



# GULF LANDING LOGISTICS CENTER

16200 BEN HILL GRIFFIN PKWY | FORT MYERS, FL 33913



COMMERCIAL REAL ESTATE SERVICES

**NOW  
PRELEASING  
Q3 2024  
DELIVERY**



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## PROPERTY FEATURES:

- Superior access to I-75 N and S, perfect for e-commerce and bulk distribution
- Minutes from restaurants, shops, hotels and other top amenities
- Fastest-growing industrial corridor in Southwest Florida
- 2.2+ Million total SF available
- 13 buildings ranging from 30,000 to 447,000 SF
- First phase completion Q3 2024
- Build to suit opportunities available

DEMOGRAPHICS:	Population	Total Daytime Population	Avg Households	Med Households
100 Miles	4,534,354	4,266,073	\$93,218	\$65,843

## DEVELOPED BY:

## LEASING CONTACTS:



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**LEE & ASSOCIATES**  
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## CONSTRUCTION STATUS JUNE 17, 2024





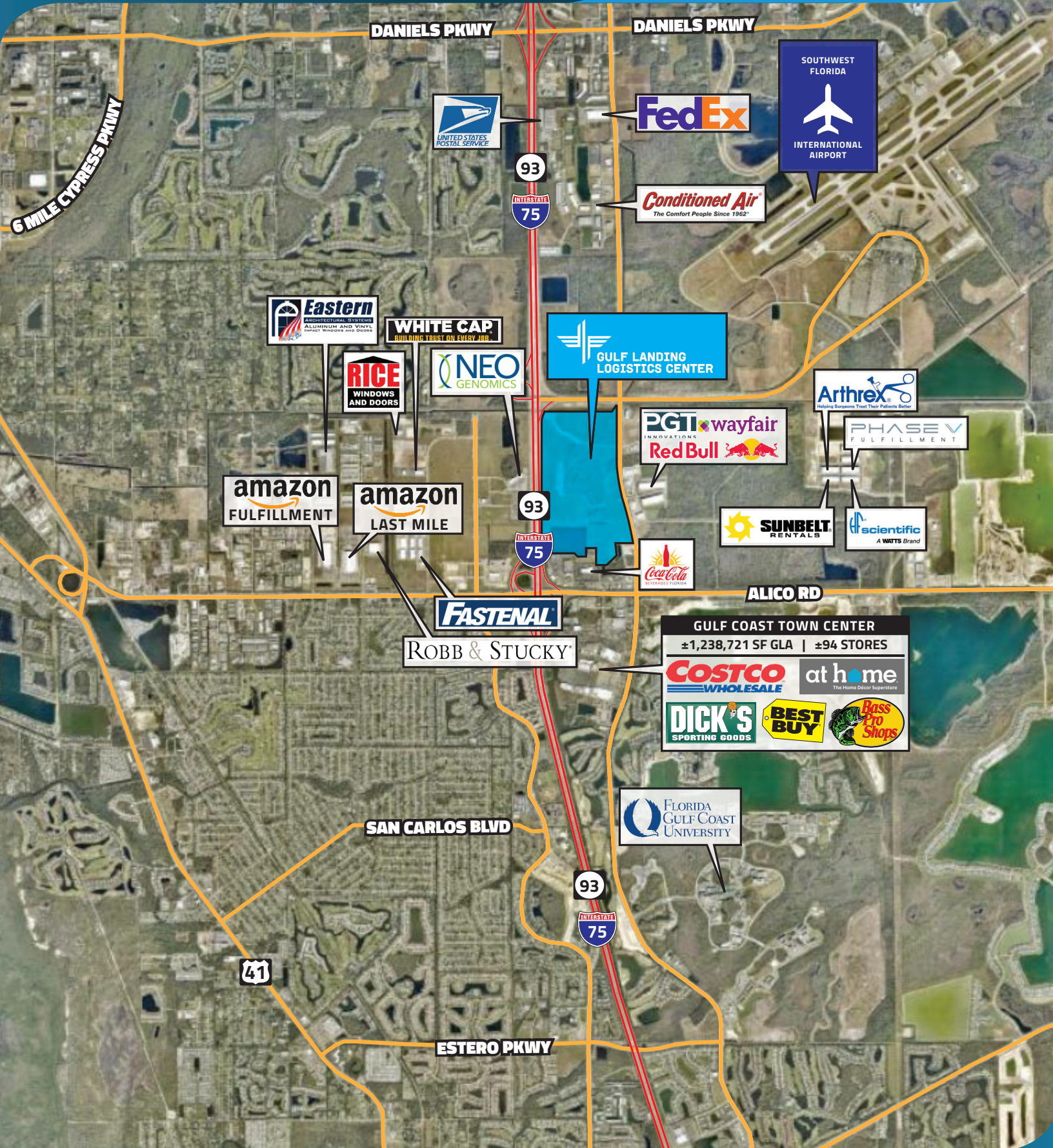


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DANIELS PKWY

DANIELS PKWY

SOUTHWEST FLORIDA



INTERNATIONAL AIRPORT



93



93



ALICO RD



**GULF COAST TOWN CENTER**  
±1,238,721 SF GLA | ±94 STORES

SAN CARLOS BLVD



93



41

ESTERO PKWY





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 **SOUTHWEST FLORIDA INTERNATIONAL AIRPORT** →

Access from Airport

**TERMINAL ACCESS RD**

**HOME2**  
SUITES BY HILTON

**RICE**  
WINDOWS AND DOORS

**WHITE CAP**  
BUILDING TRUST ON EVERY JOB

**NEO**  
GENOMICS

**Performance Health**  
Surgery Center

**FRANTZ**  
EyeCare

**SCOLLYNN**

**FASTENAL**

**THE HOME DEPOT**

**THREE OAKS PKWY**

**GULF LANDING LOGISTICS CENTER**

**wayfair**

**Red Bull**

**PGI**  
INNOVATIONS

**93**  
INTERSTATE 75

**75**  
INTERSTATE 75

**Coca-Cola**  
BEVERAGES FLORIDA  
**BOTTLING COMPANY**

**TWIN PEAKS**

**NORTHERN**  
TOOL + EQUIPMENT

**Hilton Garden Inn**

**Chick-fil-A**

**Jason's deli**

ACCESS TO I-75 SOUTH

ACCESS TO I-75 NORTH

**BEN HILL GRIFFIN PKWY**

**ALICO RD**

**ALICO RD**

**BJS**  
RESTAURANT BREWHOUSE

**Panera**  
BREADERY

**CHIP O'LEA**  
RESTAURANT

**PRIME**

**chili's**

**Olive Garden**

**LONGHORN**

**GULF COAST TOWN CENTER**

±1,238,721 SF GLA | ±94 STORES

**GULF COAST TOWN CENTER**

**CARRABBA'S**  
ITALIAN BISTRO

**PF CHANGS**  
& CANTINA 109

**MILLER'S**  
ALE-HOUSE

**TARGET**



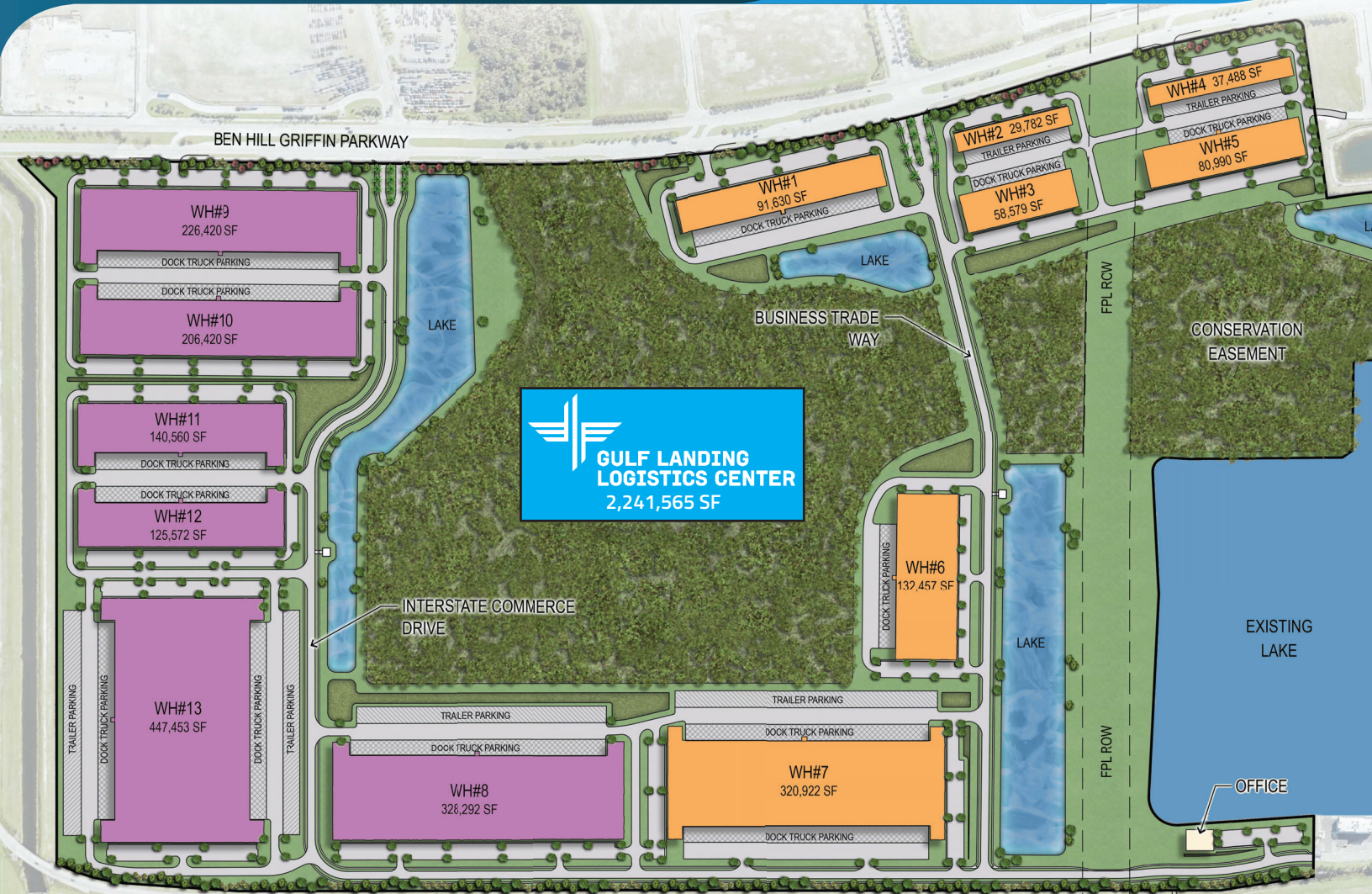


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Phase 1 Phase 2



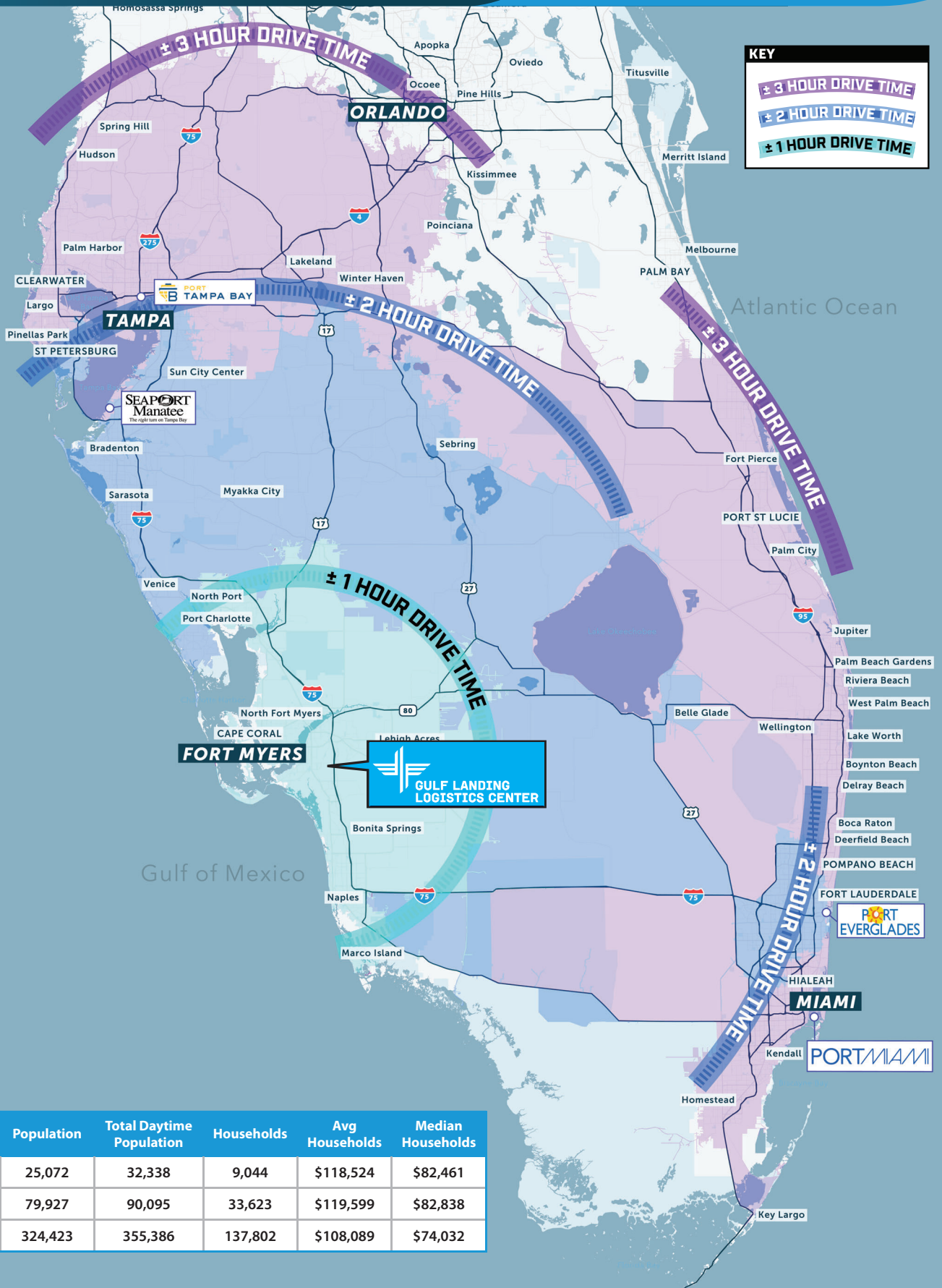
Building Number	Size (SF)	Clear Height	Building Depth	Dock Doors 9' x 10'	Drive-Ins 12' x 14'	Parking	Trailer Parking	Loading	Truck Court Depth
1	91,630	24'	120'	46	2	149	-	Rear Load	120'
2	29,782	18'	70'	-	10	100	-	Grade Level	150' Shared
3	58,579	24'	140'	25	2	100	-	Rear Load	150' Shared
4	37,488	18'	70'	-	13	83	-	Grade Level	150' Shared
5	80,990	24'	140'	34	2	123	-	Rear Load	150' Shared
6	132,457	32'	220'	37	2	136	-	Rear Load	120'
7	320,922	36'	310'	113	4	158	117	Cross Dock	120' Each Side
8	328,292	36'	305'	68	2	167	62	Rear Load	120'
9	226,420	32'	220'	64	2	203	-	Rear Load	180' Shared
10	206,420	32'	200'	64	2	212	-	Rear Load	180' Shared
11	140,560	32'	180'	46	2	135	-	Rear Load	180' Shared
12	125,572	32'	160'	46	2	147	-	Rear Load	180' Shared
13	447,453	40'	490'	85	4	204	89	Cross Dock	120' Each Side
Office	15,000	-	-	-	-	53	-	-	-
<b>Total</b>	<b>2,241,565</b>								





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BGO is a leading, global real estate investment management advisor and a globally-recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the institutional alternatives and traditional asset management business of Sun Life.

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Butters is a privately held, real estate firm, engaged in the construction, development, investment, property management and leasing of industrial, office, and retail properties. The Butters organization has consistently ranked among the most active commercial contractors, developers, and real estate brokerage companies, in South Florida, over the past decade. The Butters family has been headquartered in South Florida for the past 30 years. Butters has won the National Association of Industrial and Office Property's South Florida Chapter "Developer of the Year" award six times and, as well as being inducted into the Florida International University, Entrepreneurial Hall of Fame.

**LEE & ASSOCIATES | NAPLES - FT. MYERS**

LEE-FL.COM

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