



CLICK OR SCAN

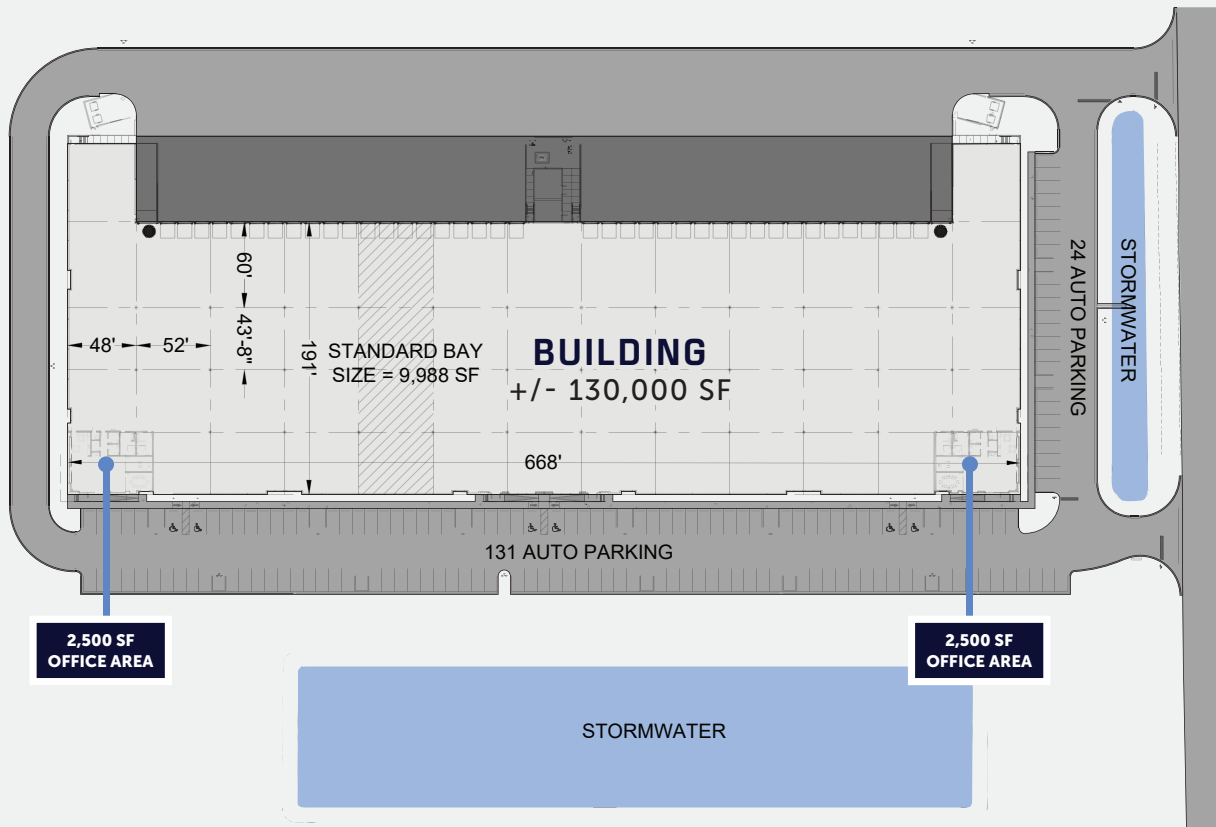
Lee Road Logistics

130,000 CLASS A INDUSTRIAL BUILDING

20,000 - 130,000 SF spaces available in Fort Myers
Southwest Florida Airport Submarket

AMBROSE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**DECEMBER 2026**

Site Mobilization

AUGUST 2027

Available for Fixturing

OCTOBER 2027

Building Completion

WATER & SEWER

Lee County Utilities

GAS

Teco Gas

ELECTRIC

Florida Power & Light

DATA

Comcast

SITE PLAN LEGEND

● Drive in door

□ Door position

+/- 130,000 SF AVAILABLE

20,000 SF minimum divisibility

(2) 2,500 SF office areas

32' clear height

155 auto parking

52' x 43'8" typical bays

52' x 60' speed bays

39 dock doors

2 drive-in doors

7" thick reinforced slab

(1) 3,200-amp 480/277v three-phase service (expandable)

Seeking LEED Silver certification

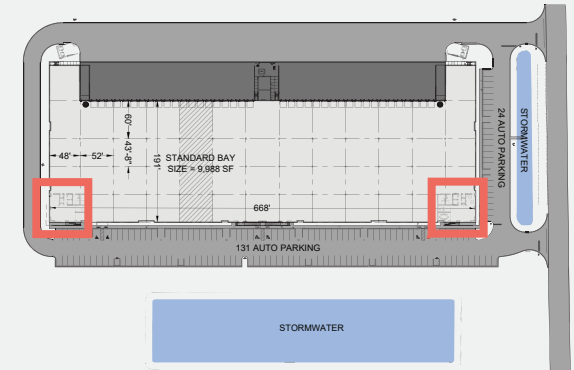


SOUTHEAST CORNER OFFICE LAYOUT

MIRRORED IN SOUTHWEST CORNER OF BUILDING



**(2) 2,500 SF
OFFICE AREAS**



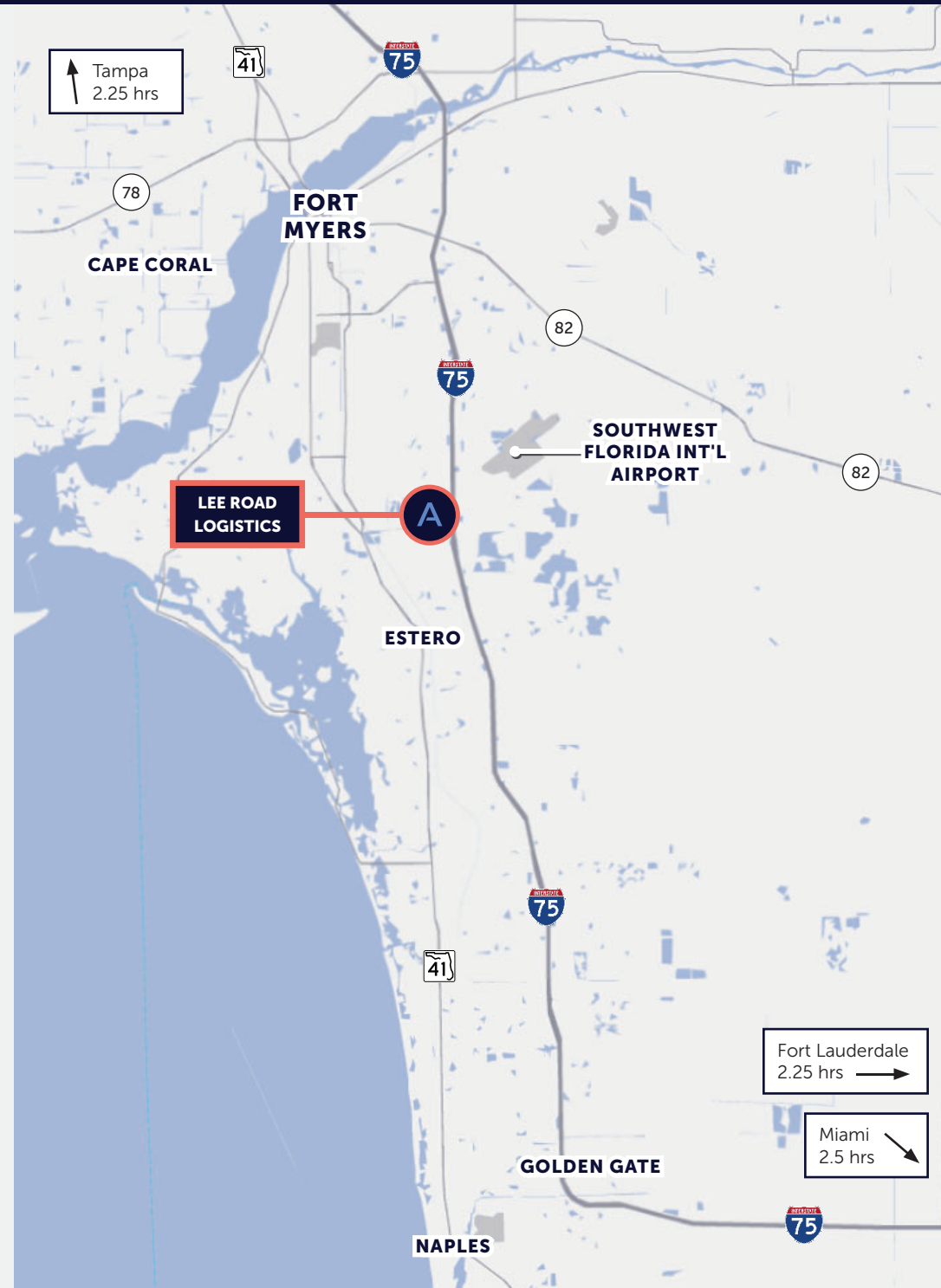
A

ACCESS, LABOR & ADVANTAGES

Located just southwest of the Southwest Florida International Airport, **Lee Road Logistics** offers easy access to the entire west coast of Florida via I-75.

- Located in Fort Myers, Florida, Lee County
- **1.7 miles to I-75**
- Situated **6 miles southwest of the RSW Southwest Florida International Airport**, home to FedEx and UPS hubs
- Two-hour drive time to Tampa and Miami Metro areas, and three-hour drive time to the Orlando Metropolitan Market
- **Industrial Planned District (IPD) zoning**
- Ideal configuration for bulk distribution and local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks
as a **best state for business**





Lee Road Logistics

AMBROSEPG.COM/PROPERTIES

DAVE LOUDENSLAGER
VP, Development & Florida Market Officer, Ambrose
dloudenslager@ambrosepg.com | 954.826.2306

BOB JOHNSTON, SIOR
Principal, Lee & Associates
bjohnston@lee-associates.com | 239.210.7601

JERRY MESSONNIER, SIOR
Principal, Lee & Associates
jmessonnier@lee-associates.com | 239.210.7610

FRANK MARTONE, ESQ.
Vice President, Lee & Associates
fmartone@lee-associates.com | 239.210.7605

AMBROSE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES