

ORIOLE LOGISTICS CENTER

16671, 16681, & 16691 ORIOLE ROAD
FORT MYERS, FLORIDA 33912



ORIOLE LOGISTICS CENTER



PROPERTY FACTS - BUILDING 1

16671 Oriole Road, Fort Myers, FL 33912

Lease Rate	Negotiable	Column Spacing	50' x 50' w/60' Speed Bay (or Dock Bay)
Number of Buildings	One (1)	Build-to-Suit	160'
Remaining Space	0 SF	Minimum Size	N/A
Year Built	2025	Sprinkler	ESFR
Clear Height	28'	Zoning	MPD (Mixed-Use Planned Development)

PROPERTY FACTS - BUILDING 2

16681 Oriole Road, Fort Myers, FL 33912

Lease Rate	Negotiable	Column Spacing	50' x 60'
Number of Buildings	One (1)	Build-to-Suit	180'
Remaining Space	0 SF	Minimum Size	N/A
Year Built	2025	Sprinkler	ESFR
Clear Height	32'	Zoning	MPD (Mixed-Use Planned Development)

PROPERTY FACTS - BUILDING 3 (BUILD-TO-SUIT OPPORTUNITY)

16691 Oriole Road, Fort Myers, FL 33912

Permits are approved for a 153,000 SF building identical to Building 2.

The developer can resize the building to fit your build-to-suit requirement.

The zoning allows for outside storage of vehicles and products.

Any building size will be considered.

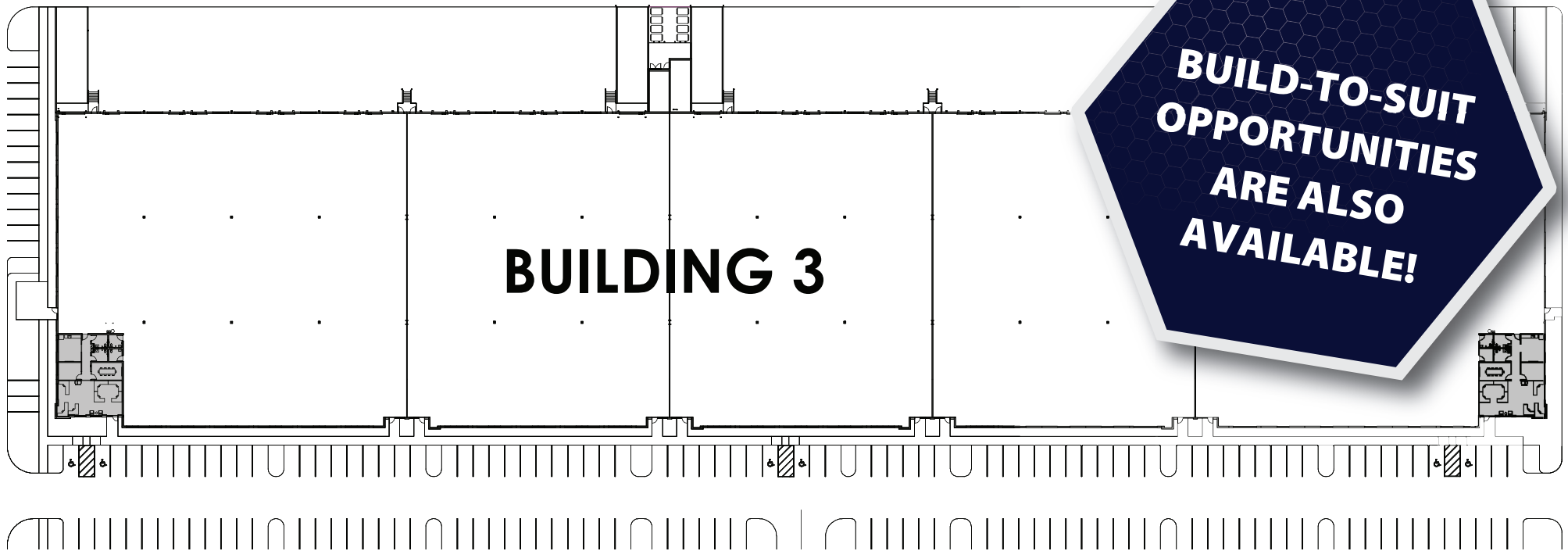
Willing to sell or lease the property.

OVERALL SITE PLAN



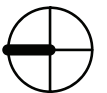
**BUILD-TO-SUIT
OPPORTUNITIES
ARE ALSO
AVAILABLE!**

Floor Plan
BUILDING 3
16691 Oriole Road



BUILDING 3 SPECIFICATIONS

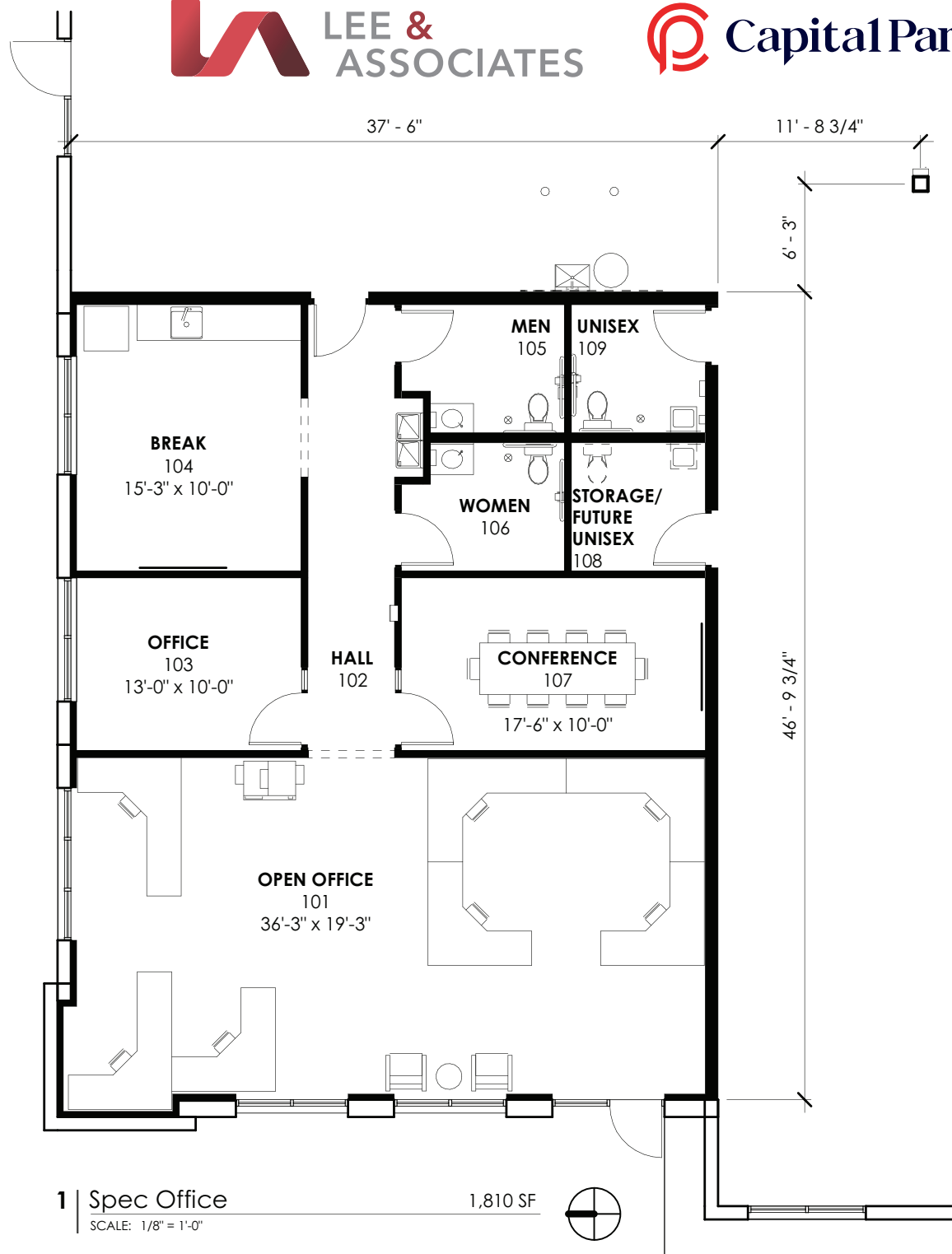
153,000 SF Total
Twenty-Eight (28) Dock Doors
Four (4) Drive-In Doors Via Ramps
32' Clear Height
180' x 850'
202 Parking Spaces



Office Plan
BUILDING 3
16691 Oriole Road

BUILDING 3

Office Detail
1,810 SF



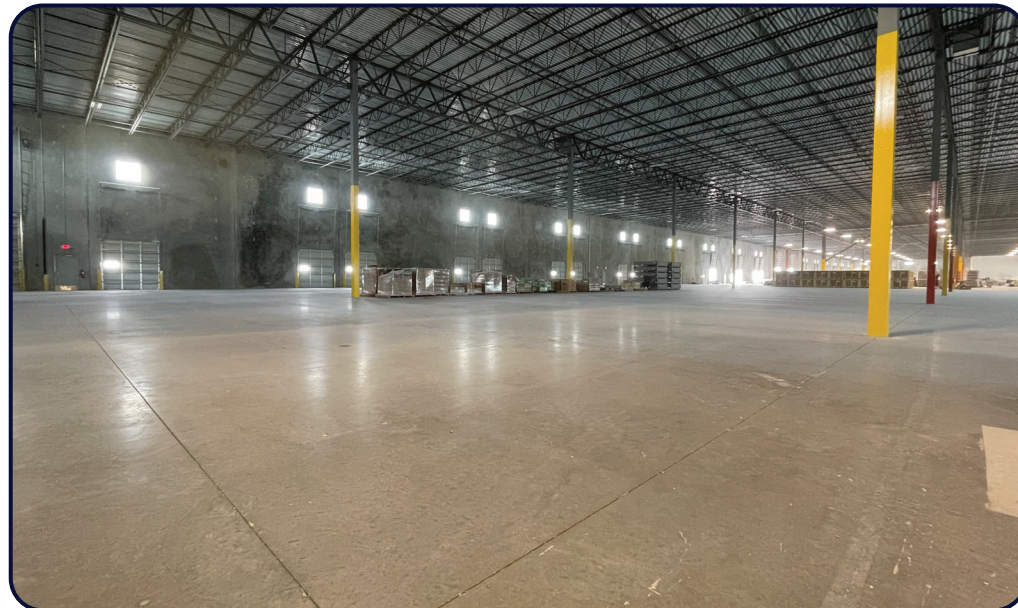
Property
PHOTOGRAPHS
Exterior Views



Property
PHOTOGRAPHS
Interior Views



Property
PHOTOGRAPHS
Interior Views



LOCATION AERIAL



FIDELITONE
FREIGHTLINER
ALGENOL
BEACON
CARMAX
Velocity ENGINEERING SERVICES
rice INSULATION & GLASS
CALIFORNIA CLOSETS
TEN-8
TREND

TESLA
ABC Supply Co. Inc.
Cummins
amazon.com
MARJAM

WHITE CAP

CD
CLIVE DANIEL

FASTENAL

RaceTrac

Frito Lay

THE HOME DEPOT

Wawa

Capital Partners
ORIOLE LOGISTICS CENTER

PerformanceHealth
Surgery Center

NEO GENOMICS

FRANTZ
EyeCare

SCOTLYNN

SLICK CITY ACTION PARK
PRIME FIBER
HD SUPPLY
GCM
RIVIAN

Coca-Cola
SOUTHWEST FLORIDA

wayfair
TRANE
VIVID EV
G&G DELIVERY SERVICES INC.
PGI INNOVATIONS

LEHMAN
PIPE AND SUPPLY INC.

GULF COAST TOWN CENTER



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