

TRI-COUNTY

75



TRI-COUNTY 75

SOUTHWEST FLORIDA'S NEWEST
INDUSTRIAL DEVELOPMENT

www.TriCounty75.com

Everything You Need, Right Where You Need It

TriCounty 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 more than 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 Lockett Road with excellent highway visibility and traffic counts exceeding 95,000 cars per day.



Class A Construction and Design

Fall 2023 Delivery

Building Specifications

- 1,600 amp, 3-phase, 277/480 input volt
- House panel (4,000 amp UGPS)
- 7" unreinforced slab on grade; 4,000 PSI FF/FL=50/35
- 60 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 & cross-dock

BLDG NUMBER	SQUARE FEET	CLEAR HEIGHT*	DOCK-HIGH DOORS**	DRIVE-IN DOORS	COLUMN SPACING	AUTO PARKING	TRAILER PARKING	TRUCK COURT	BLDG DEPTH
1	76,210	32'	30	2	54' x 45'	73	-	130'	140'
2	215,884	32'	57	4	54' x 50'	233	75	185'	210'
3	404,050	36'	82	6	54' x 50'	336	90	185'	470'
4	121,722	32'	48	4	54' x 45'	172	-	130'	140'

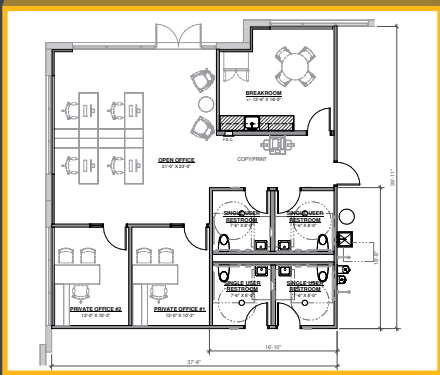
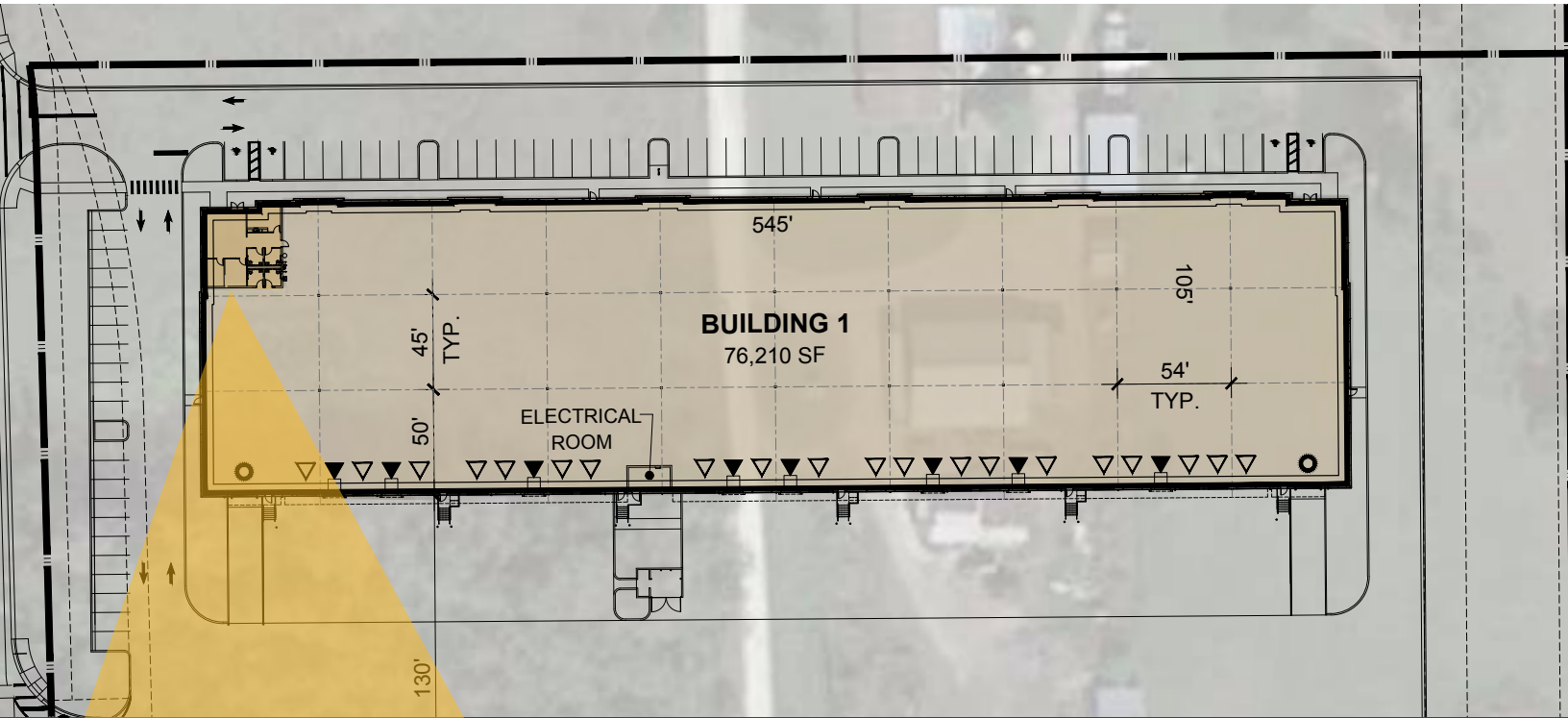
* One complete dock package per 10,000 SF of space leased



Building 1

76,210 SF Available
(Divisible to 22,842 SF)

6115 TriCounty Commerce Way
Fort Myers, FL 33905



Class A building with large truck courts, ample stalls and outdoor storage on a 72-acre four-building campus at I-75 and Luckett Rd. intersection.

Building Details

Available Space **76,210 SF**
Office **Offering Turn Key or TI**
Building Depth **140'**
Clear Height **32'**
Auto Parking **74 (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'**
Office **1,388 SF**

Leasing

Bob Johnston, SIOR
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Jerry Messonnier, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

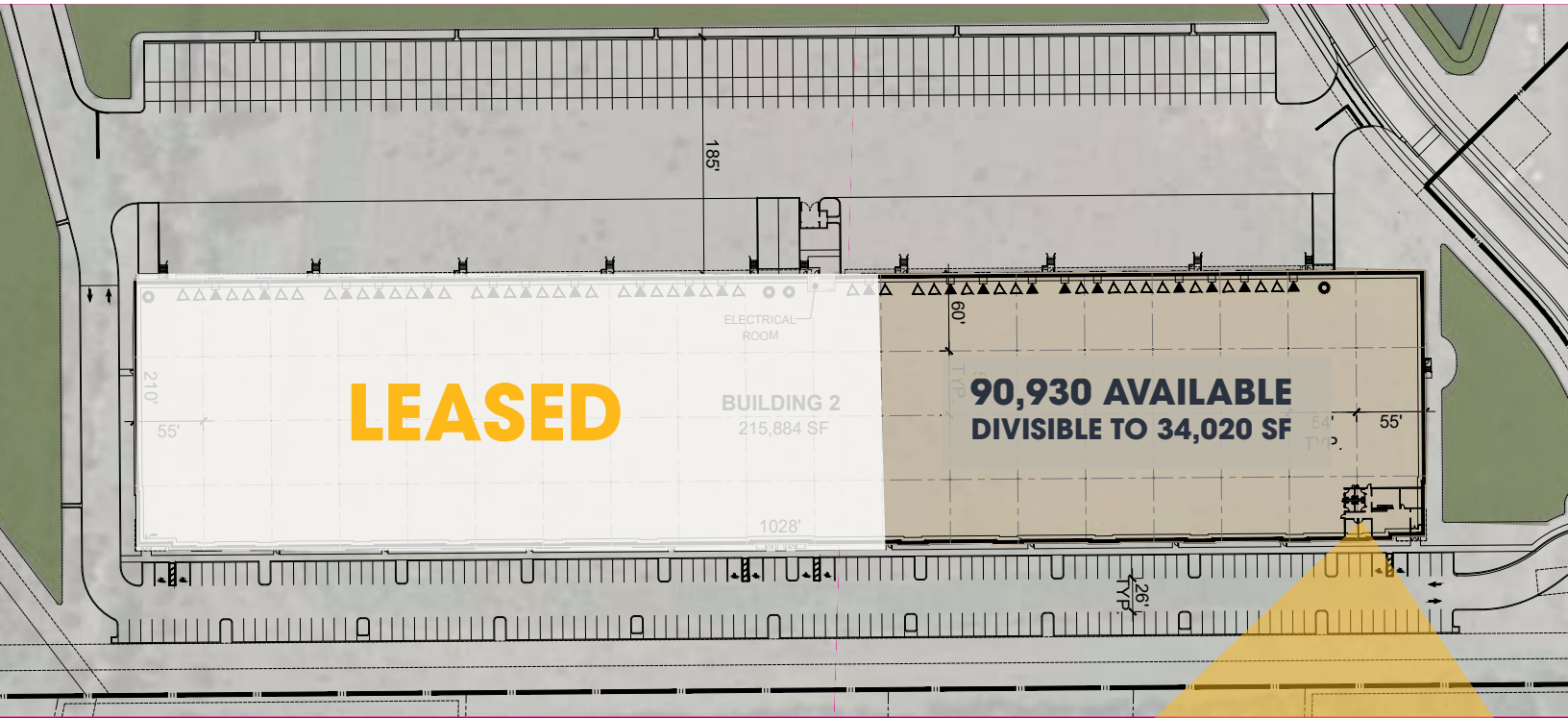
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Building 2

90,930 SF Available
(Divisible to 34,020 SF)

6135 TriCounty Commerce Way
Fort Myers, FL 33905



Class A building with large truck courts, ample stalls and outdoor storage on a 72-acre four-building campus at I-75 and Lockett Rd. intersection

Building Details

Available Space **90,930,SF**

Office **Offering Turn Key**

Building Depth **210'**

Clear Height **32'**

Auto Parking **233 (1.08/1000 SF)**

Trailer Parking **75**

Loading Type **Rear Load**

Dock High Doors **23 (9'W x 10'H)**

Drive In Doors **1 (12'W x 14'H)**

Column Spacing **54' x50'**

Truck Court **185'**

Office **2,464 SF**

2,464 SF Office Complete



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Building 3

Cross Dock Facility

83,720 SF Available (Front-Load)

6165 TriCounty Commerce Way
Fort Myers, FL 33905



Class A building with large truck courts, ample stalls and outdoor storage on a 72-acre four-building campus at I-75 and Luckett Rd. intersection.

Building Details

Available Space **83,720 SF**

Office **Offering Turn Key or TI**

Building Depth **470'**

Clear Height **36'**

Auto Parking **203 (2.42/1000 SF)**

Trailer Parking **18**

Loading Type **Cross Dock or Front Load**

Dock High Doors **14 (9'W x 10'H)**

Drive In Doors **1 (12'W x 14'H)**

Column Spacing **54' x 50'**

Truck Court **185'**

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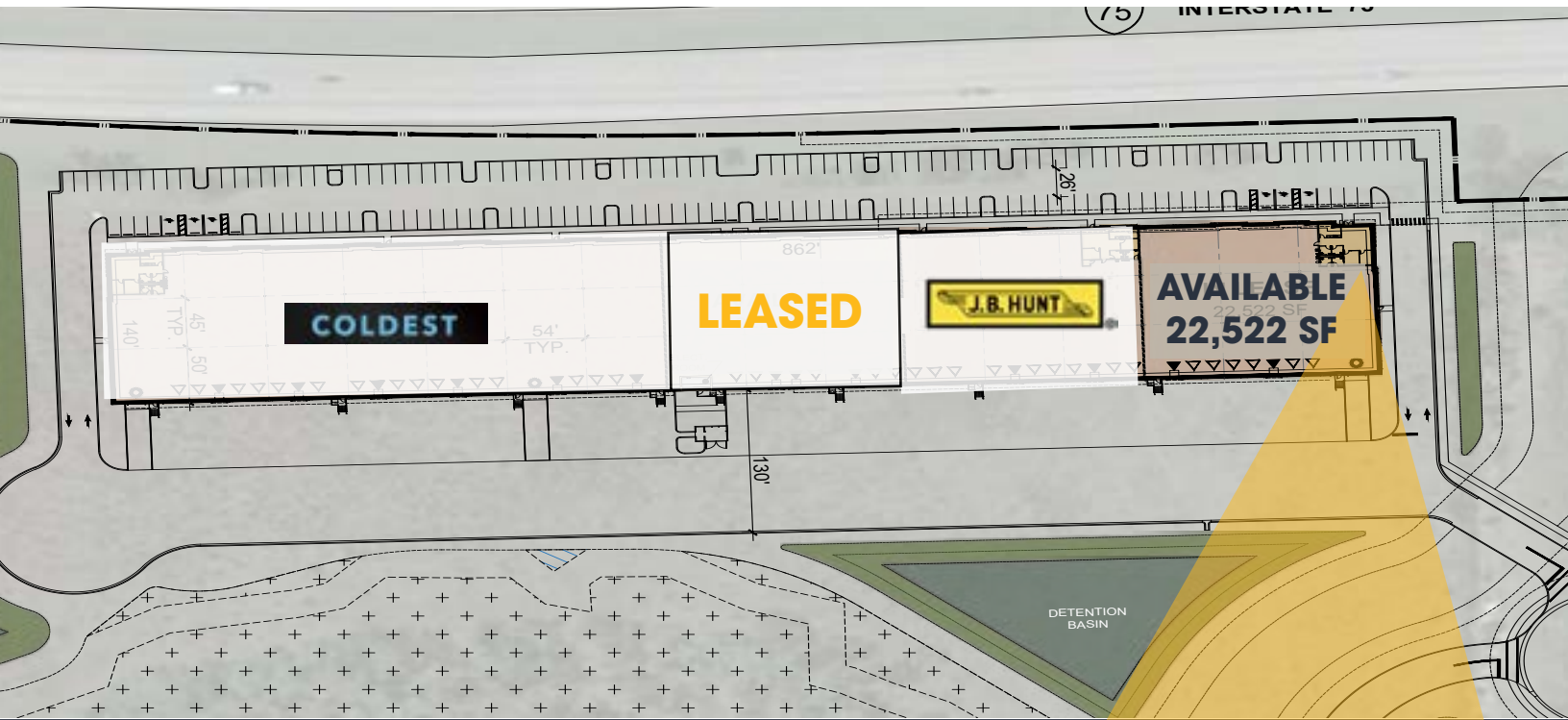
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Building 4

22,522 SF Available

6195 TriCounty Commerce Way
Fort Myers, FL 33905



Class A building with large truck courts, ample stalls and outdoor storage on a 72-acre four-building campus at I-75 and Lockett Rd. intersection

Building Details

Available Space **22,522 SF**
Office **Offering Turn Key**
Building Depth **140'**
Clear Height **32'**
Auto Parking **172 (1.42/1000 SF)**
Trailer Parking **N/A**

Loading Type **Rear Load**
Dock High Doors **8 (9'W x 10'H)**
Drive In Doors **1 (12'W x 14'H)**
Column Spacing **54' x 45'**
Truck Court **130'**
Office **1,388 SF**



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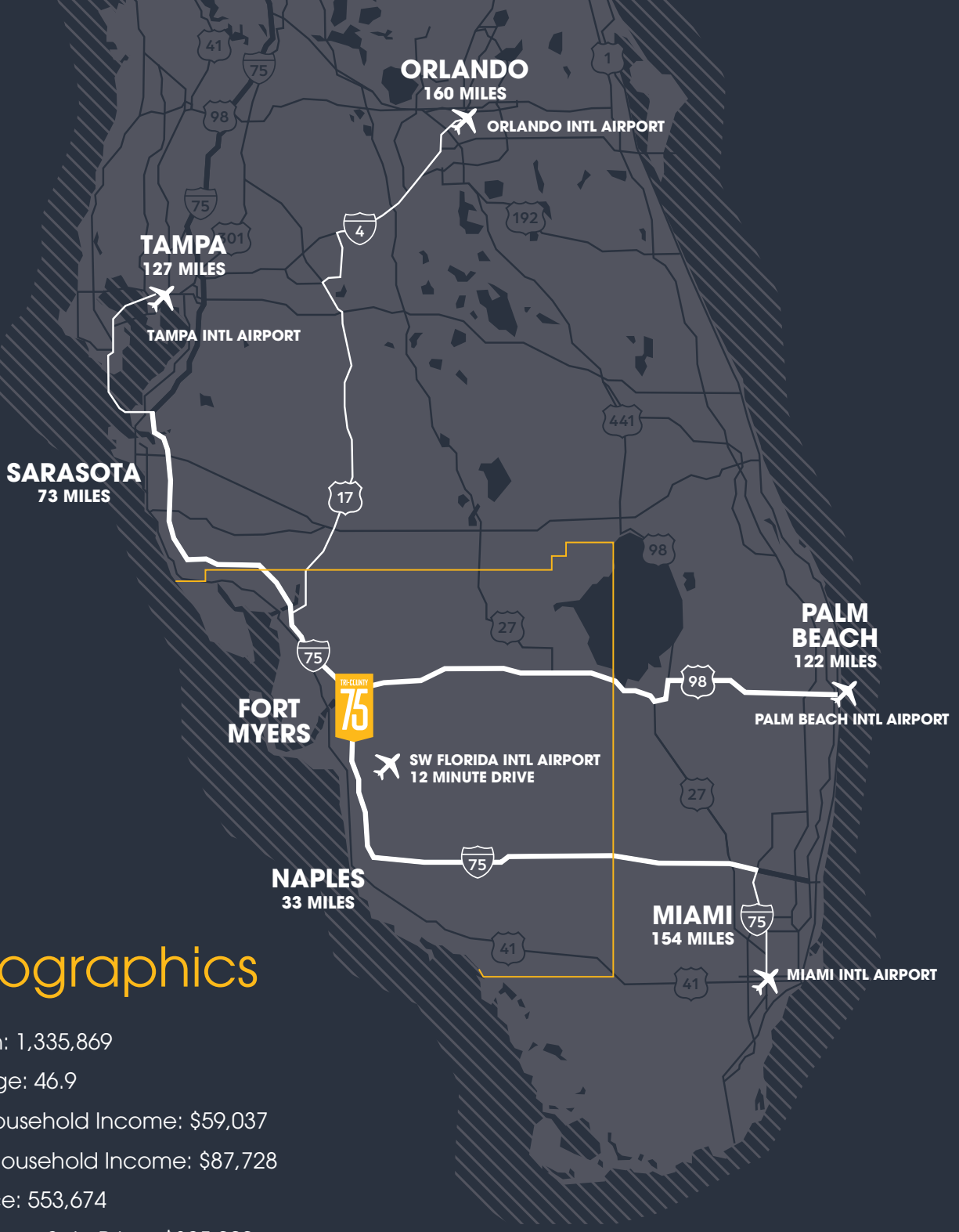
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Construction Progress Images

Q4 2023





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

Southwest Florida

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 great quality of life.



6115-6150 TRICOUNTY COMMERCE WAY
FORT MYERS, FLORIDA 33905

www.TriCounty75.com

DEVELOPED BY:



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.



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.

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