



FOR LEASE – INDUSTRIAL WAREHOUSE
1681/1687 Benchmark Ave., Fort Myers, FL 33966

PRICE: \$17.00 (NNN) + \$4.65 CAM

Space Available: Unit #150 | 3,000± SF

Year Built: 1997

Zoned: IL (Light Industrial)

Parking: 5 per 1,000 SF

Strap #: 16-44-25-P2-00064.0040

Location: From I-75, Go West on SR 82 (MLK), approx. 1 mile to Benchmark Corporate Park, Turn Right/North Side of the road, travel North, the property is on the right.



PROPERTY DESCRIPTION:

Desirable Benchmark area. Lease 3,000 square feet including 200 sq ft of air-conditioned office, (2) 12' x 14' overhead drive-in doors, (2) separate restrooms, (1) private office, (1) reception area. Tile floors in office area, Security system, approximately 10 car parking area.

Rental rate for this space is \$17.00 PSF, NNN estimate including property taxes, building insurance, water, lawncare, trash, and mgt fee is: \$4.56 PSF.

Tenant is responsible for paying all utilities (water, electric, gas, and cable/internet) upon possession.



Pam Bratton, CCIM|SFR|RSPS
2025 SW FL District CCIM Past President
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DEMOGRAPHICS

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	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	26,004	119,736	428,055
MEDIAN AGES	33	42	45
HOUSEHOLDS	8,178	49,375	175,957
AADT (2024)	51,000 Dr Martin Luther King Jr Blvd (From Michigan Ave. to Ortiz Ave.)		



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