



MAYHUGH
COMMERCIAL ADVISORS



FOR SALE

12750 COMMONWEALTH DR. | FORT MYERS, FL 33913

GATEWAY OFFICE/WAREHOUSE



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EXECUTIVE SUMMARY

Well-Appointed Office/Warehouse in the Gateway Corridor

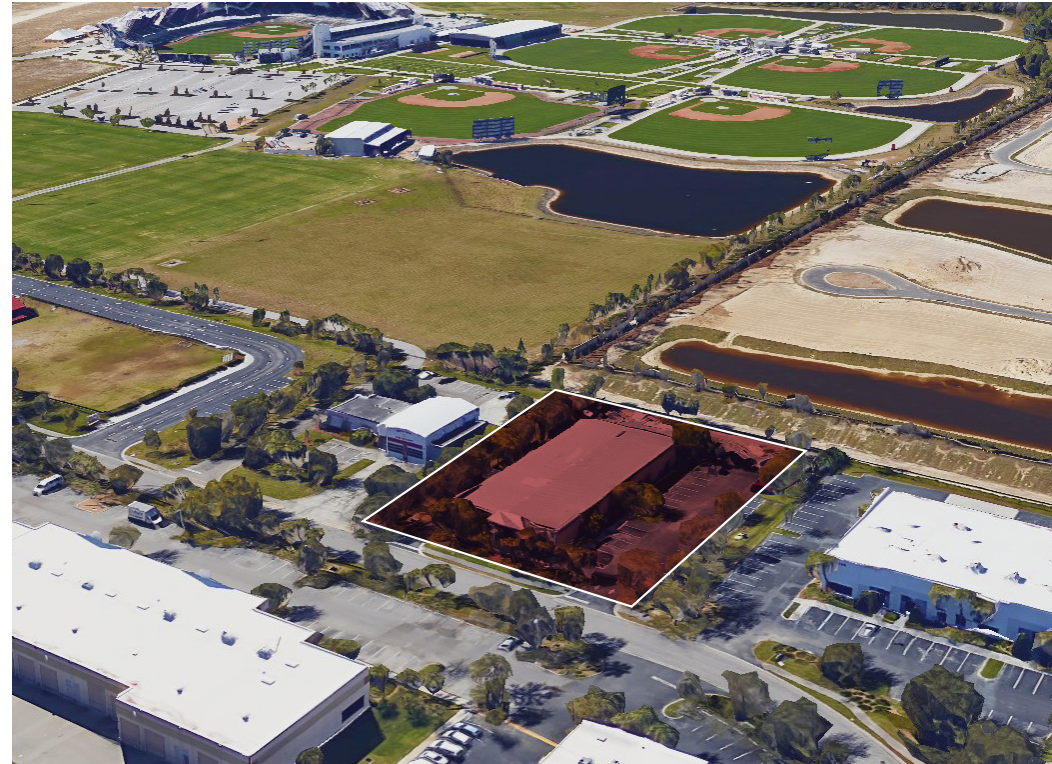
Mayhugh Commercial Advisors is proud to present 12750 Commonwealth Dr., a premier office/warehouse opportunity ideally situated in the sought-after Gateway Corridor of Fort Myers. This exceptionally maintained property combines professional office space with functional warehouse capabilities, creating the perfect environment for businesses that require both administrative and operational efficiency.

The office area is thoughtfully designed with multiple private offices, two spacious conference rooms, collaborative workspaces, a full kitchen/breakroom, and six private restrooms, providing comfort and convenience for staff and clients alike. The warehouse portion is fully climate-controlled, ensuring optimal conditions for storage or light manufacturing, and includes a bonus mezzanine for additional usable square footage.

With a new roof in 2025, the property reflects quality construction and long-term durability. Its location within the Gateway Corridor offers excellent accessibility to major transportation routes, including I-75, Daniels Parkway, and Southwest Florida International Airport, making it ideal for regional operations. Whether for an owner-user or investor, this property delivers functionality, flexibility, and a professional image in one of Fort Myers' most desirable commercial areas.

OFFERING HIGHLIGHTS

LISTING PRICE	\$2,829,000
PRICE PSF	\$230
NET OPERATING INCOME	\$200,850
CAP RATE	7.1%



PROPERTY OVERVIEW

ADDRESS	12750 Commonwealth Dr. Fort Myers, FL 33913
YEAR BUILT	1996
BUILDING SIZE	12,300± SF
PARCEL NUMBER	18-45-26-05-0000C.003A

OPPORTUNITY



Specialty Engineering tenant with a strong track record



A turnkey investment: modern and functional design ideal for broad use



In place cap rate of 7.10%



Ample parking



Strategic location in a high-traffic area with excellent accessibility



Long term occupancy



Surrounded by some of the strongest demographics in all of SWFL



PROPERTY OVERVIEW

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ADDRESS	12750 Commonwealth Dr. Fort Myers, FL 33913
YEAR BUILT	1996
BUILDING SIZE	12,300± SF
PARCEL SIZE	1.00± AC
PARCEL NUMBER	18-45-26-05-0000C.003A
ZONING	PUD
CONSTRUCTION TYPE	Metal / Frame
OVERHEAD DOORS	(2) 12' x 10'
CLEAR HEIGHT	15' - 17'±
PARKING SPACES	35

OPERATIONAL HIGHLIGHTS

LEASE TYPE	NNN
ORIGINAL LEASE COMMENCEMENT	Jan 1, 2006
LEASE EXPIRATION	Dec 31, 2027
LEASE TERM REMAINING	Two Years



HIGHLIGHTS

Prime Gateway Corridor Location

Professional Office Space

Climate-Controlled Warehouse

Well-Maintained Building

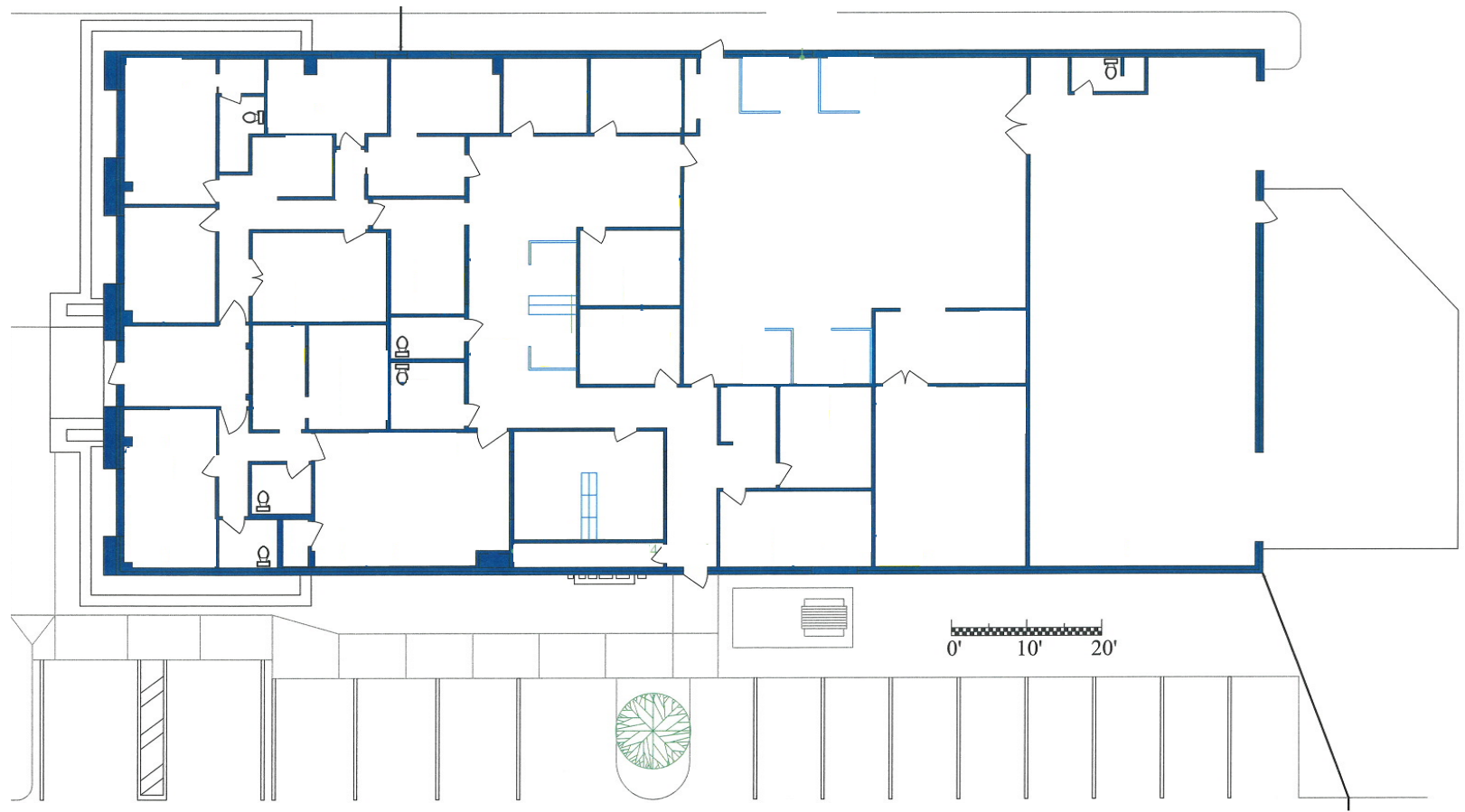
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.

TENANT OVERVIEW



Engineering Systems Inc. (ESi) is a multidisciplinary forensic engineering and scientific investigation firm that offers data-driven, technically rigorous solutions across a wide range of industries. Their expertise spans areas such as civil and structural engineering, fire protection, biomechanics, materials science, safety, vehicle engineering, and more, enabling them to take on complex challenges in sectors including construction, energy, transportation, manufacturing, insurance, and government. ESi serves clients by performing services like accident reconstruction, failure analysis, disaster investigations, and risk assessments, using advanced technologies and in-house capabilities to deliver actionable insights and recommendations. With a commitment to turning complexity into clarity, the firm supports legal, technical, and business professionals in solving difficult problems from root cause to resolution.



TENANT	Engineering Systems Inc	LOCATIONS	22 Locations; 16 States
LEASE EXPIRATION	12/31/27	SWFL LOCATION	Since 2006
FOUNDED	1987		

[CLICK HERE TO VIEW WEBSITE](#)

LOCATION OVERVIEW

Strategic Gateway Corridor Location Offering Exceptional Access and Functionality

Located at 12750 Commonwealth Drive in Fort Myers, FL, this property sits within the thriving Gateway Corridor, one of the area's most active commercial and industrial hubs. The location provides seamless connectivity to major routes including I-75, Daniels Parkway, and Colonial Boulevard, offering efficient access to the Southwest Florida International Airport and the greater Fort Myers region. The surrounding Gateway community blends residential neighborhoods, retail conveniences, and business parks—creating a well-balanced environment for companies seeking proximity to both workforce and amenities. Featuring a versatile office-warehouse layout with upgraded infrastructure and a 2025 roof replacement, the property is ideally positioned for logistics, service, and professional users looking for a strategic base in Southwest Florida's expanding economy.



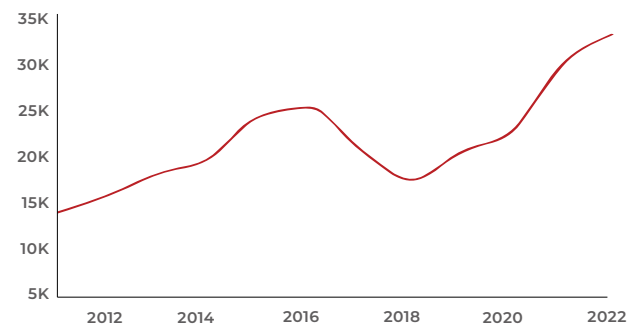
MARKET OVERVIEW

A Thriving Hub of Growth and Opportunity in SWFL

Nestled along the scenic Caloosahatchee River, Fort Myers is a dynamic and rapidly expanding city that serves as a vital economic and cultural center in Southwest Florida. With easy access to major transportation arteries such as Interstate 75 and US-41, Fort Myers offers unmatched connectivity for both residents and visitors, making it an ideal location for businesses and investors alike.

The population growth and rising demand for residential and commercial services have created a fertile ground for investment boasting a diverse demographic, with a blend of families, young professionals, and retirees, many of whom contribute to the city's robust economy. The city's strategic location, coupled with its flourishing development, makes it a prime area for those looking to tap into a market with high growth potential and a vibrant, affluent consumer base.

LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com

“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

- NBC2

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