



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



STONEMONT



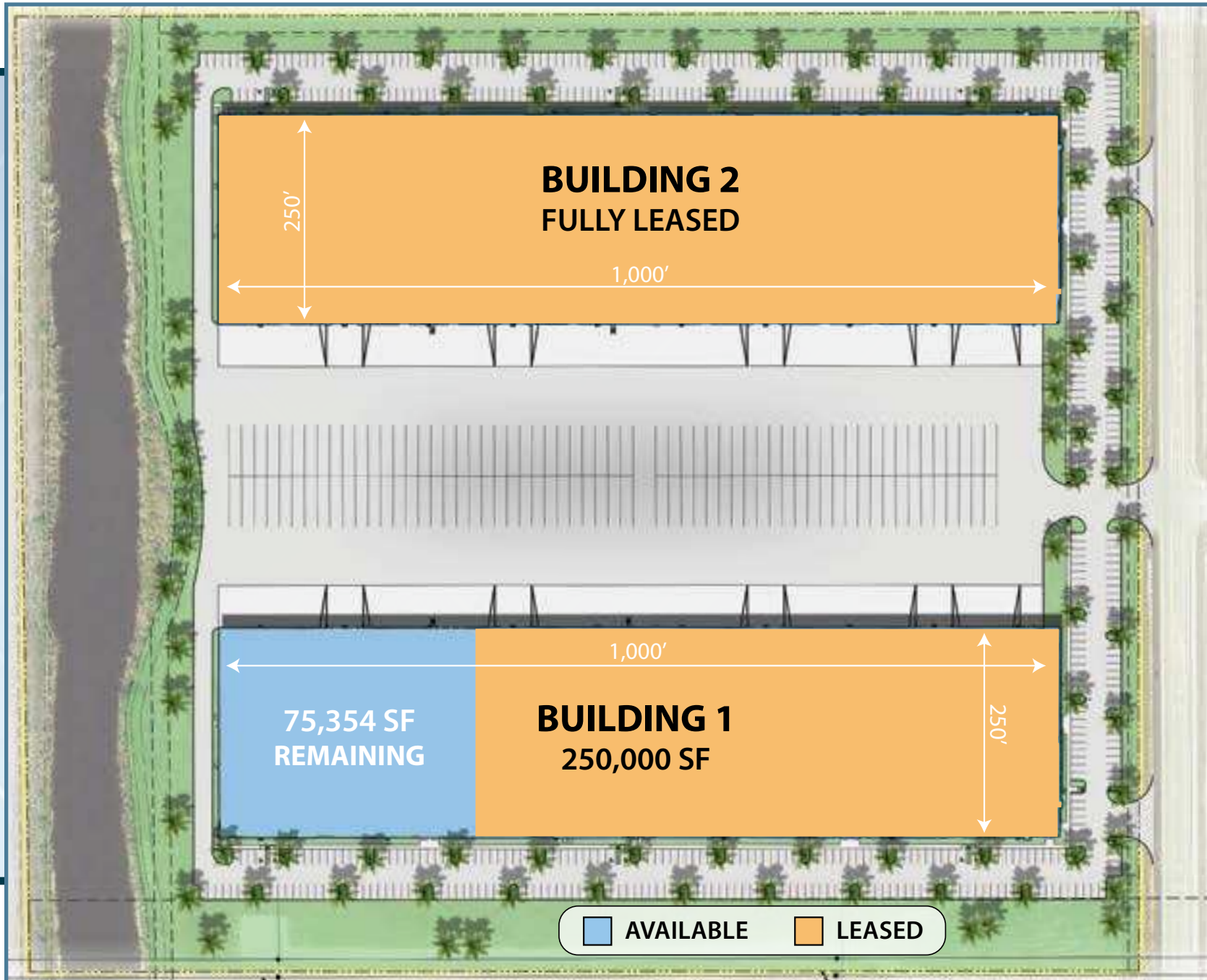
**AVAILABLE  
APRIL 1, 2025**

**LEGACY  
AT ORIOLE**

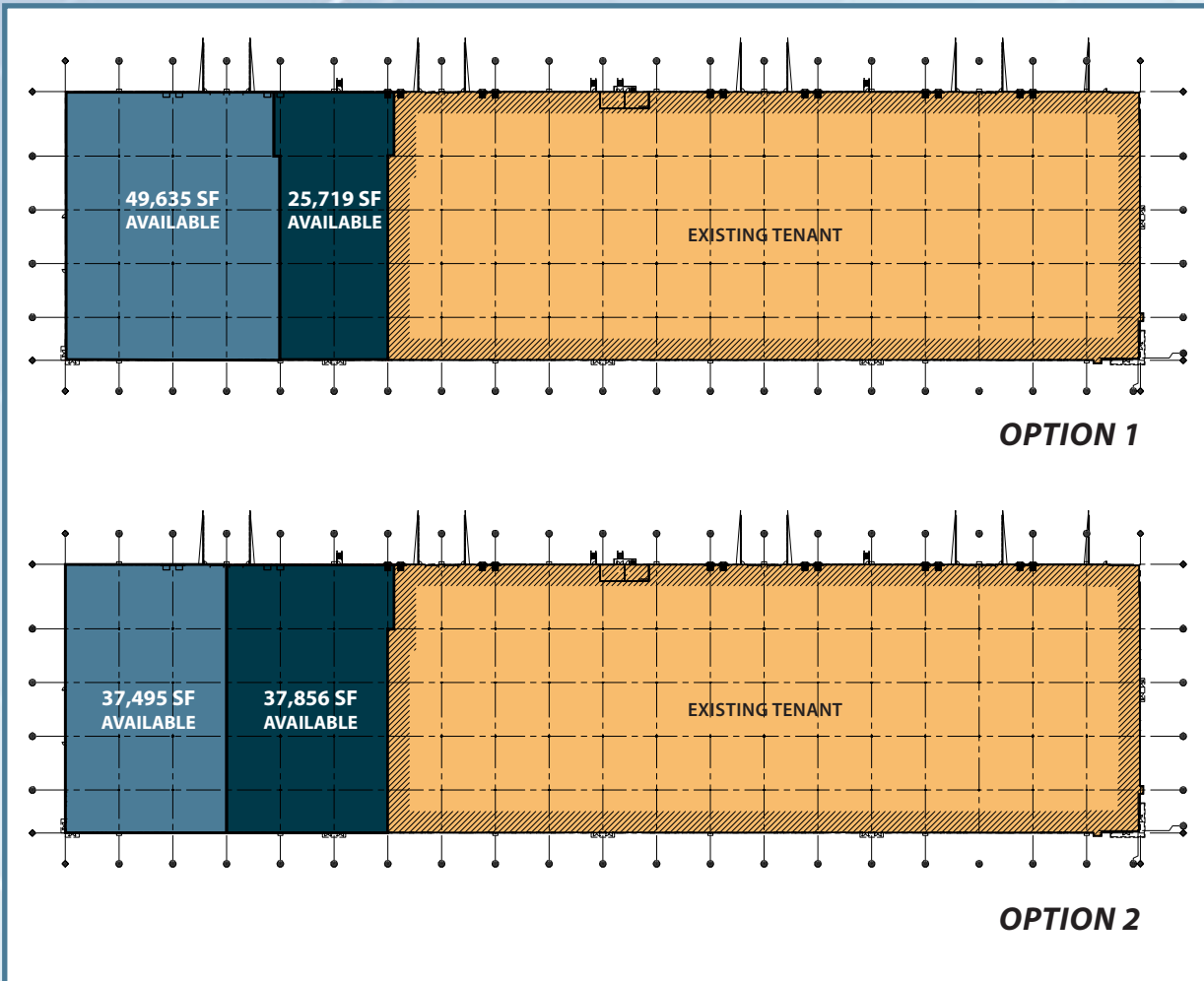
## **DOCK-HIGH WAREHOUSE SPACE Only 75,354 SF Remaining!**

**16670 - 16680 ORIOLE ROAD, FORT MYERS, FLORIDA 33912**

# SITE MAP



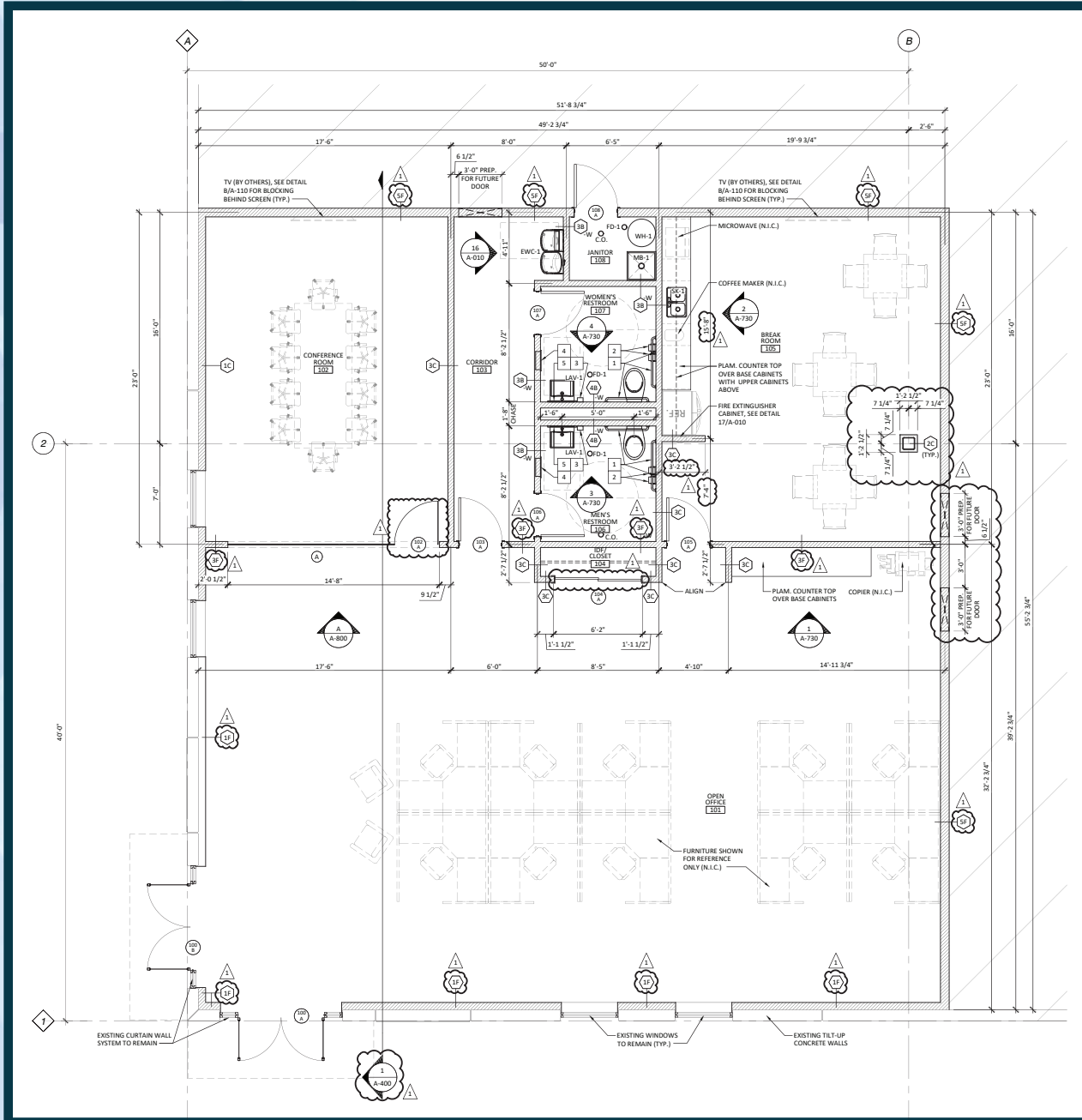
# POTENTIAL DEMISING PLANS - BUILDING 1



SPECIFICATIONS	OPTION 1 (49,365 SF or 25,719 SF)
OFFICE TO SUIT	2,857 SF
BUILDING DEPTH	250'
COLUMN SPACING	50' x 50'
CLEAR HEIGHT	32'
DOCK DOORS	Up to 6 Dock Doors (9' x 10') for 49,365 SF Space / Up to 8 Dock Doors (9' x 10') for 25,719 SF Space
DRIVE - INS	Up to 3 Drive - In Doors (12' x 14') for 49,365 SF Space
TRUCK COURT	180'
WAREHOUSE LIGHTING	LED
FULLY SPRINKLERED	ESFR
PARKING SPACES	55 for 49,635 SF Space / 29 for 25,719 SF Space
TRAILER PARKING SPACES	16 for 49,635 SF Space / 8 for 25,719 SF Space

SPECIFICATIONS	OPTION 2 (37,495 SF or 37,856 SF)
OFFICE TO SUIT	2,857 SF
BUILDING DEPTH	250'
COLUMN SPACING	50' x 50'
CLEAR HEIGHT	32'
DOCK DOORS	Up to 5 Dock Doors (9' x 10') for 37,495 SF Space / Up to 8 Dock Doors (9' x 10') for 37,856 SF Space
DRIVE - INS	Up to 2 Drive-In Doors (12' x 14') for 37,495 SF Space / Up to 1 Drive-In Door (12' x 14') for 37,856 SF Space
TRUCK COURT	180'
WAREHOUSE LIGHTING	LED
FULLY SPRINKLERED	ESFR
PARKING SPACES	42
TRAILER PARKING SPACES	12

# OFFICE SPACE



**Spec Office  
2,857 SF**

# CORPORATE NEIGHBORS



# SITE AERIALS

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## FOR LEASING INFORMATION PLEASE CONTACT:

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LEGACY AT ORIOLE | 7

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