TRI-COUNTY 75
SOUTHWEST FLORIDA’S NEWEST INDUSTRIAL DEVELOPMENT
Delivery Spring 2023
Everything You Need, Right Where You Need It

Tri-County 75 is a Class A, 72-acre master planned industrial development located in Fort Myers, Florida. The campus will be comprised of four buildings totaling 800,000 square feet with zoning allowing for e-commerce, logistics, distribution, and light / heavy industrial. The site is prominently located at the intersection of I-75 and Luckett Road with excellent highway visibility and traffic counts exceeding 95,000 cars per day.
20,000 to 800,000 SF Available

LEASE RATE
Base Rate Inclusive of $7.00/SF TI Allowance Based on a 7-Year Term

$8.95/SF NNN

CAM

$2.35/SF
Class A construction and design, fully secured large truck courts, ample trailer stalls, fenced and secured outdoor storage.

**BUILDING SPECIFICATIONS**

- 200 amp, 3-phase, 277/480 input volt
- House panel (4,000 amp UGPS)
- 8” unreinforced slab on grade; 4,000 PSI FF/FL=50/35
- 45 mil TPO membrane mechanically fastened over R-20 insulation
- ESFR sprinkler system
- Typical dock door size - 9’W x 10’H
- Typical drive-in door size - 12’W x 14’H
- Loading type - rear load

<table>
<thead>
<tr>
<th>STREET ADDRESS</th>
<th>BLDG NUMBER</th>
<th>SQUARE FEET</th>
<th>CLEAR HEIGHT</th>
<th>DOCK-HIGH DOORS*</th>
<th>DRIVE-IN DOORS</th>
<th>COLUMN SPACING</th>
<th>AUTO PARKING</th>
<th>TRAILER PARKING</th>
<th>TRUCK COURT</th>
<th>BLDG DEPTH</th>
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<td>6115 Tri County Commerce Way</td>
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*One complete dock package per 10,000 SF of space leased*
Class A construction and design, fully secured large truck courts, ample trailer stalls, fenced and secured outdoor storage.

Building 1 is part of a 72 acre, four building campus located at the intersection of I-75 and Luckett Road.

Building Details

- Building Footprint: 76,730 SF
- Warehouse: 72,894 SF
- Office: 3,837 SF (5%)
- Building Depth: 140'
- Clear Height: 32'
- Auto Parking: 73 (0.96/1000 SF)
- Trailer Parking: N/A
- Loading Type: Rear Load
- Dock High Doors: 30 (9'W x 10'H)
- Drive In Doors: 2 (12'W x 14'H)
- Column Spacing: 54' x 45'
- Truck Court: 130'

Leasing

Bob Johnston, SIOR
Principal
239.210.7601
bjohnston@lee-associates.com

Jerry Messonnier, SIOR
Principal
239.210.7610
jmessonnier@lee-associates.com

Derek Bornhorst, SIOR, CCIM
Principal
239.210.7606
dbornhorst@lee-associates.com

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Building 2 is part of a 72 acre, four building campus located at the intersection of I-75 and Luckett Road.
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Building 3 is part of a 72 acre, four building campus located at the intersection of I-75 and Luckett Road.
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Building 4 is part of a 72 acre, four building campus located at the intersection of I-75 and Luckett Road.
Fort Myers is located in Lee County, the economic center of Southwest Florida, and part of the Tri-County area which includes Lee, Collier and Charlotte counties.

Southwest Florida is a fast-growing economy that provides a competitive framework from Biofuels, healthcare, technology, apparel design, and sugar production. The region has 1.2 million residents and a workforce of over 500,000. Key benefits include excellent infrastructure, national and global reach, a friendly and flexible business climate, strong educational systems, and fabulous quality of life.

Area Demographics

- Population: 1,335,869
- Median Age: 46.9
- Median Household Income: $59,037
- Average Household Income: $87,728
- Labor Force: 553,674
- Median Home Sale Price: $325,000
Columnar, a Traylor Capital company, has its roots in Traylor Bros., Inc., a third-generation family-owned company for over 75 years. Columnar invests in high growth regions sustained by diversified economies and business-friendly regulatory environments. Their management team is local in each market, led by industry insiders with hard-earned institutional knowledge that enables superior deal flow and seamless execution. Columnar’s expertise is applied to the project’s lifespan and they excel in creating value by navigating complex entitlement issues, working through arduous development planning challenges, and tackling both legally and physically constrained tracts. Since its inception in 2009, Columnar has developed more than 8,400 residential units and 2 million square feet of commercial real estate in six states.

Glenstar is an industry-leading, commercial real estate developer, investor, and operator. For nearly two decades, Glenstar has acquired, developed, and managed more than $2 billion in institutional quality commercial, residential and industrial property totaling more than 10 million square feet throughout the Central, Southern and Southeastern portions of the United States. Glenstar’s ground-up development capabilities cover a broad spectrum of asset classes with projects including office, multifamily, industrial, and retail. Their extensive background and industry expertise have been instrumental in identifying and delivering projects successfully on a speculative basis, along with build-to-suit developments completed for prominent, world-renowned corporations. Glenstar’s vertically integrated structure provides seamless oversight of all facets of every investment throughout its respective life cycle.