



13750 TREELINE AVE S, UNITS 1 & 4 | FORT MYERS, FL 33913

4,168 SF OFFICE/WAREHOUSE WITH TREELINE FRONTAGE NEAR I-75 & RSW AIRPORT

FOR LEASE

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Professional Office Buildout, High-Clear Warehouse & Signage Opportunities

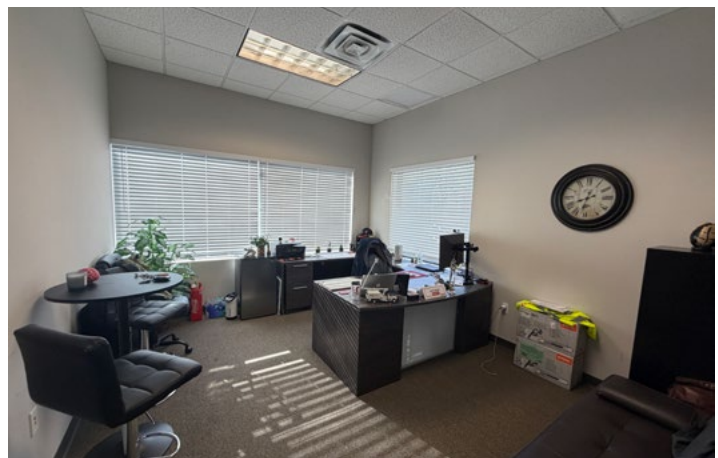
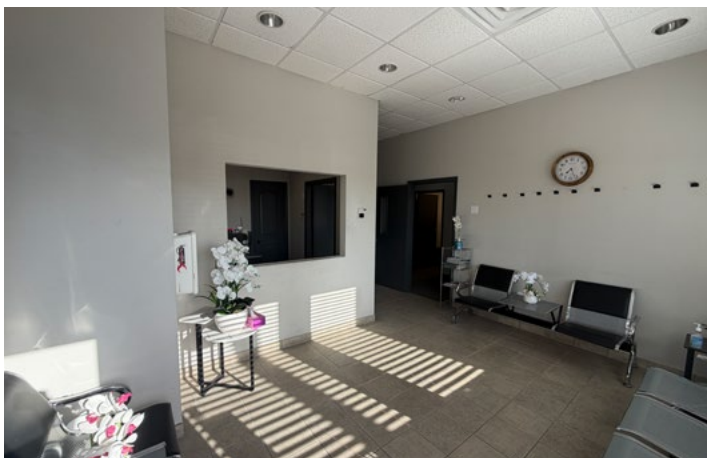
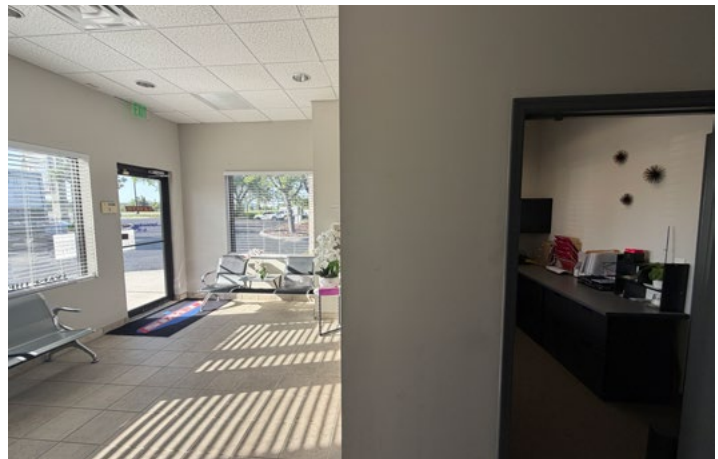
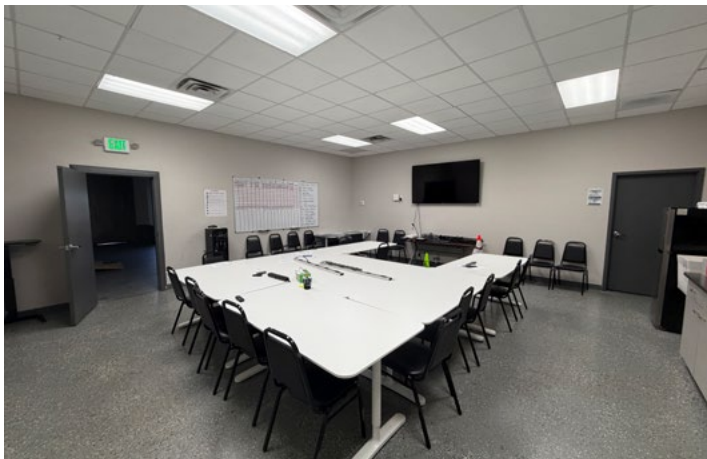
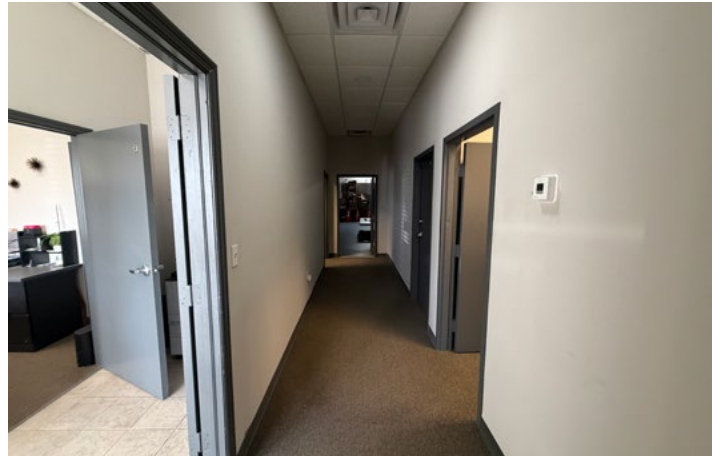
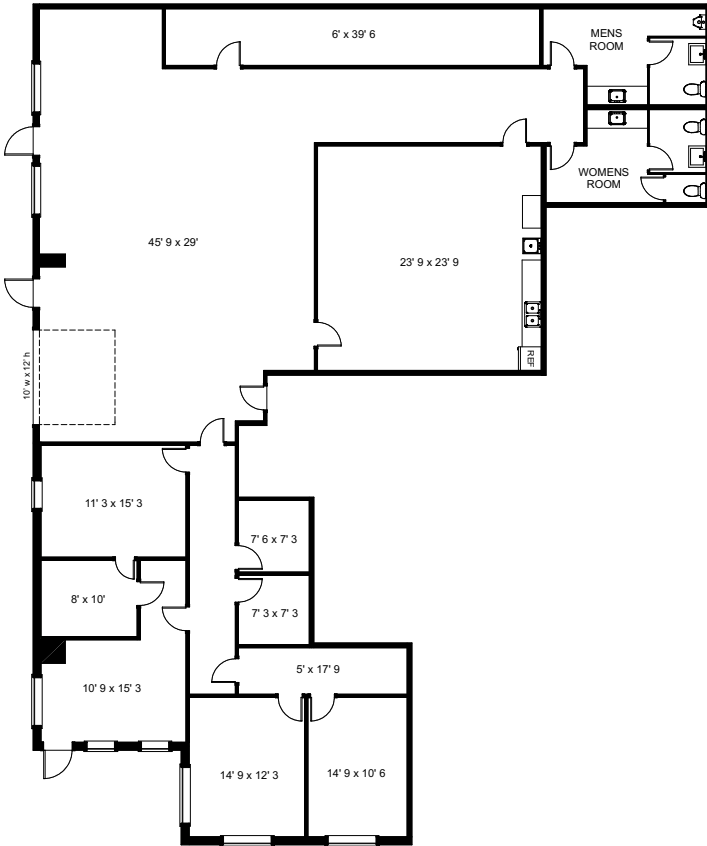
Ideally located just south of Daniels Parkway on Treeline Avenue South, this 4,168 SF office/warehouse unit offers exceptional access to I-75, Southwest Florida International Airport (RSW), and the broader Fort Myers market. The space features a welcoming reception area, three private offices, an oversized conference room with kitchen, and convenient multi-occupancy restrooms.

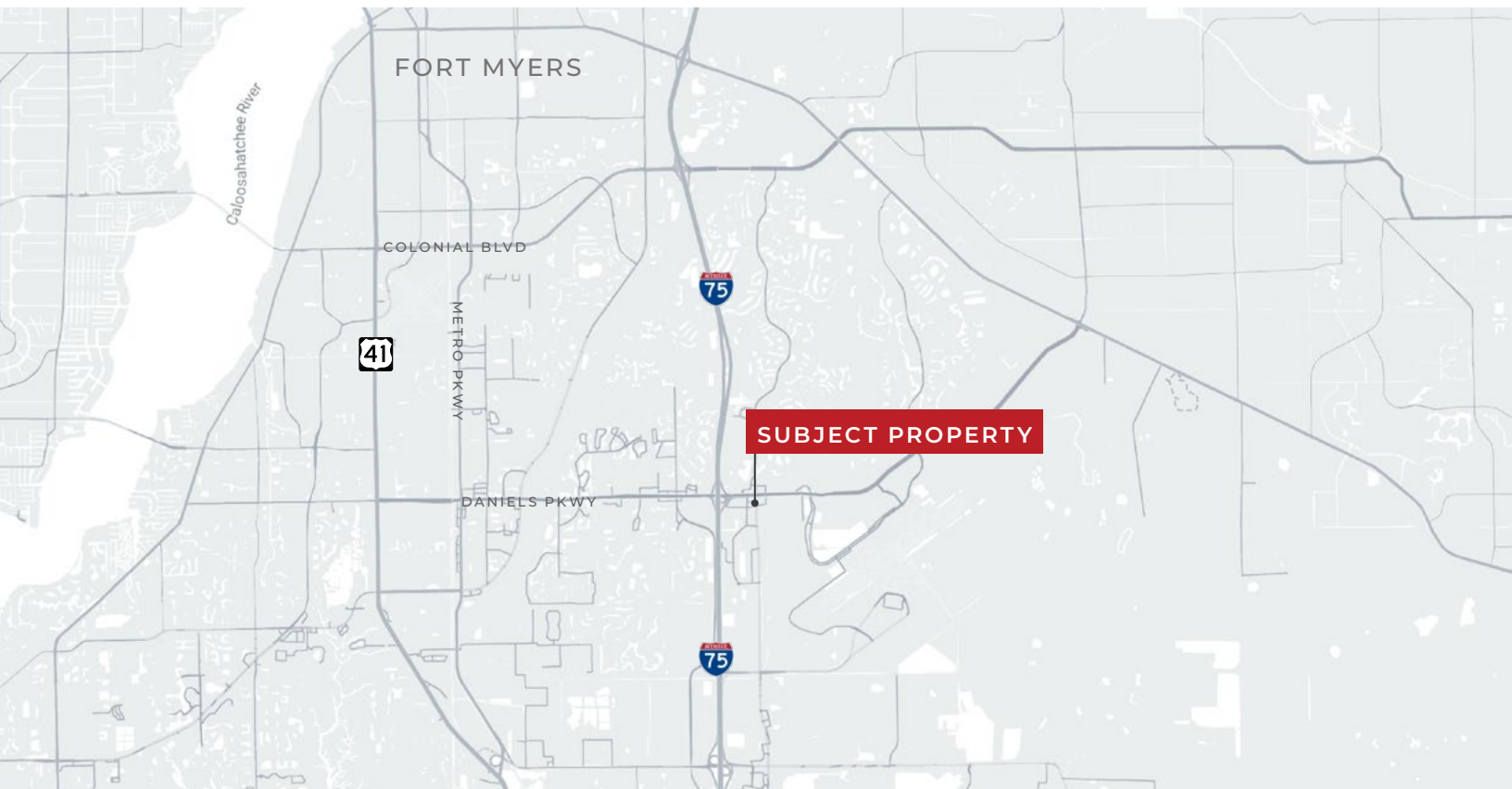
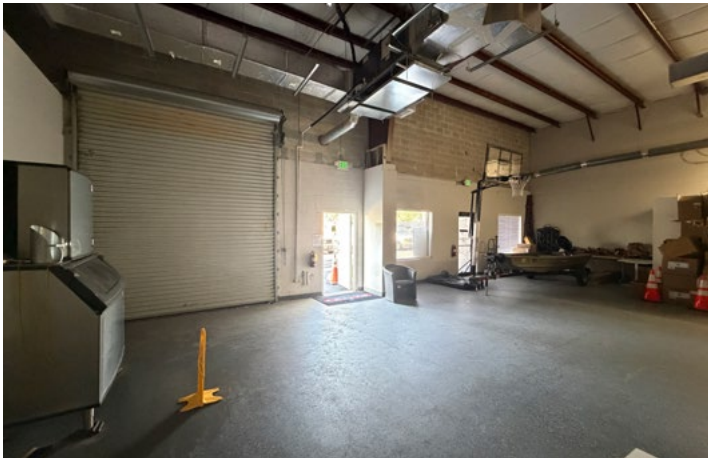
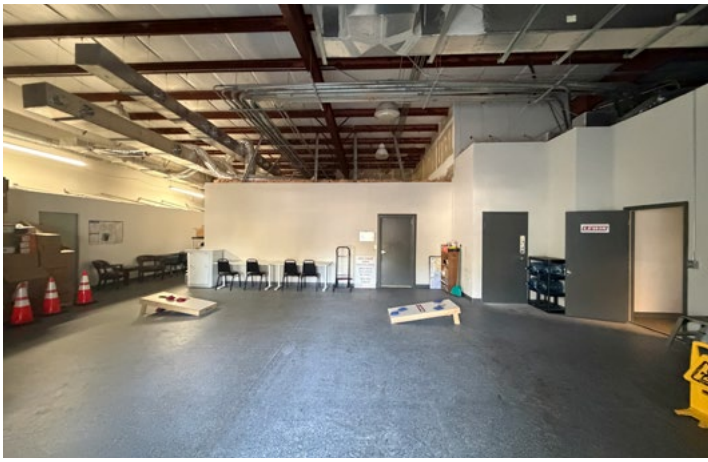
The warehouse component includes a 10' x 12' front-loading overhead door, 17'-19' clear height, and additional secure storage space, providing flexibility for a variety of business operations. Tenants also benefit from building signage visible from Treeline Avenue and the availability of pylon signage, creating excellent visibility and brand exposure. The space is currently occupied; please contact us to schedule a private tour.

PROPERTY DETAILS

LEASE RATE	\$16.50 NNN + \$4.84 CAM (\$7,412.09 monthly)
AVAILABLE SF	4,168 SF
AVAILABLE	Sept 1, 2026
ZONING	IL (LCO)
BUILDING SIZE	15,225 SF
YEAR BUILT	2002
PARKING RATIO	2.76 / 1,000 SF

FLOORPLAN





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