



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:



Bob Johnston, SIOR
Principal
239.210.7601
bjohnston@lee-associates.com

Jerry Messonnier, SIOR
Principal
239.210.7610
jmessonnier@lee-associates.com

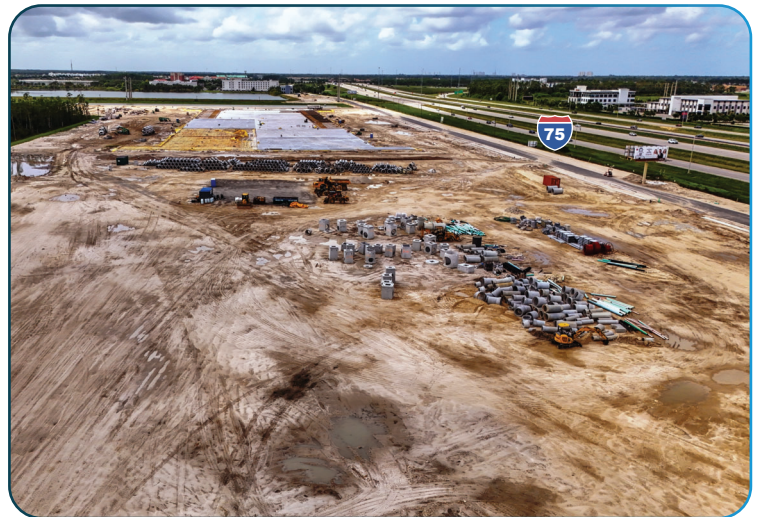


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CONSTRUCTION STATUS JULY 15, 2024



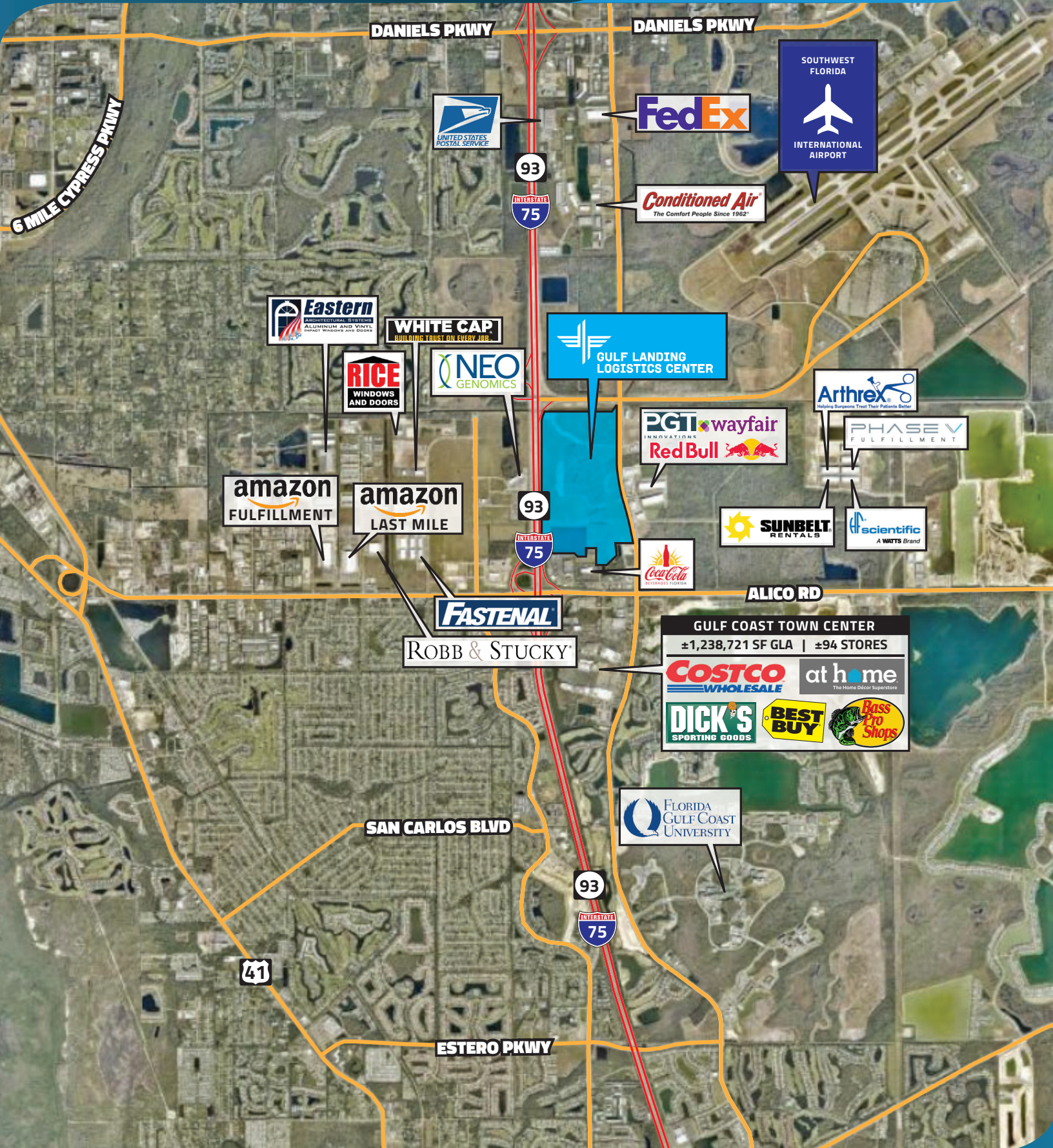


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 **SOUTHWEST FLORIDA INTERNATIONAL AIRPORT** →

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
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

BJ'S
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

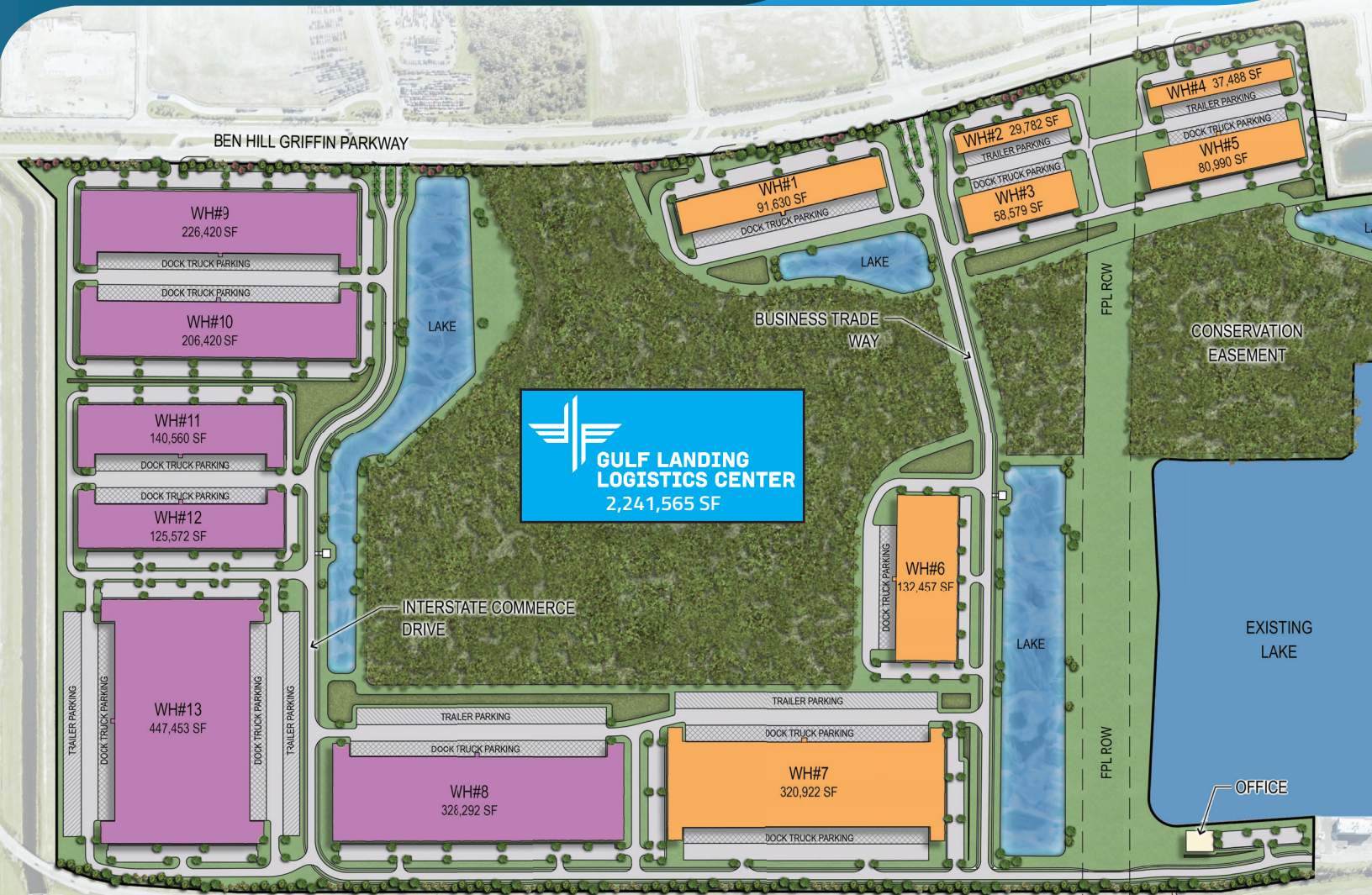


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Phase 1 Phase 2



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	-	-	-
Total	2,241,565								

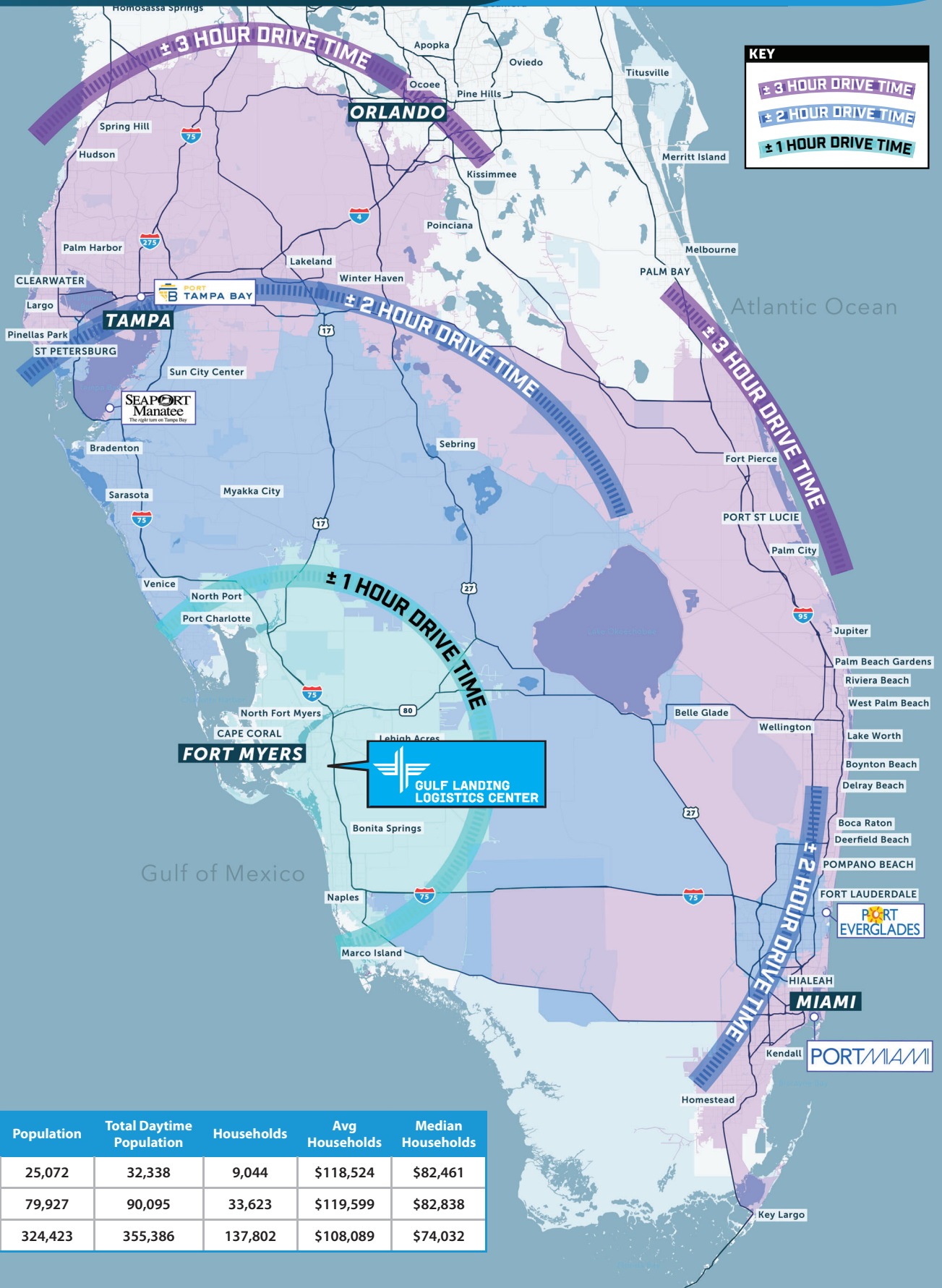


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Demographics	Population	Total Daytime Population	Households	Avg Households	Median Households
3 Mile	25,072	32,338	9,044	\$118,524	\$82,461
5 Miles	79,927	90,095	33,623	\$119,599	\$82,838
10 Miles	324,423	355,386	137,802	\$108,089	\$74,032



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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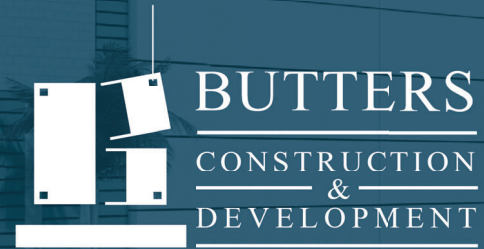
LEASING CONTACTS



BOB JOHNSTON, SIOR
PRINCIPAL
(239) 210-7601
BJOHNSTON@LEE-ASSOCIATES.COM



JERRY MESSONNIER, SIOR
PRINCIPAL
(239) 210-7610
JMESSONNIER@LEE-ASSOCIATES.COM



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

11215 METRO PARKWAY, BUILDING 1, SUITE 1
FORT MYERS, FL 33966