

Flex Space - N Ft Myers

16051 O'NEAL DR, UNITS 1 & 2, NORTH FORT MYERS, FL 33903

FOR LEASE

Industrial Property



PROPERTY FEATURES

- › Unit 1 - 1,300/SF
- › Unit 2 - 1,300/SF
- › Built-In Office Space
- › Warehouse w/Roll Up Doors
- › \$15.50/SF NNN
- › Close to US 41
- › Call Theresa Today



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE C FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCGA.com

16051 Oneal Drive

NORTH FORT MYERS, FL 33903

FOR LEASE

Industrial Property



PROPERTY DESCRIPTION

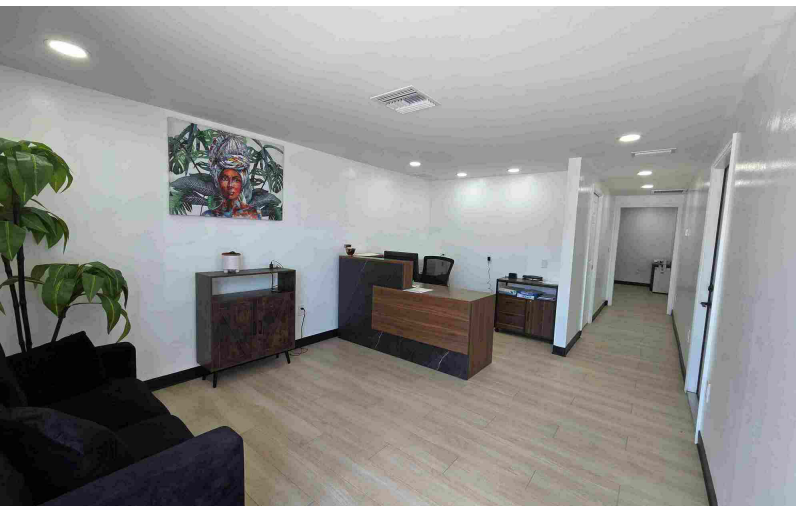
Flexible Size Options —
Available units ranging from 1,300 to 2,600 SF,
suitable for small to
mid-size warehouse and storage operations

Grade-Level Drive-In Access —
Oversized drive-in door(s) for easy loading and
unloading of equipment,
materials, and inventory at ground level

Built-In Office Space —
Dedicated office area within the unit, ideal for
administrative work, client meetings,
or on-site management without leaving the premises

On-Site Parking —
Parking for employees, company vehicles, or client visits

Prime Industrial Location —
Situated in the established Littleton Road industrial
corridor with quick access to US-41, Cape Coral and I-75



LOCATION DESCRIPTION

Located just off Littleton Road in North Fort Myers, this property sits within an established industrial corridor offering direct access to Cape Coral, Fort Myers, and I-75. The surrounding area features a dense concentration of warehouse and flex-space users, making it a well-recognized hub for trade, distribution, and light manufacturing businesses.

The submarket is active and in demand. Nearby infrastructure includes the Hancock Bridge Industrial Park and Caloosahatchee River access for waterborne logistics.

Lee County's economy is strong and growing, with Manufacturing up 19.3% and Transportation & Warehousing up 17.5% in recent years. A local workforce of approximately 45,000 residents in North Fort Myers, with additional reach into the rapidly growing Cape Coral market, ensures reliable labor availability.



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE C FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.