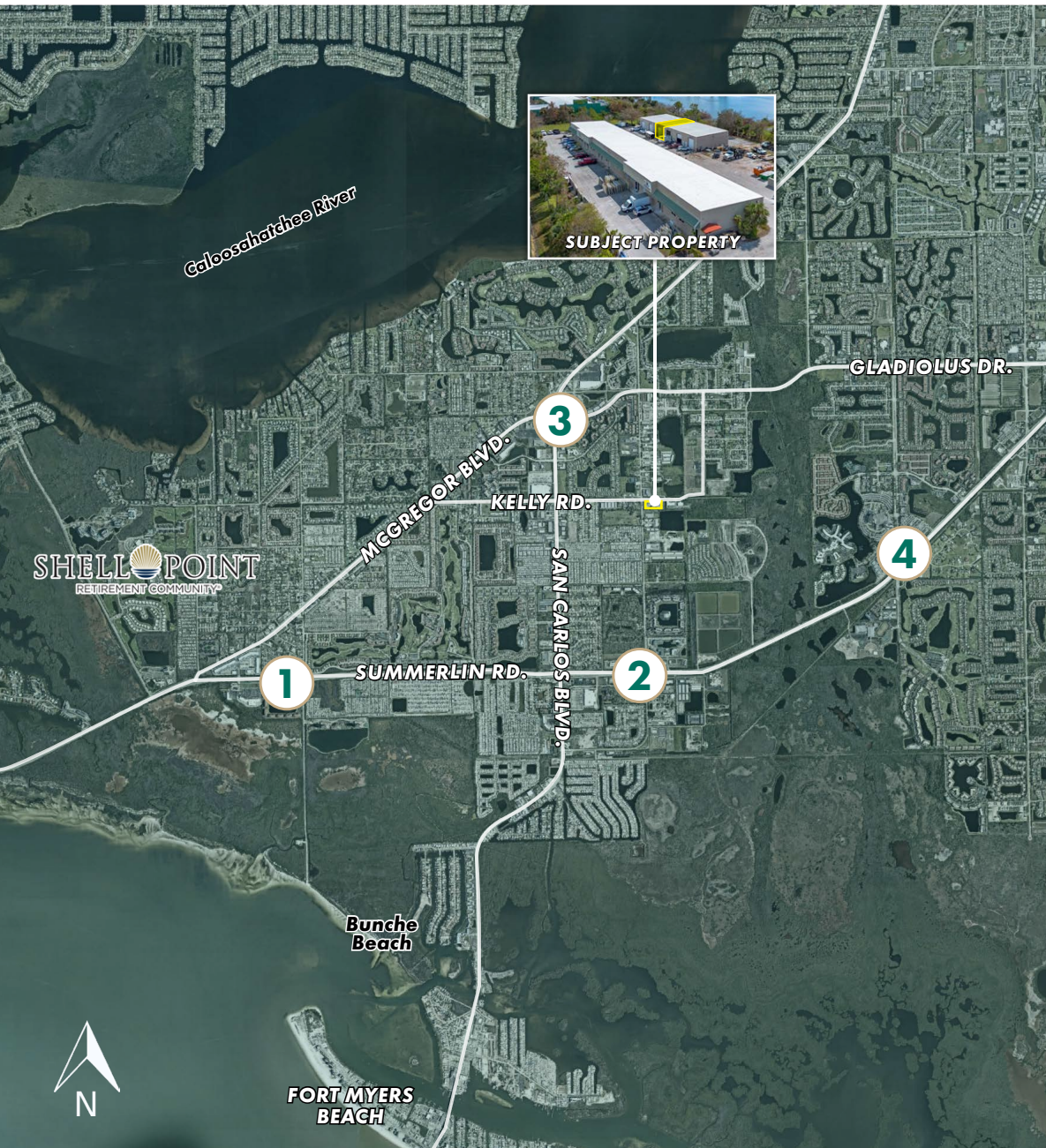
NITE-BRIGHT

SHORELINE LUMBER FLORIDA

ATC



# RETAIL MAP



## 1. SANIBEL BEACH PLACE



## 2. SUMMERLIN ROAD



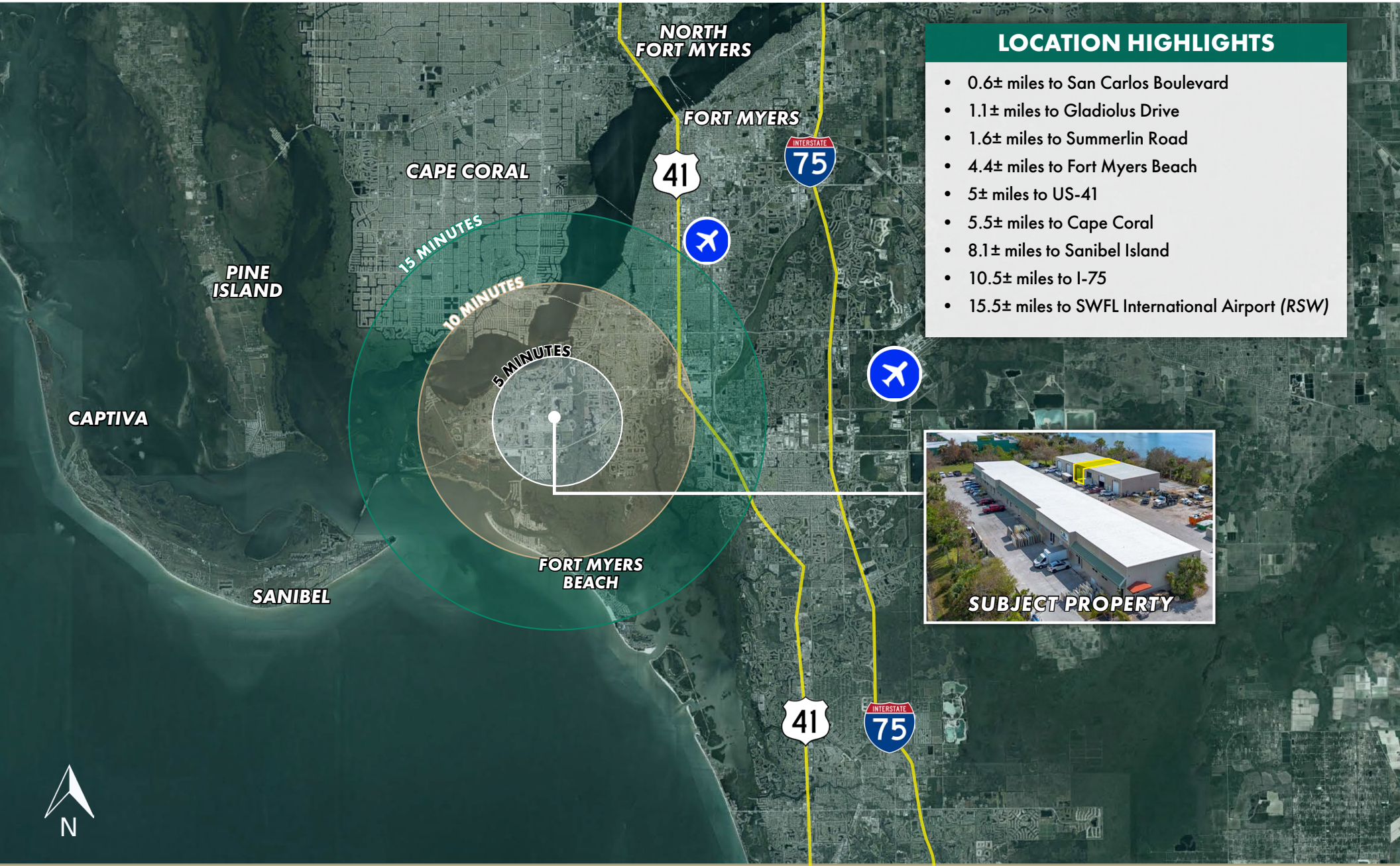
## 3. GLADIOLUS GATEWAY



## 4. GLADIOLUS GATEWAY



# LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 0.6± miles to San Carlos Boulevard
  - 1.1± miles to Gladiolus Drive
  - 1.6± miles to Summerlin Road
  - 4.4± miles to Fort Myers Beach
  - 5± miles to US-41
  - 5.5± miles to Cape Coral
  - 8.1± miles to Sanibel Island
  - 10.5± miles to I-75
  - 15.5± miles to SWFL International Airport (RSW)





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### LIMITATIONS AND DISCLAIMERS

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