

# 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  
Pkw

SUBMARKET

S. Fort Myers/San Carlos

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

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# Meridian Business Campus

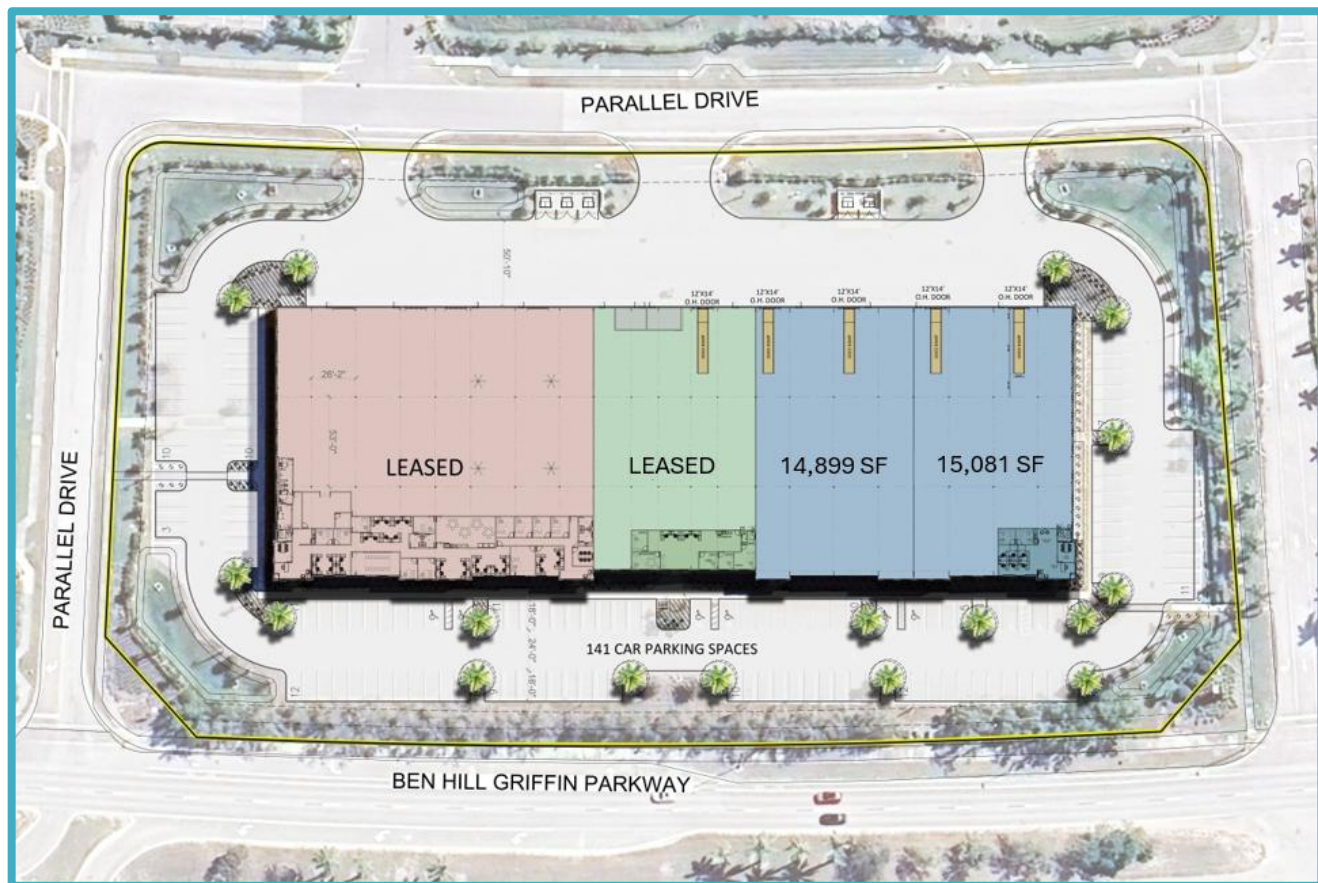
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## Building B SITE PLANS



| Unit            | Unit Size | Lease Rate  | CAM    | Monthly Rent |
|-----------------|-----------|-------------|--------|--------------|
| Combined Spaces | 29,980 SF | \$12.00 NNN | \$3.25 | \$38,099.58  |
| In-line         | 14,899 SF | \$12.00 NNN | \$3.25 | \$18,934.15  |
| Endcap          | 15,081 SF | \$12.00 NNN | \$3.25 | \$19,165.44  |

- 5 - 12' x 14' drive-in doors
- Fully sprinkled
- Dock ramp loading capabilities
- Spec office

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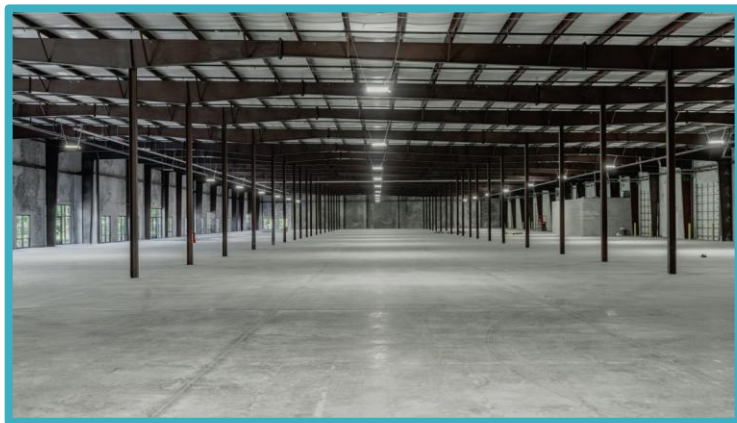
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- **Fully Sprinklered**
- **Bay Spacing Varies from 20'x53' to 30'x53'**

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



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

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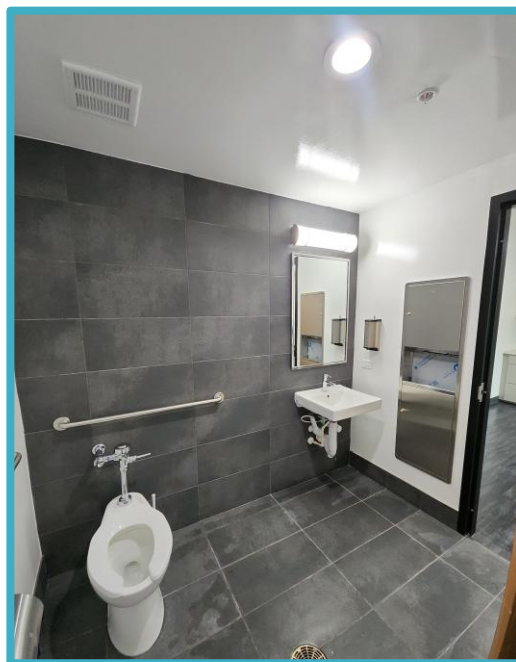


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## Permitted Spec Office Space

- Offices
- Breakroom with kitchenette
- Restrooms



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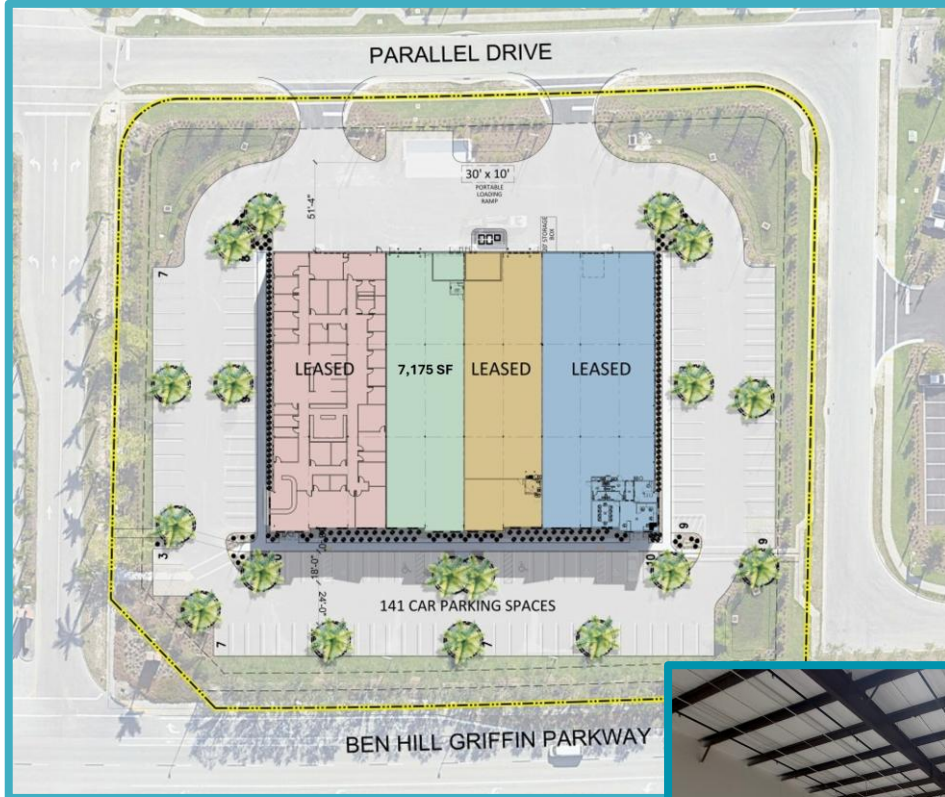
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## Building C SITE PLANS



- 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           |

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- Retail Cluster
- Leisure
- Hotel
- Healthcare/Biotech

- Logistics
- Developing Logistics Cluster
- Education

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