

WAREHOUSE/FLEX SPACE

TREELINE AVENUE FRONTAGE

FOR LEASE

13850 TREELINE AVENUE S, FORT MYERS, FL 33913



UNIT	SIZE (SF)	NNN LEASE RATE (PSF)	MONTHLY BASE RENT	OpEx (PSF)	MONTHLY OpEx	MONTHLY SALES TAX	MONTHLY TOTAL
4	2,122	\$13.00	\$2,298.83	\$3.75	\$663.13	\$177.72	\$3,139.68

- LOCATION:** Treeline Avenue S and Jetport Loop
- YEAR BUILT:** 2002
- ZONING:** IL - Light Industrial (Lee County)
- PARKING:** 2.73/1,000 SF
- O/H DOOR:** One 12'W x 12'H grade level per unit
- UTILITIES:** Water & sewer

TREELINE COMMERCE CENTER

Well maintained warehouse/flex building with frontage on Treeline Avenue S, just south of Daniels Parkway. The property offers superior features including glass storefronts, 12' x 12' grade level doors and ample parking. The center is surrounded by national companies and is within minutes of amenities like Southwest Florida International Airport, FGCU and Gulf Coast Town Center.

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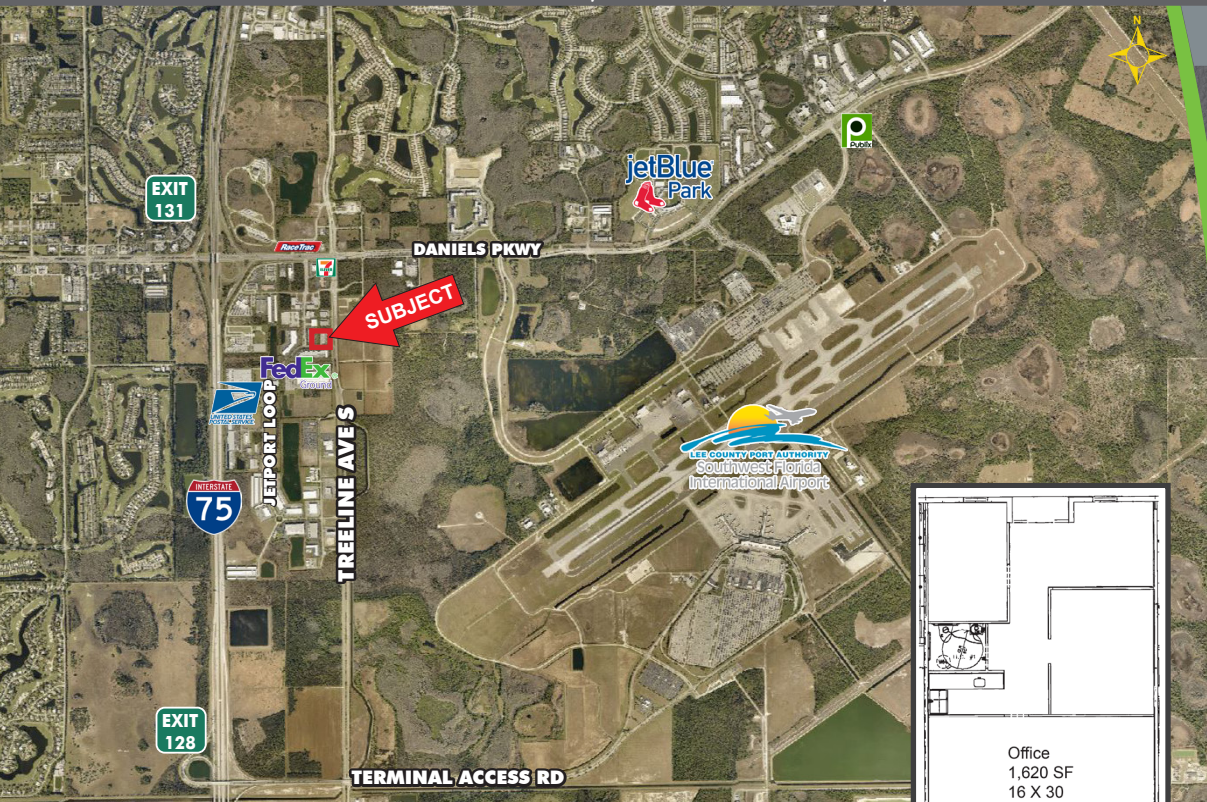
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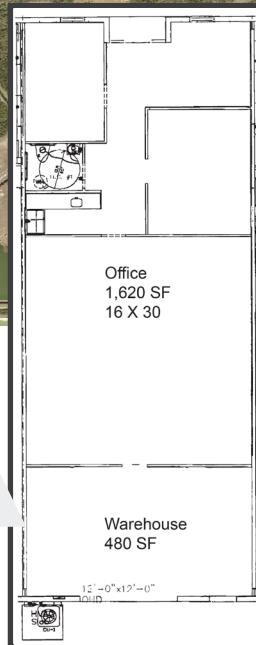
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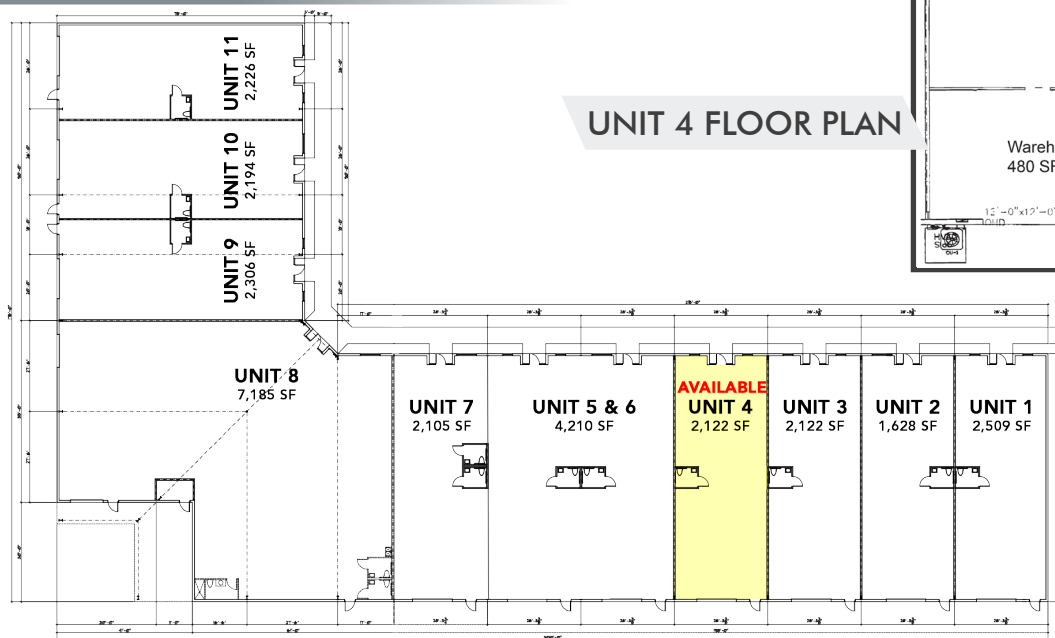


HIGHLIGHTS

- Frontage on Treeline Avenue
- Near I-75 (Exit 131) & Daniels Parkway
- Close to RSW Airport
- 12' x 12' overhead door
- 17' eave height
- 3-phase power
- Monument signage



BUILDING LAYOUT



UNIT 4 FLOOR PLAN

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2023 DRIVE-TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	1,406	39,951	194,160
EST. HOUSEHOLDS	736	17,313	77,821
EST. MEDIAN HOUSEHOLD INCOME	\$107,220	\$88,964	\$71,209
TRAFFIC COUNTS (2022)	23,500 AADT		

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