

Meridian Business Campus

16101-16251 Parallel Dr
Fort Myers, FL 33913



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Building B & C – For Lease

Property Highlights

- Class A industrial campus located in Fort Myers, just off Alico Road and I-75
- New construction
- Fully sprinklered
- Clear height varies from 18' to 22'
- Bay spacing varies from 20' x 53' to 30' x 53'
- Many uses permitted
- Dock ramp loading dock capabilities!

STRAP NUMBER(S)

02-46-25-03-00000.0C70

PROPERTY TYPE

Industrial Warehouse

BUILDING AREA

± 74,893 SF

ZONING

MPD

LEASE RATE

\$12.00 - \$14.50 NNN

FRONTAGE

±1,953' on Ben Hill Griffin Pkwy

SUBMARKET

S. Fort Myers/San Carlos

GARY TASMAN
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SHAWN STONEBURNER
Senior Director
(239) 489-3600
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Meridian Business Campus

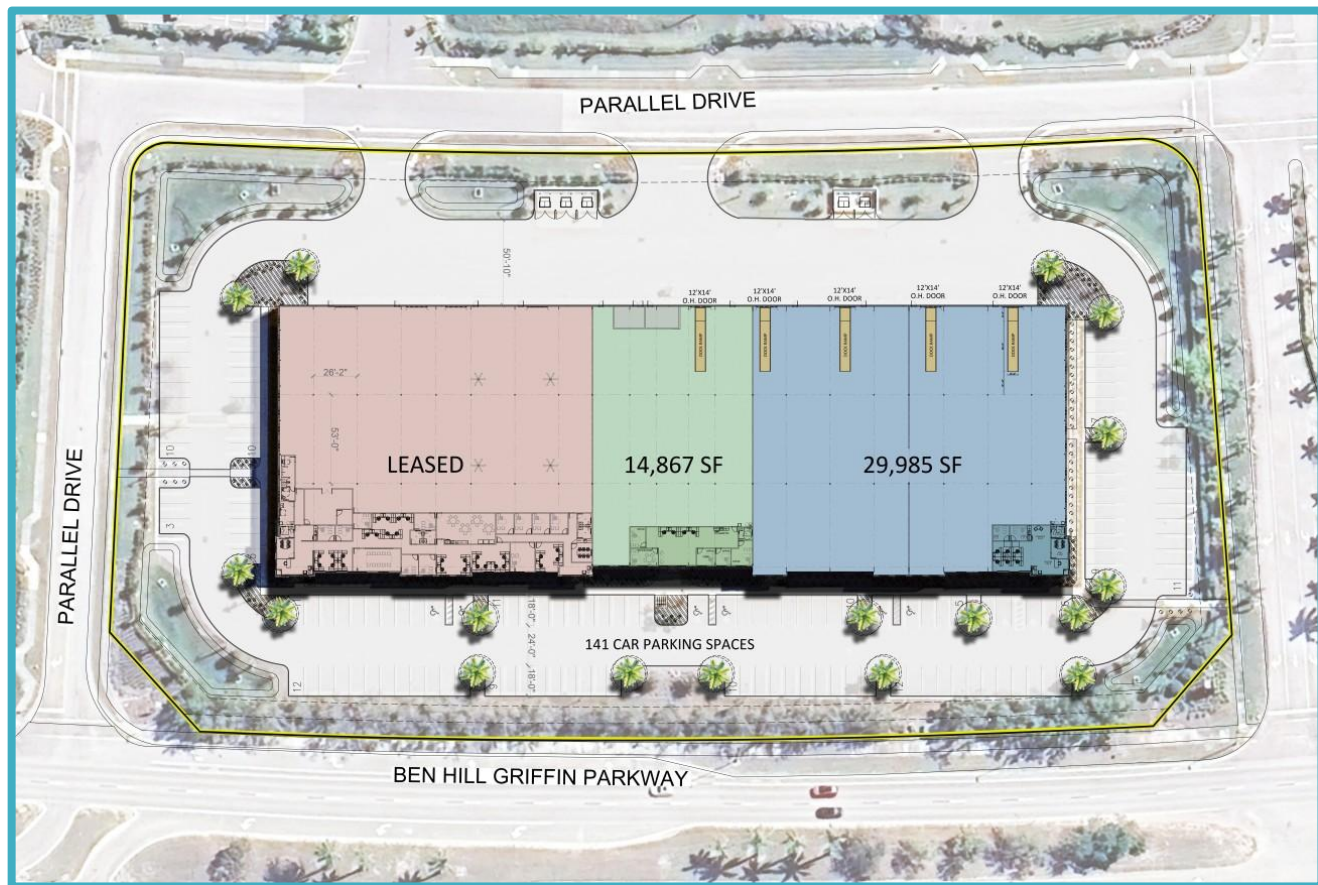
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Building B SITE PLANS



Unit Size	Lease Rate	CAM	Monthly Rent*
44,852 SF	\$12.00 NNN	\$3.25	\$56,999.42

*Taxes Not Included

- Space may be demised 10,000 SF at \$14.50 NNN
- 5 - 12' x 14' drive-in doors
- Fully sprinkled
- Dock ramp loading capabilities
- Spec office

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- **Fully Sprinklered**
- **Bay Spacing Varies from 20'x53' to 30'x53'**

- **18' to 22' Clear Height**
- **12' x 14' Drive-In Doors**



- **Dock Ramp Loading Capabilities!**
- ← **Interior Dock Ramp Example**

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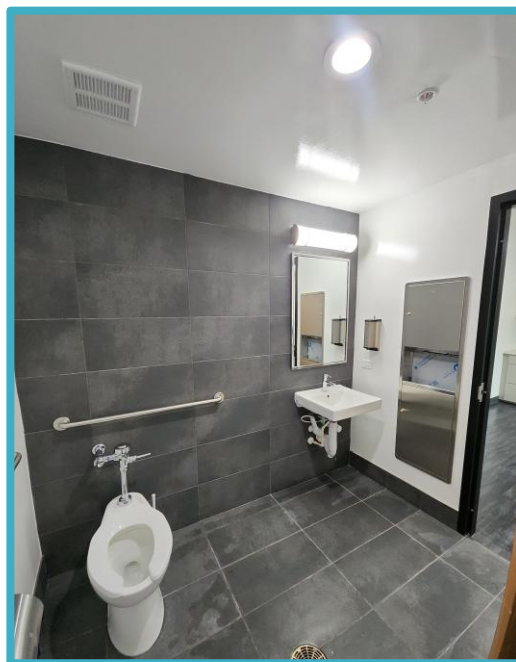


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Permitted Spec Office Space

- Offices
- Breakroom with kitchenette
- Restrooms



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Meridian Business Center

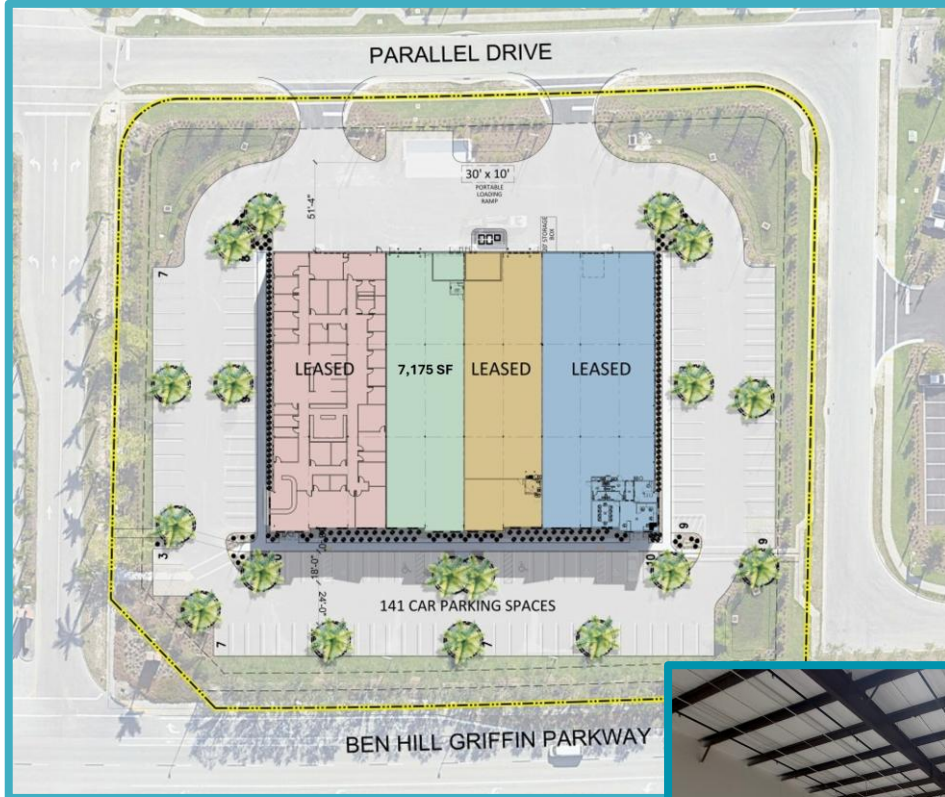
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Building C SITE PLANS



- Pricing varies with build-out options
- 1 - 12' x 14' drive-in door
- Fully sprinkled
- Dock ramp loading capabilities
- 1 restroom



Unit Size	Lease Rate	CAM	Monthly Rent*
7,175 SF	TBD	\$3.25	TBD

*Taxes Not Included

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- Retail Cluster
- Leisure
- Hotel
- Healthcare/Biotech

- Logistics
- Developing Logistics Cluster
- Education

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