

INTERNATIONAL BUSINESS CENTER

OFFICE / FLEX / WAREHOUSE UNIT

FOR LEASE

13881 PLANTATION RD & 6835 INTERNATIONAL CENTER BLVD, FORT MYERS, FL



PRICE: \$8.75 PSF NNN

OPEX: \$3.44 PSF (2019)

SIZE: 4,800± SF

LOCATION: Just south of the intersection of Daniels Parkway and Plantation Road

YEAR BUILT: 2005/2006

ZONING: MPD (Lee County)

BLDG	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	OpEx (PSF)	MONTHLY OpEx	MONTHLY SALES TAX	MONTHLY TOTAL	COMMENTS
1	2-3	4,800	\$8.75	\$3,500.00	\$3.44	\$1,376.00	\$282.81	\$5,158.81	Flex

INTERNATIONAL BUSINESS CENTER

International Business Center offers functional flex spaces with a wide range of allowable uses. Tenants can benefit from fully built-out, air conditioned, move-in ready units. Located in a growing submarket near Gulf Coast Hospital.

CONTACT

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Founding Partner

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The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

11/16/18

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HIGHLIGHTS

- Tilt-wall construction
- Grade level overhead doors
- Fully air conditioned warehouse
- Professionally managed
- Approved for a wide range of uses including distribution, office, showroom and warehouse
- Central South Fort Myers location with optimal connectivity via I-75, US 41 and Metro Parkway Extension



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2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,876	44,432	128,686
EST. HOUSEHOLDS	1,899	21,207	59,140
EST. AVERAGE HOUSEHOLD INCOME	\$86,472	\$82,583	\$81,336

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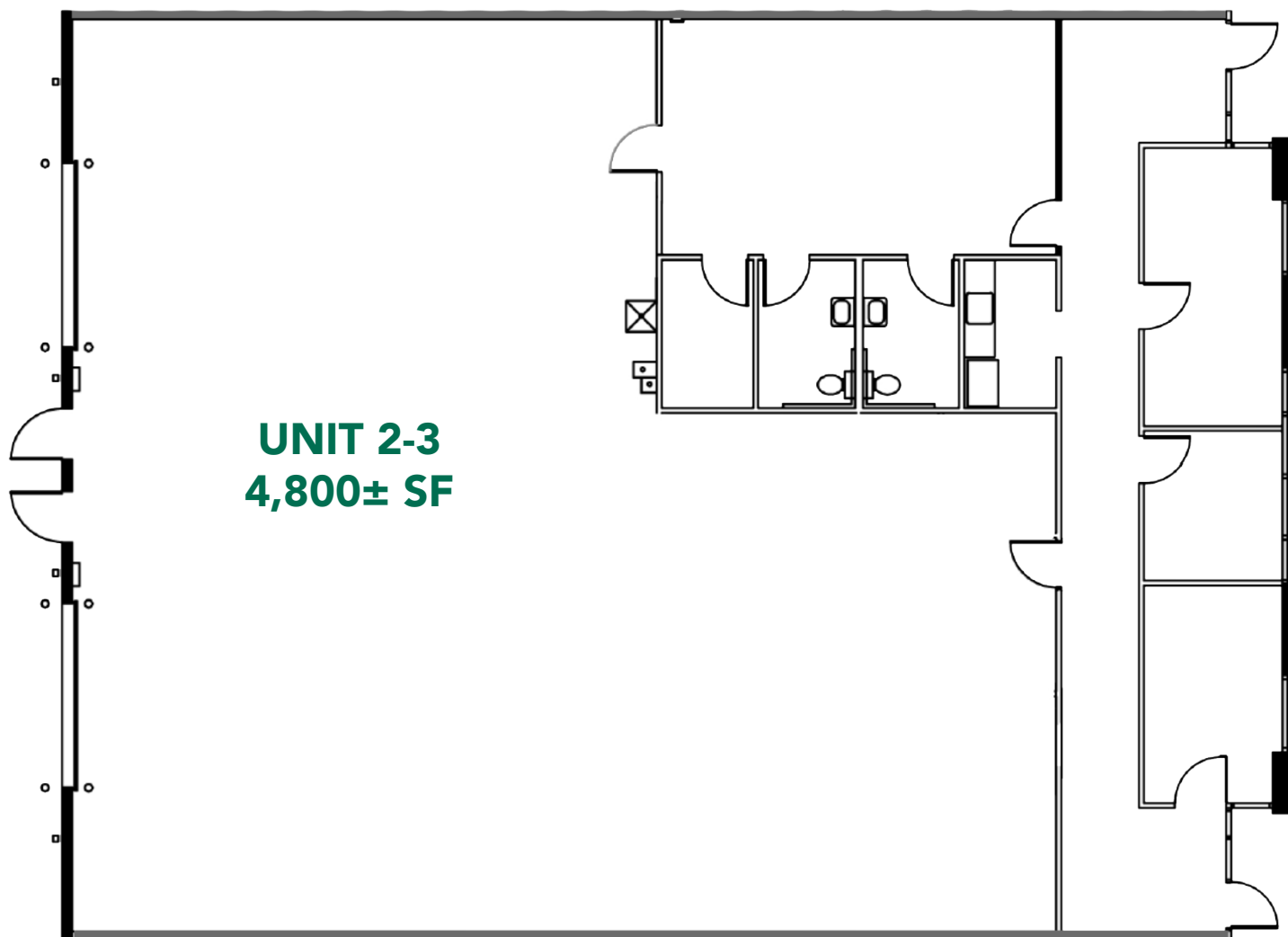
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BUILDING 1



UNIT 2-3
4,800± SF

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