

TRI-COUNTY

75

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6135 Tri-County Commerce Way
Fort Myers, FL 33905



Building 2



Only One Endcap Unit Remaining!

- ◆ 56,707 SF Secured South Endcap
- ◆ 44,942 SF Inline Space
(divisible to Two (2) 22,471 SF Units)

Tri-County 75 is a Class A, 72-acre master planned industrial development located in Fort Myers, Florida. The campus is comprised of four buildings totaling more than 800,000 square feet with zoning allowing for e-commerce, logistics, distribution, and light / heavy industrial. The site is prominently located at the intersection of I-75 and Lucket Road with excellent highway visibility and traffic counts exceeding 109,000 cars per day.

Leasing



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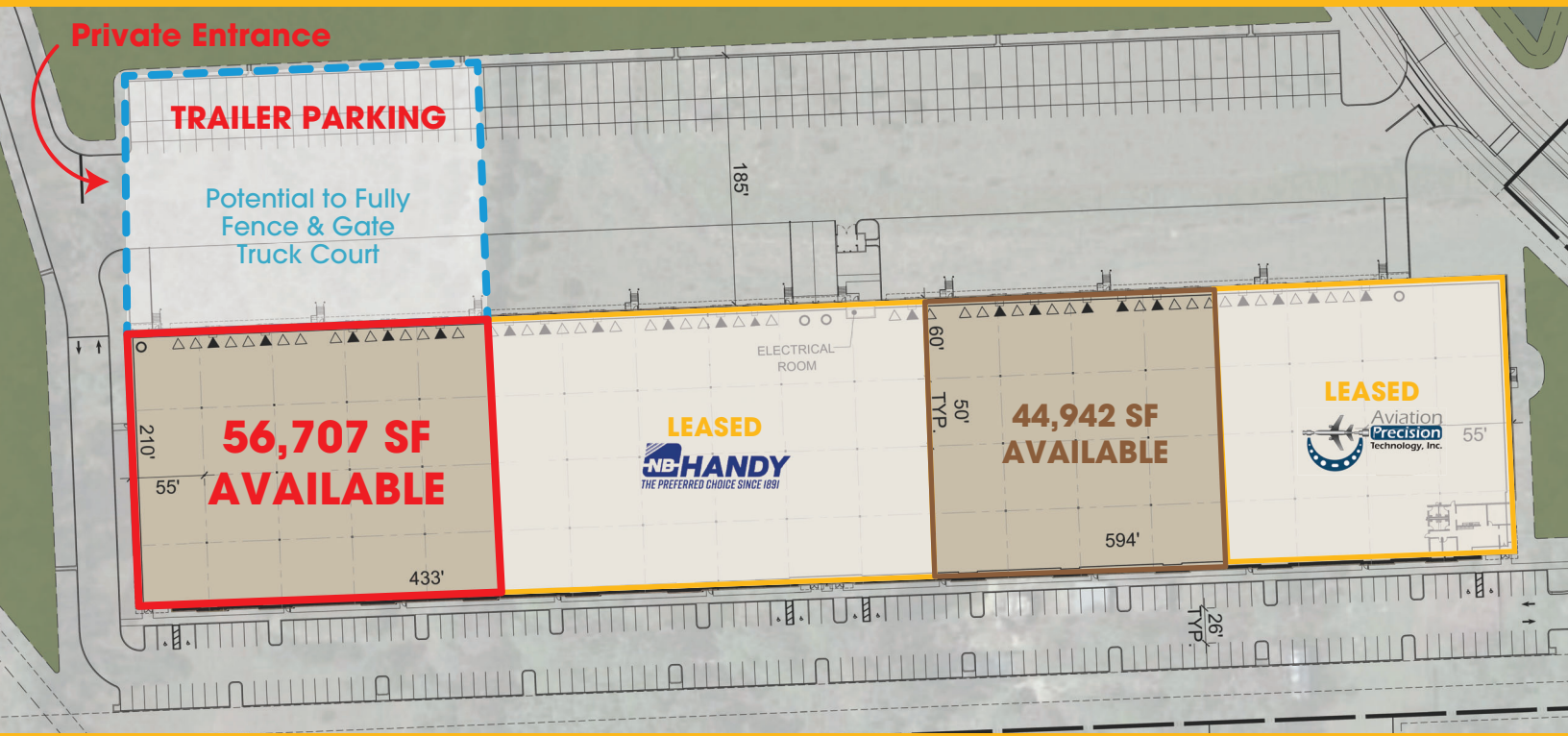
TRI-COUNTY 75

6135 Tri-County Commerce Way
Fort Myers, FL 33905

Building 2

56,707 SF

Fenced Outdoor & Gated Yard Available!



Class A building with large truck courts, ample stalls and outdoor storage on a 72-acre four-building campus at I-75 and Lockett Rd intersection

Space Details

- Space Available **56,707 SF**
- Office **To Suit**
- Building Depth **210'**
- Clear Height **32'**
- Drive In Doors **1 (12'W x 14'H)**
- Truck Court **185'**
- Auto Parking **61**
- Trailer Parking **21**
- Loading Type **Rear Load**
- Dock High Doors **16 (9'W x 10'H)**
- Column Spacing **54' x 50'**



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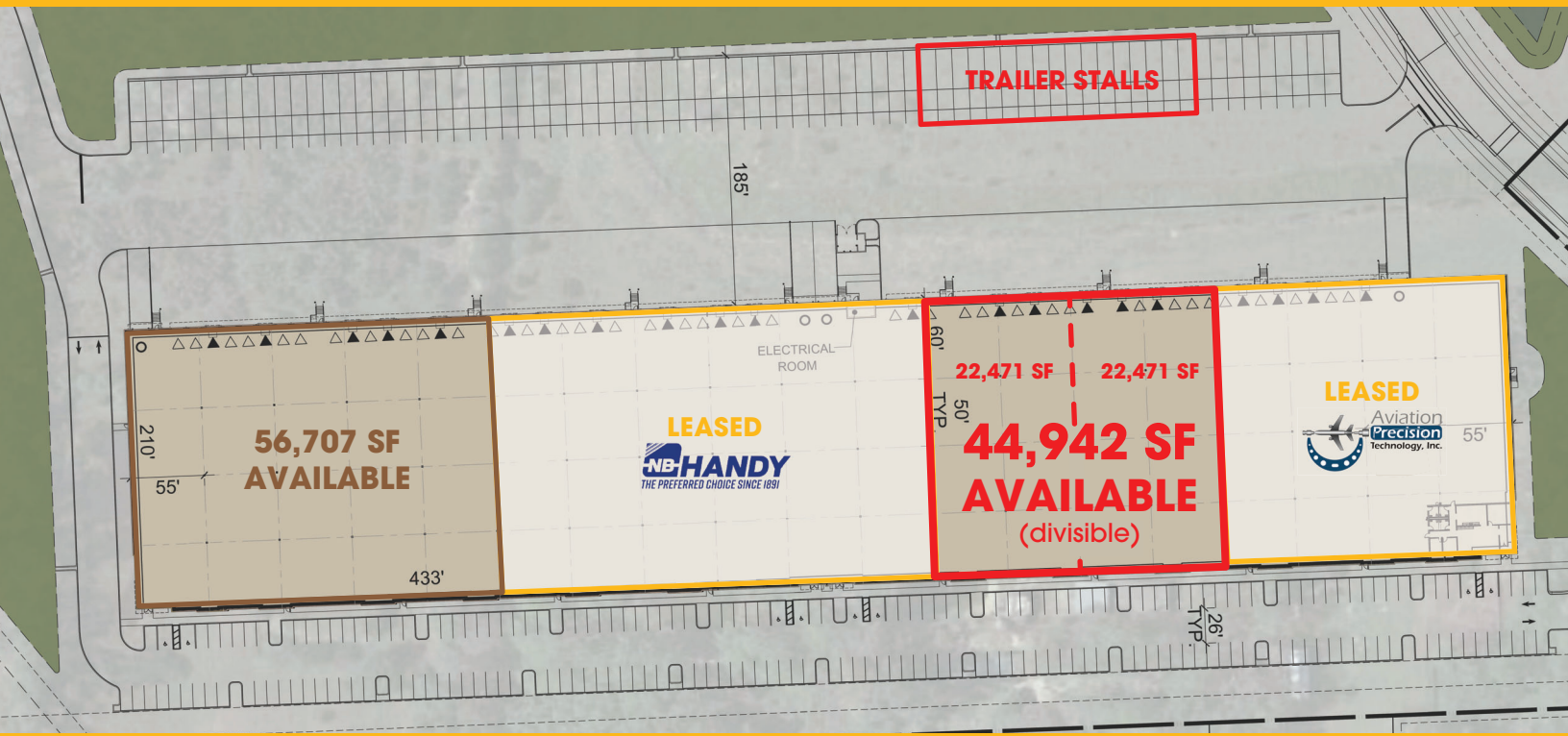
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Building 2

22,471 SF

44,942 SF TOTAL - Divisible to Two (2) 22,471 SF Units



Class A building with large truck courts, ample stalls and outdoor storage on a 72-acre four-building campus at I-75 and Lockett Rd intersection

Space Details

Space Available **44,942 SF**
Building Depth **210'**
Clear Height **32'**
Dock High Doors **6 to 7 (9'W x 10'H)**

Truck Court **185'**
Trailer Parking **8 to 17**
Loading Type **Rear Load**
Column Spacing **54' x 50'**



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