

13770

JETPORT BUSINESS CENTER

JETPORT COMMERCE PKWY
FORT MYERS, FL 33913

FOR LEASE

INDUSTRIAL / FLEX

PRELEASING NOW | ESTIMATED DELIVERY Q2 2027

JETPORT
BUSINESS CENTER

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PROPERTY OVERVIEW

- 33,058± SF total per building
- Units starting at 1,936± SF with 2,082± SF end caps
- One (1) 14' x 12' grade-level door per unit
- 220± SF air-conditioned office per unit
- Four (4) parking spaces per unit
- 22' clear height supporting racking and mezzanine potential
- Full sprinkler systems throughout
- Concrete tilt-up construction

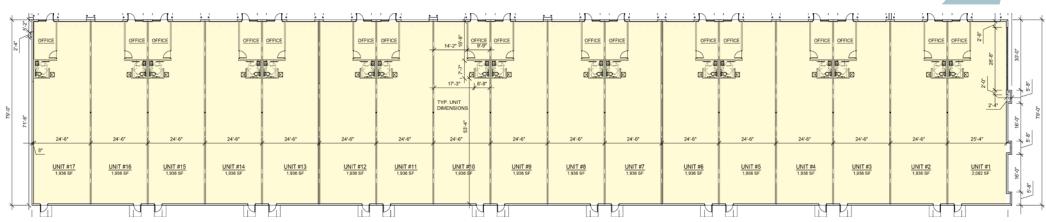
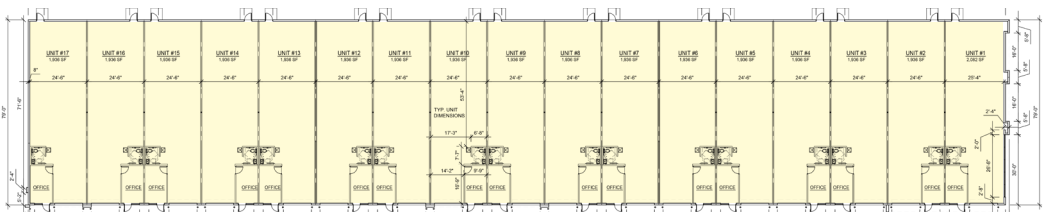
Jetport Business Center is a new-construction 66,116± SF multi-tenant flex warehouse development in Fort Myers consisting of two 33,058± SF buildings. Designed for service, trade, showroom, and light industrial users, the project delivers modern small-bay space in one of the area's most supply-constrained industrial segments.

Each unit is planned for vanilla shell delivery and includes an air-conditioned office area, restroom, and mini-split HVAC system. Constructed with concrete tilt-up panels, low-slope roofs with parapets, and full sprinkler systems, the project is designed to provide long-term durability and modern functionality.

Jetport Business Center Built for **GROWTH**



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UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	EST. CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
1	2,082	\$19.00	\$3,296.50	\$3.75	\$650.63	\$3,947.13
3	1,936	\$19.00	\$3,065.33	\$3.75	\$605.00	\$3,670.33
5	1,936	\$19.00	\$3,065.33	\$3.75	\$605.00	\$3,670.33
7	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
9	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
11	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
13	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
15	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
17	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
19	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
21	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
23	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
25	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
27	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
29	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
31	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
33	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67

AVAILABLE

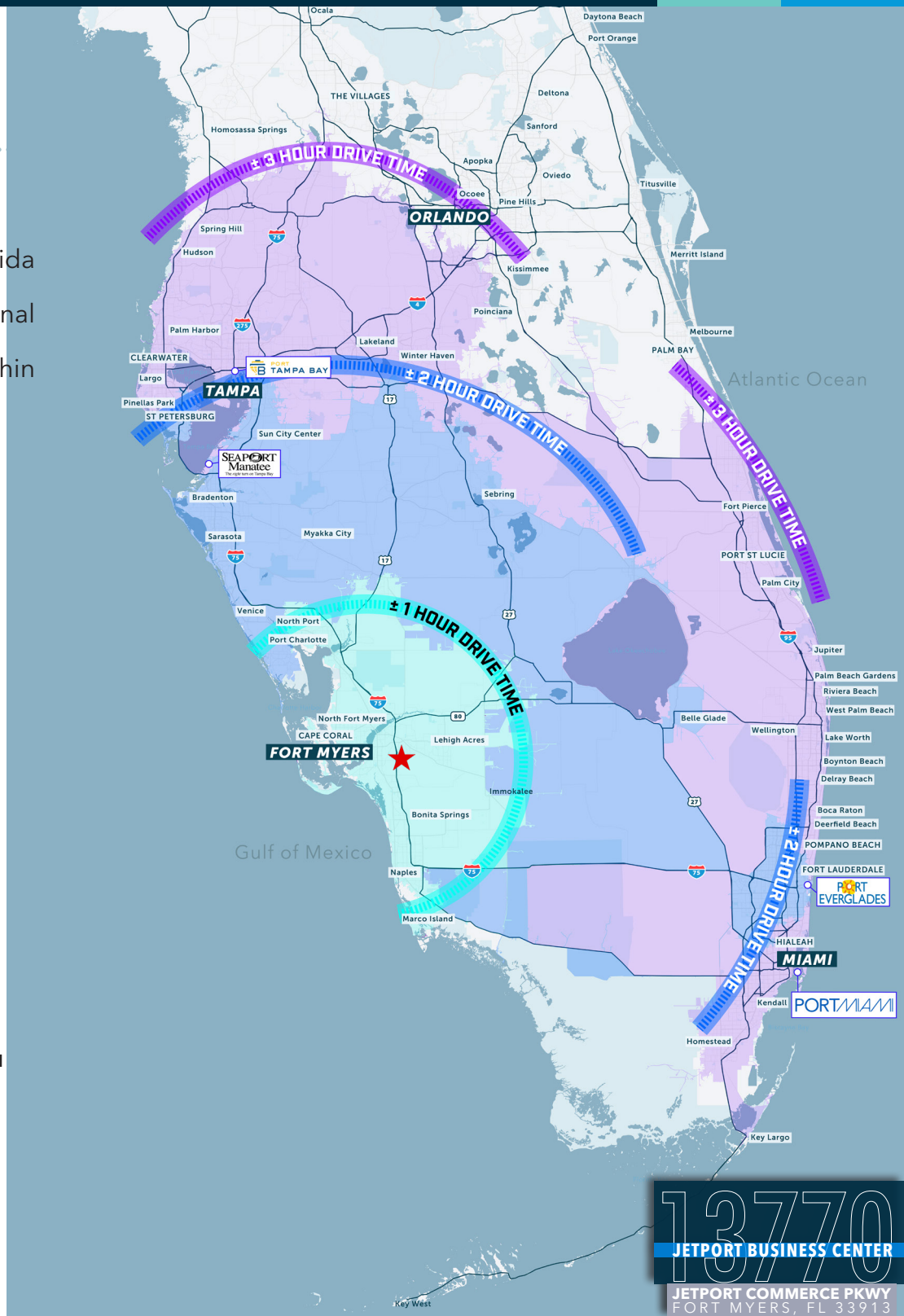
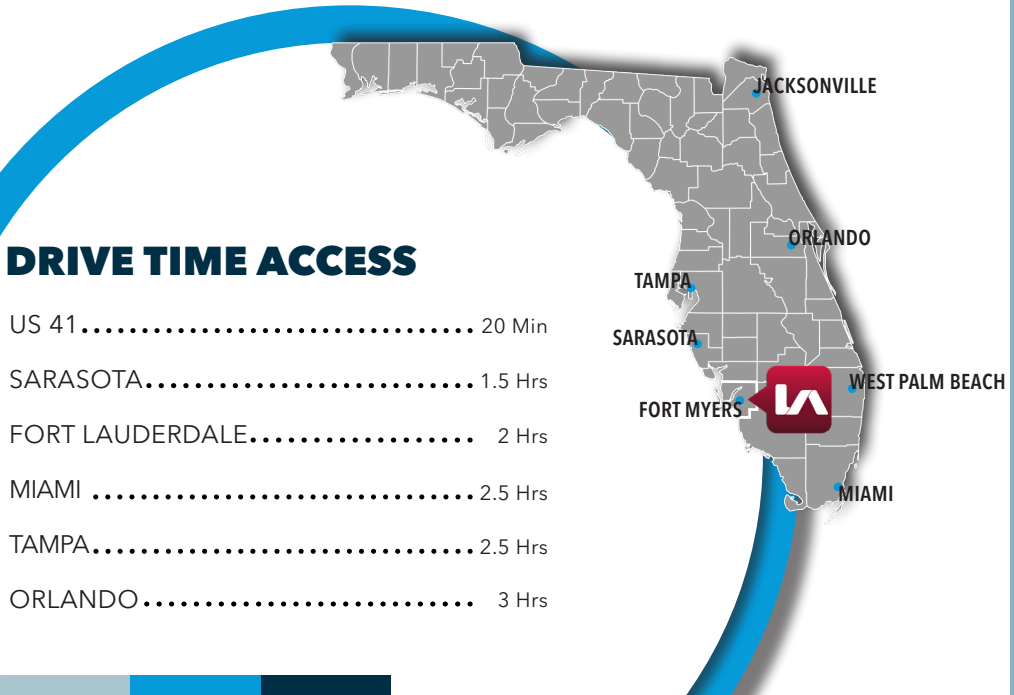
UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	EST. CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
2	2,082	\$19.00	\$3,296.50	\$3.75	\$650.63	\$3,947.13
4	1,936	\$19.00	\$3,065.33	\$3.75	\$605.00	\$3,670.33
6	1,936	\$19.00	\$3,065.33	\$3.75	\$605.00	\$3,670.33
8	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
10	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
12	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
14	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
16	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
18	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
20	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
22	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
24	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
26	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
28	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
30	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
32	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67
34	1,936	\$17.00	\$2,742.67	\$3.75	\$605.00	\$3,347.67



Strategically Positioned for Regional **CONNECTIVITY**

Jetport Business Center provides efficient access throughout Florida via I-75, US-41, Daniels Parkway, and Southwest Florida International Airport, placing major population and distribution hubs within convenient reach.

- Immediate access to I-75 and Daniels Parkway
- Minutes from RSW International Airport
- Central access to Tampa, Orlando, and Miami markets
- Located within the Jetport / Daniels industrial corridor
- Strong regional workforce and population growth



91,652

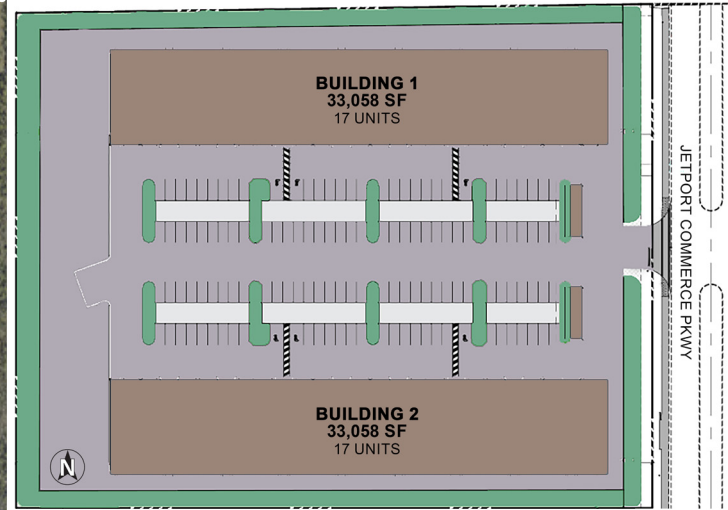
POPULATION
WITHIN 5 MILES

55,325

DAYTIME
EMPLOYEES
WITHIN 5 MILES

5,161

BUSINESSES
WITHIN 5 MILES



LOCATION MAP



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Naples, FL 34109

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06/11/26

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