

- NEWLY CONSTRUCTED  
2022 BUILDING
- TRAILER ACCESS
- AMPLE PARKING
- GREAT DEMOGRAPHICS

# Industrial Sublease Opportunity



9121 Centerlinks Commerce Dr  
Fort Myers, FL 33912



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## Property Description

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this rare industrial sublease opportunity in Fort Myers, Florida.

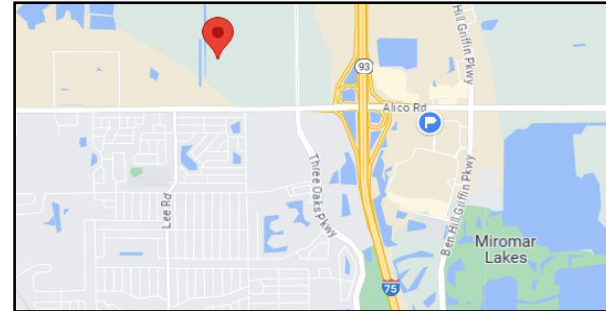
9121 Centerlinks Commerce Dr, a premier commercial property available for sublease. This exceptional space offers a total of 8,015 square feet, featuring 1,300 square feet of well-appointed office space and a spacious 6,715 square feet of warehouse, making it an ideal choice for a wide range of businesses.

The property, completed in 2022, is housed in a brand-new reinforced concrete building that offers durability, modern aesthetics, and state-of-the-art features. Situated as the end unit of the complex, this warehouse space enjoys the added benefit of natural light in the two offices, creating an inviting and productive workspace.

### Property Highlights

<b>Address</b>	9121 Centerlinks Commerce Dr Fort Myers, FL 33912
<b>Building Size</b>	±8,015 SF
<b>Available SF</b>	±8,015 SF Total
<b>Breakdown of SF</b>	±1,300 SF Office ±6,715 Warehouse
<b>Lease Rate</b>	\$16.00 NNN
<b>CAM</b>	\$3.25
<b>Monthly Total</b>	\$12,857.40*

\*taxes not included



<b>Sublease Expiration</b>	3/31/2028
<b>Zoning</b>	MPD
<b>Submarket</b>	Fort Myers
<b>Parcel ID</b>	04-46-25-L3-U1944.3115



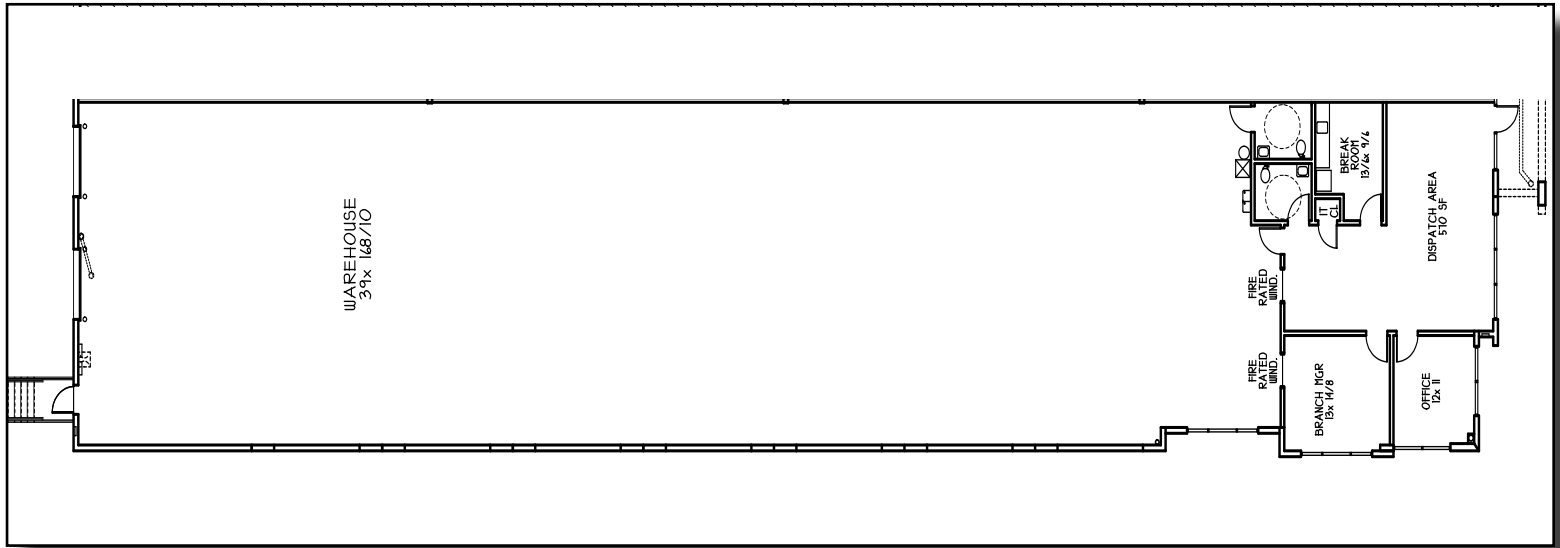
**Gary Tasman**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com



Gretchen Smith  
Senior Director  
+1 239 489 3600  
gsmith@cpswfl.com

5220 Summerlin Commons Blvd. Suite 500  
Fort Myers, FL 33907  
239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)

FOR SUBLEASE



OFFICE

- The office space is thoughtfully designed and encompasses a welcoming reception area.
- It includes two private offices for executive or team use, providing a professional and conducive work environment.
- A break-room is available for employees to relax and refresh.
- The office area also features an ADA-compliant restroom for convenience.
- With a ceiling height of 9 feet, the office space feels open and comfortable.
- This area is ready for your personal touch, requiring only paint, flooring, and base trim throughout. A perfect blank canvas to customize to your specific needs.
- The build-out for the office space alone represents an



WAREHOUSE

- The warehouse offers a substantial area for various industrial or commercial purposes.
- It is equipped with an ADA-compliant restroom for convenience.
- Safety is a top priority with sprinkler systems and LED lighting fixtures in place.
- The warehouse boasts a generous 20-foot clear height, providing ample vertical space for storage or operations.
- It features two dock high overhead doors for efficient loading and unloading, streamlining logistics.
- Trailer access is available, making transportation of goods more accessible and convenient.
- Ample parking space is provided to accommodate employees and visitors.



**MARKET & TRENDS DEMOGRAPHICS**

- **LOCATED IN THE HEART OF FORT MYERS INDUSTRIAL PARKS!**
- **1.3% VACANCY RATE FOR INDUSTRIAL WAREHOUSES IN SOUTHWEST FLORIDA**
- **JUST OFF I-75 AND**

**Breakdown of Surrounding Business Types in a 2 Mile Radius**

	2 mile	
	Employees	Businesses
<b>Service-Producing Industries</b>	<b>6,138</b>	<b>641</b>
Trade Transportation & Utilit...	2,197	190
Information	79	9
Financial Activities	260	66
Professional & Business Se...	866	147
Education & Health Services	425	45
Leisure & Hospitality	1,858	108
Other Services	419	72
Public Administration	34	4
<b>Goods-Producing Industries</b>	<b>3,300</b>	<b>255</b>
Natural Resources & Mining	19	5
Construction	2,540	209
Manufacturing	741	41
<b>Total</b>	<b>9,438</b>	<b>896</b>

### MARKET BEAT SOUTHWEST FLORIDA Industrial Q3 2023

**1.3%** Vacancy Rate ▲ ▲

**1.3M** Net Absorption, YTD, SF ▼ ▲

**\$13.75** Asking Rent, PSF ▲ ▲

Overall, Net Asking Rent

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**ECONOMIC INDICATORS Q3 2023**

**480.3K** Southwest Florida Employment ▲ ▲

**2.6%** Southwest Florida Unemployment Rate ▲ ▲

**3.7%** U.S. Unemployment Rate ▲ ▲

Source: BLS

**ECONOMIC OVERVIEW:**  
In Southwest Florida's industrial market, there are notable trends in the economic landscape. New single-family building permits increased by 16% from July to August 2023 but remain 23% below the same month last year. Year-to-date (YTD) figures also show a 23% decline compared to August 2022, indicating a slowdown in the construction industry. The unemployment rate in the Southwest Florida Metropolitan Statistical Area (MSA) has seen a slight climb year-over-year (YOY), reaching 2.6%, but nonfarm employment levels have risen by 88 basis points (bps) YOY, possibly due to population growth.

**SUPPLY AND DEMAND:**  
In terms of supply and demand in the industrial market, approximately 1.4 million square feet (msf) of industrial inventory have been delivered YTD, including 251,052 square feet (sf) across three buildings in Q3. There are currently over 1.7 msf (16 buildings) under construction, with 82% of this space expected to be delivered by year-end, while the remaining portion will be completed in 2024. Notably, 53% of the warehouse product under construction is pre-leased, mitigating concerns of oversupply. Available vacant square footage has increased by 60 bps both quarter-over-quarter (QOQ) and YOY, reaching 1.3%. Sublet vacancy rates have remained stable from the prior quarter. Submarkets with vacancy rates below 1.0% include Charlotte County, Bonita Springs, Cape Coral, South Fort Myers/San Carlos, and North Naples. Additionally, two significant lease deals were signed in the quarter, with Coldest leasing 52,866 sf in Tri County Commerce Park and Raymond Building Supply taking 75,352 sf in Premier Airport Park.

**PRICING:**  
Rent growth persisted in the Southwest Florida industrial market in Q3, reaching an overall triple net rent of \$13.75 per square foot (psf). This represents an increase of \$0.81 psf QOQ and an impressive \$3.37 psf YOY. However, with 1.7 msf of new space in the pipeline and a slight uptick in vacancy rates, it is expected that rent growth will slow down in the coming quarters. Among different industrial property types, warehouse and distribution rents saw the largest average rental increase, with a gain of \$1.03 psf QOQ. Sale prices psf have also swelled, rising from \$119 psf in Q3 2022 to \$127 psf in Q3. Sales activity remained steady during the quarter, with sixteen trades averaging \$195 psf, while nine owner-user sales recorded an average price of \$168 psf.

**ECONOMIC INDICATORS Q3 2023**

**OVERALL VACANCY & ASKING RENT**

**Traffic Counts**

Collection Street	Cross Street	Traffic Volume
Alico Rd	Madeira Rd E	13,434
Oriole Rd	Garden Rd S	2,283
Alico Rd	Three Oaks Pky SW	15,788
Lin Rd	Alaha Rd S	7,175
Three Oaks Pky	Alico Rd N	5,353
I-75	Alico Rd SE	13,602
Alico Road	Capri Dr W	47,408
Not Available	Not Available No	6,240
I-75	Alico Rd SW	6,851
Alico Rd	I-75 NW	7,000



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