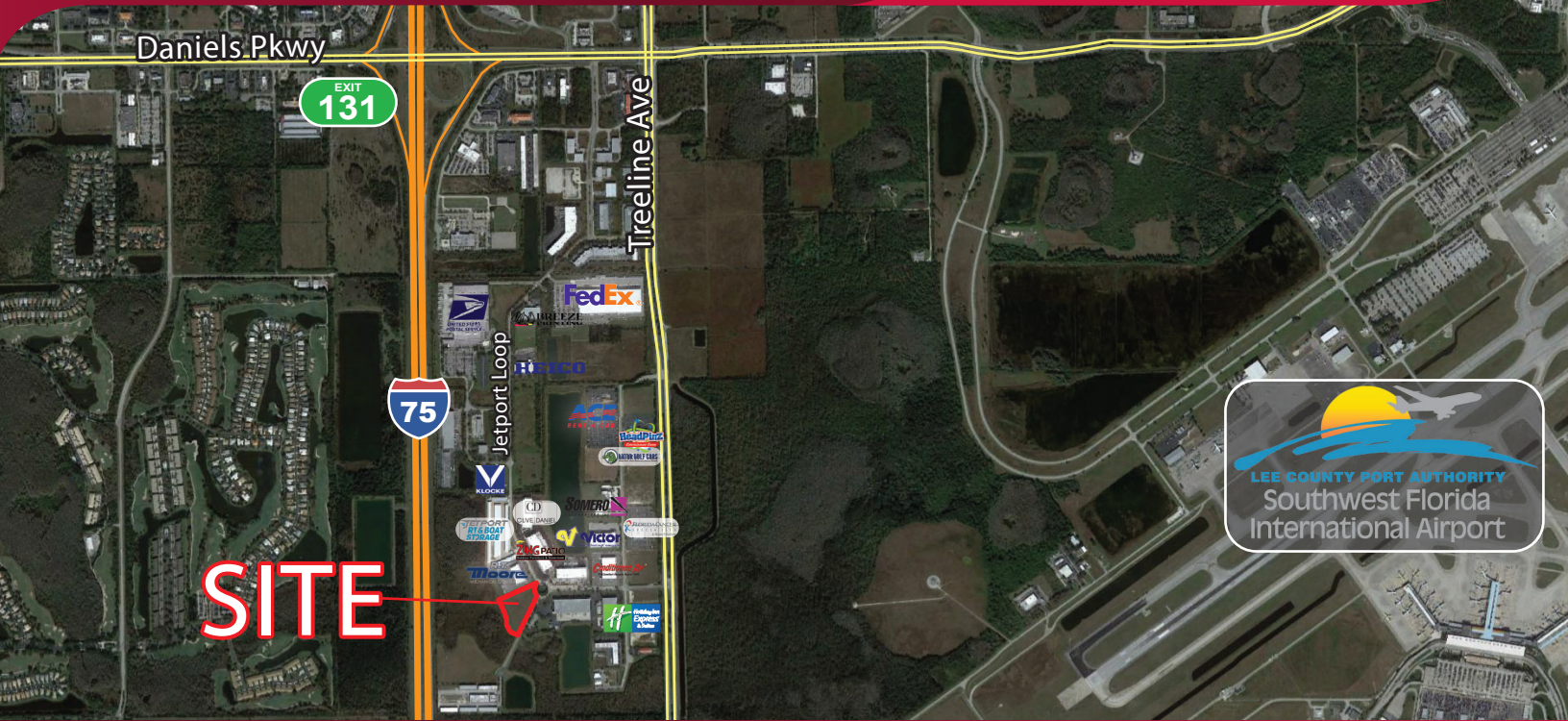


# 25,000 SF STAND-ALONE FOR LEASE

## BUILD-TO-SUIT OPPORTUNITY

14660 TARMAC COURT, FORT MYERS, FL 33913



- **AVAILABLE SPACE:**  
Development Order Has Been Submitted for Approval Up to 25,000 SF
- **LEASE RATE:**  
Pricing Will Depend on Build-To-Suit Specifications

### PROPERTY FEATURES

- D.O. Completion Estimated March 2022
- Zoned IPD, Industrial, Retail, & Office Uses
- Cleared & Leveled with Utilities to Site
- SWF Water Management District Master
- Storm Permit Already in Place
- Fully Improved Lot with Off-Site Water Retention
- Located 1-Mile from SWFL International Airport
- Easy I-75 Access to Daniels Pkwy (Exit 131) & 2-Miles to Alico Rd (Exit 128)
- Central Access to All of Southwest Florida Along Treeline Avenue & I-75



Please Contact:  
**The Industrial Team**

**Adam Bornhorst**  
Senior Associate

📞 **239.210.7616**

✉️ [abornhorst@lee-associates.com](mailto:abornhorst@lee-associates.com)

**Derek Bornhorst, CCIM, SIOR**  
Principal

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6300 Techster Boulevard, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



# 25,000 SF STAND-ALONE FOR LEASE BUILD-TO-SUIT OPPORTUNITY

14660 TARMAC COURT, FORT MYERS, FL 33913



## LOCATED IN FORT MYERS'S PREMIER MASTER PLANNED COMMERCIAL PARK

### READY TO BUILD WITH UTILITIES TO SITE:

Compared to other properties that require clearing and utilities brought to site, a potential \$2.00 - \$4.00 / SF value.

Development order submitted for up to 25,000 SF and could begin construction quickly resulting in a significant cost and time savings.

### OFF-SITE WATER RETENTION:

Allows for up to 10% + more building coverage.

### CC & R's DESIGN GUIDELINES:

Ensures quality development

### SW FLORIDA WATER MANAGEMENT DISTRICT:

Master Storm Water Management System permit already in place.

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Treeline Ave

Daniels Pkwy

FedEx

HeadPinz

GATOR GOLF CARS

FLORIDA CANCER SPECIALISTS & Research Institute

Holiday Inn Express & Suites

LAMAR

SOMERO ENTERPRISES

Conditioned Air

Victor

ALL MY SONS MOVING & STORAGE

BREEZE PRINTING

HEICO

Jetport Loop

ZING PATIO

CLIVE DANIEL

MOORE

KLOCKE

JETPORT RV & BOAT STORAGE

**SITE**

EXIT 131

75



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