

16266 SAN CARLOS BLVD, UNIT 60 | FORT MYERS, FL 33908

FULLY A/C WAREHOUSE WITH OFFICE SPACE & MAJOR CORRIDOR FRONTAGE

FOR LEASE

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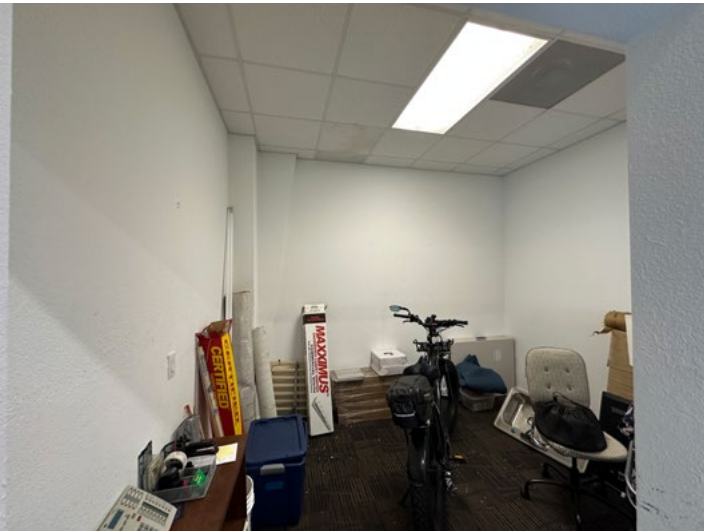
This fully air-conditioned warehouse and showroom space offers a rare blend of comfort, visibility, and functionality in one of Fort Myers' most active commercial corridors. Designed to accommodate a variety of uses—retail, display, collaborative workspace, or specialty storage—the space includes a showroom or open work area, two private offices, and energy-efficient LED lighting throughout.

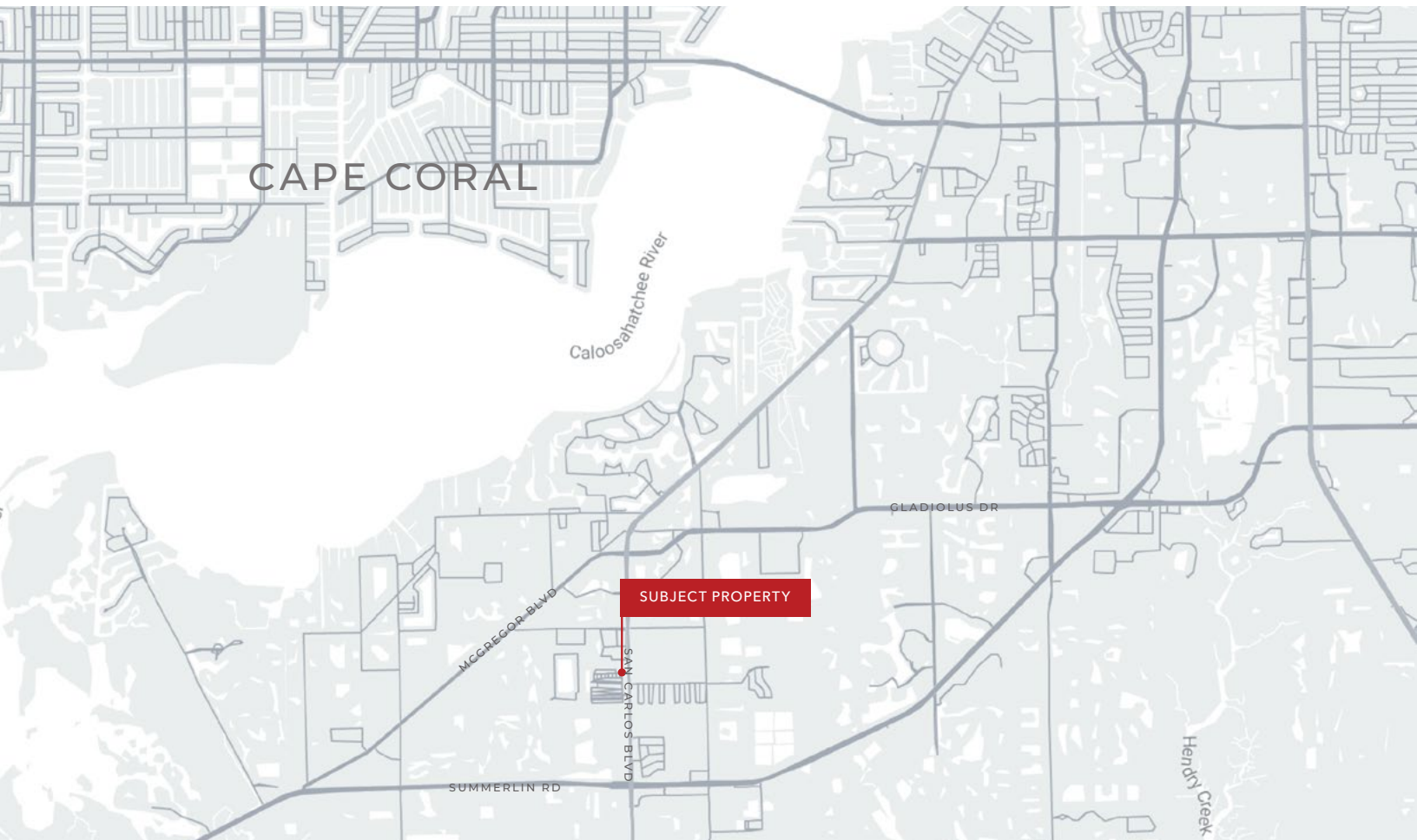
Key features include a 10' x 14' exterior overhead door, a 10' x 10' interior door connecting showroom to warehouse, dock leveler for seamless loading, and high ceilings (27' peak / 16' eave) to support diverse operational needs. Located along a high-traffic roadway with ±14,000 vehicles passing daily, the property offers excellent signage potential, ample parking, and easy access for customers and deliveries. Just minutes from Fort Myers Beach and Sanibel, and surrounded by well-established businesses, this space is ideal for customer-facing brands seeking high exposure and flexibility.

PROPERTY DETAILS

LEASE RATE	\$15.00 NNN (\$5.00 CAM/OPEX)	ZONING	C-1A
AVAILABLE SF	3,178± SF	YEAR BUILT	2000
BUILDING SIZE	12,781± SF	PARKING RATIO	3.05/1000
AVAILABLE	Immediately		

FLOORPLAN





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