

CENTERLINKS- OFFICE/WAREHOUSE/FLEX SPACE

ORIOLE ROAD, NORTH OF ALICO ROAD

FORT MYERS, FL 33912



4,700 SF- 63,000 SF @ WAREHOUSE/ OFFICE/ FLEX @ STARTING AT \$9.00 PSF
FOR LEASE CAM \$2.20 PSF

PROPERTY INFORMATION

Grey Shell Lease Rate: \$9.00 PSF

CAM \$2.20 PSF

Min Size Available: 4,700 SF

Max Size Available: 63,000 SF

Zoning/ Use: MPD (Multi-purpose Development)

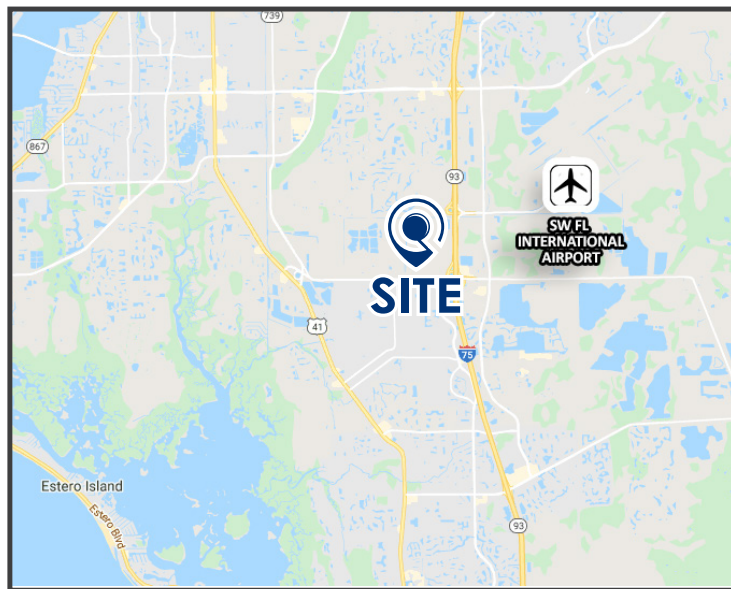
Use: Office, Warehouse, Flex

Phase One: BLDG 1: 18' Clear - Tilt Wall Const.

BLDG 2: 20' Clear - Tilt Wall Const.

BLDG 3: 24' Clear - Tilt Wall Const.

CenterLinks is a 41 acre mixed use industrial commercial park located along Oriole Road, 1,000 feet north of Alico Road and 0.7 mile west of the I-75/ Alico Road interchange. The project will be developed in phases and will consist of seven buildings ranging in size from 37,800 SF to 268,800 SF. The development will benefit from 3 phase power, 75-120' truck courts, 120-200' building depths, ESFR fire sprinkler system and a total of 822 parking spaces at build-out.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	5,222	38,880	77,325
Five-Year Increase	1.8%	1.6%	1.7%
Avg Household Inc.	\$84,195	\$88,224	\$85,730
Total Households	1,885	14,368	32,897
Daytime Employees	1,846	16,333	54,864

(Applied Geographic Solutions 2019)

LQWEST.COM/CENTERLINKS

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