

2236 HEMINGWAY DRIVE, FORT MYERS, FL

Fort Myers, FL

//////////

Prepared for: the ownership group

JULY
'26

01

Property Overview

//////////

PROPERTY SUMMARY

2236 HEMINGWAY DRIVE, FORT MYERS, FL

The subject property is an 18,000 SF industrial distribution facility situated on approximately 1.65 acres within South Commercial Park in Fort Myers. Built in 1981, the facility features clear-span warehouse space with approximately 22 to 24-foot clear heights, three offices, a break room, six grade-level overhead doors, and a two-bay truck well equipped with hydraulic dock levelers. The building also offers drive-in and drive-thru capability, supporting a range of distribution, warehousing, and light industrial operations. The property is positioned near the end of Andrea Lane, just off US 41, with convenient access to major regional corridors including Daniels Parkway, Metro Parkway, and Six Mile Cypress Parkway. Its central South Fort Myers location provides connectivity to surrounding commercial areas and the broader Lee County market.

STRAP NUMBER(S)	25-45-24-00-00001.0500
RECORDED OWNERSHIP	2236 HEMINGWAY LLC
CURRENT TENANT	the ownership group
LEASE EXPIRATION	12/31/2029
LAST SALE	07/07/2023 - \$2,000,000
PROPERTY TYPE	Industrial
GLA	<u>18,000 SF</u>
LAND AREA	<u>1.65 AC</u>
YEAR BUILT	1981
PARKING RATIO	1.11/1,000 SF
ZONING	C-2
SUBMARKET	S Ft Myers/San Carlos



INDUSTRIAL LEASING MARKET VELOCITY

S FT MYERS / SAN CARLOS VS FORT MYERS · QUARTERLY, Q1 2022 – Q2 2026

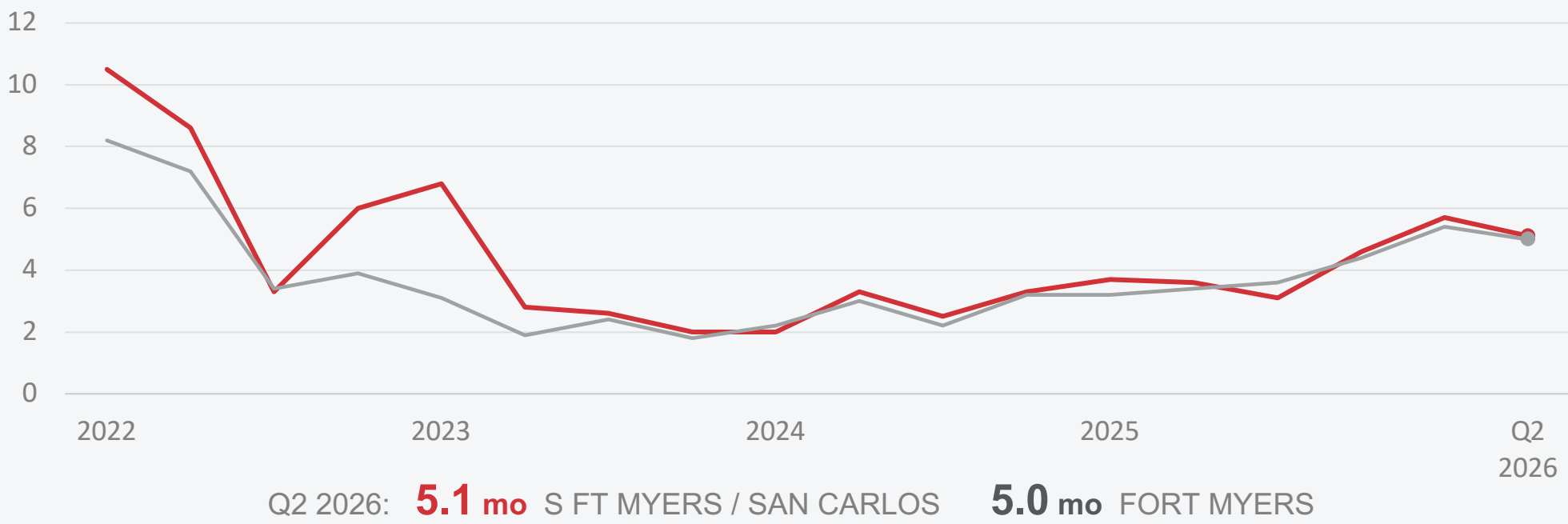
SUMMARY

- Leasing has cooled sharply over the past year. Time on market climbed from ~3.5 months in Q2 2025 to roughly 5.0–5.1 months in Q2 2026 across both S Ft Myers/San Carlos and Fort Myers — about double the 2023–24 lows.
- Vacancy duration tracks the same curve: space now sits close to 5 months before backfilling. S Ft Myers/San Carlos peaked at 5.8 months in Q1 2026 before easing to 4.9, while Fort Myers rose steadily to 5.0.
- Both submarkets now move in lockstep near the 5-month mark — accurate pricing at launch and an aggressive first 60 days of marketing are what keep a deal ahead of the market average.

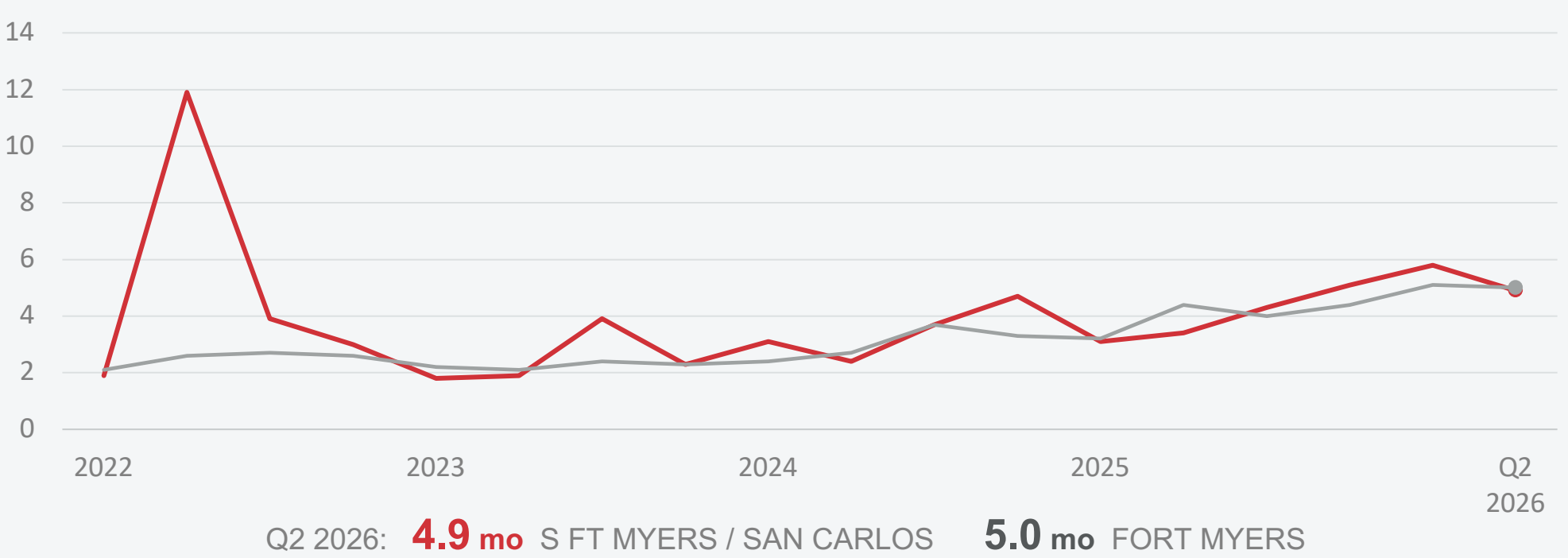
~5 MONTHS

Time from listing to signed lease across both submarkets in Q2 2026 — up from roughly 3.5 months a year earlier and about double the 2023–24 lows, signaling a marked slowdown in leasing velocity.

MONTHS ON MARKET



MONTHS VACANT



02

Leasing Services

////////////////

LEASING STRATEGY

OUR APPROACH

Our leasing strategy is designed to maximize exposure, accelerate lease-up, and drive long-term value by combining targeted outreach with broad market engagement. We leverage our network extensive network of tenants, brokers, and investors, supported by a proven step-by-step launch process. From pre-marketing preparation through active leasing and ongoing optimization, every stage is built to create momentum, attract qualified tenants, and ensure ownership's objectives are achieved.

STRATEGIC VALUE

Through this comprehensive strategy, ownership benefits from competitive asset positioning, targeted outreach, and customized marketing service. By leveraging relationship and global platform, we connect owners with the right tenants and deliver measurable results. This full-service model includes ongoing reporting, performance tracking, and the flexibility to adjust marketing material and campaigns based on property performance and shifting market conditions, ensuring the asset is not only leased but positioned for long term success.

ONGOING MARKETING / TARGETED OUTREACH



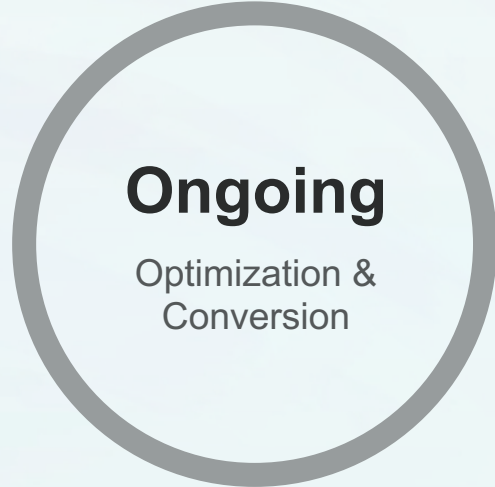
- Conduct property walk-through, verify zoning and permitting compliance, and collect all key documentation (floor plans, photos, reports)
- Design marketing materials
- Set up property in marketing databases
- Create outreach plan for brokers and prospects



- Publish listing online and install signage
- Launch email campaign to broker and tenant network
- Begin outbound calls to targeted users and tenant reps
- Initiate social media and digital promotion
- Schedule initial follow-up call to discuss results and next steps



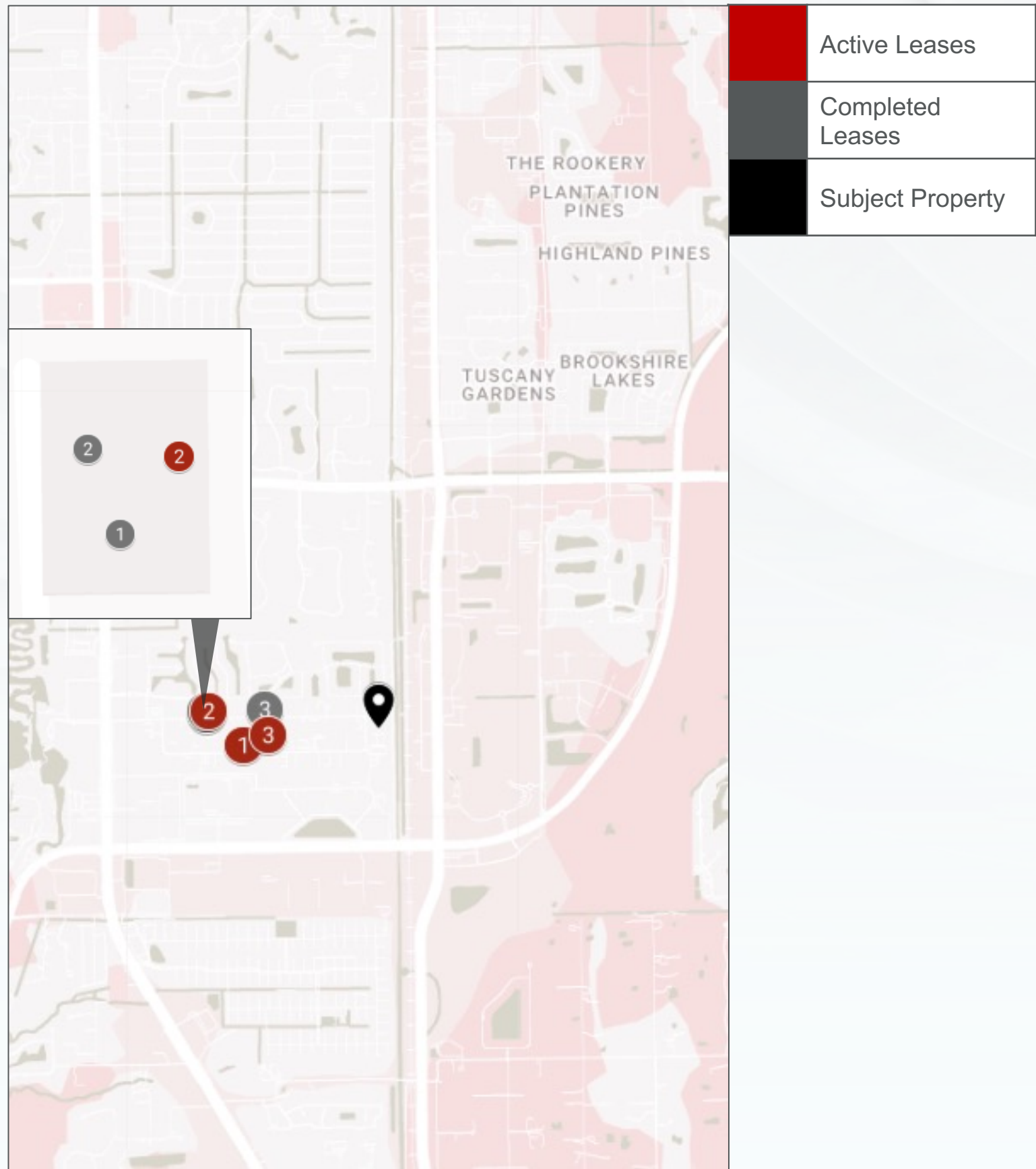
- Ongoing prospecting, follow-up calls, and tours
- Issue second round of email blasts
- Adjust flyer, signage or web copy if feedback suggests improvements
- Discuss possible incentives or tenant improvement adjustments



- Evaluate campaign performance monthly
- Recalibrate marketing messaging or target audiences as needed
- Refresh photos or marketing content seasonally
- Maintain regular updates
- Continue direct outreach and engagement with new tenant prospects

MARKET OVERVIEW

ACTIVE AND COMPLETED LEASES MAP



PROPERTIES

COMPETITIVE ACTIVE LEASE LISTINGS

- 1. 2323 Bruner Ln, Fort Myers, FL 33912
- 2. 2130 Andrea Ln, Fort Myers, FL 33912
- 3. 2155 Andrea Ln, Fort Myers, FL 33912

COMPLETED COMPARABLE LEASES

- 1. 2130 Andrea Ln, Fort Myers, FL 33912
- 2. 2130 Andrea Ln, Fort Myers, FL 33912
- 3. 2160-2168 Andrea Ln, Fort Myers, FL 33912

COMPETITIVE ACTIVE LEASE LISTINGS

Address:			
	2323 Bruner Ln, Fort Myers, FL 33912	2130 Andrea Ln, Fort Myers, FL 33912	2155 Andrea Ln, Fort Myers, FL 33912
SF Available:	4,000 SF	9,900 SF	1,800 - 10,200 SF
Lease Rate:	\$11.45/SF	\$11.50/SF	\$12.00/SF
Service Type:	NNN	NNN	NNN
CAM:	\$3.55/SF	-	\$3.00/SF
Year Built:	1979	1976	1981
RBA:	10,711 SF	19,800 SF	31,920 SF
Zoning:	C-2	C-1	C-2
TOM:	23 Days	1 Month 25 Days	5 Months 16 Days
Notes:	700 sq feet of office space - new HVAC split into three offices 600 square foot covered work area - Parking ratio: 1.49/1,000 SF (16 spaces)	20' clear height - five (5) grade-level doors 8,000 SF Outdoor Storage Potential - Immediate availability	16 tot./10' w x 14' h - Parking Ratio: 1.98/1,000 SF (60 spaces)

COMPLETED COMPARABLE LEASES

			
Address:	2130 Andrea Ln, Fort Myers, FL 33912	2130 Andrea Ln, Fort Myers, FL 33912	2160-2168 Andrea Ln, Fort Myers, FL 33912
Sign Date:	May 2026	Apr 2026	Mar 2026
SF Leased:	4,200 SF	9,900 SF	5,000 SF
Lease Rate:	\$12.50/SF	\$12.40/SF	\$14.50
Service Type:	NNN	NNN	NNN
CAM:	-	-	-
RBA:	19,800 SF	19,800 SF	16,380 SF
Year Built:	1976	1976	1986
Zoning:	C-1	C-1	C-1
TOM:	2 months	2 months	1 month
Notes:	• 20' clear height • five (5) grade-level doors • 8,000 SF Outdoor Storage Potential	• Proximity to Tamiami Trail (US 41) & Interstate 75 • 20' clear height • five (5) grade-level doors • 8,000 SF Outdoor Storage Potential	• 625 sf office space • 14' clear height and 15.5' at peak • One truck well dock high for semis, one loading ramp

VALUATION

VALUE RECONCILIATION & SUMMARY

After adjustment and reconciliation for differences between the subject property, active listings, recent closed comparable leases, and consideration for recent market intelligence and market conditions, it is our firm’s professional opinion to list the subject property at the value figure in the table below. Equal consideration was given to active listings as well as completed comparable leases.

MARKET VALUE RANGE

FOR LEASE			
Scenario	Expected Sublease Rental Rate (NNN)	Free Rent / Rent Abatement	Estimated Marketing Time
Low Value	\$11.50/SF	2.5-3 months	2-4 months
Medium Value (Recommended)	\$12.50/SF	2 months	4-6 months
High Value	\$13.50/SF	1-2 months	6-9+ months

PROVEN PERFORMANCE

RECENT INDUSTRIAL LEASING BY OUR BROKERAGE TEAM

Littleton Road Plaza



Auto-Chlor Services, LLC
North Fort Myers, FL
4,800 SF

Metro Centre



Allegra Printing & Imaging
Fort Myers, FL
3,000 SF

TriCounty 75



SBS Holdings, LLC
Fort Myers, FL
22,524 SF

GulfCoast Industrial Campus



Mor-Sports Group
Fort Myers, FL
8,960 SF

TriCounty 75



N.B. Handy Operations
Fort Myers, FL
68,665 SF

Pine Ridge Industrial



Marble Revolution
Fort Myers, FL
6,000 SF

Centerlinks



Cook & Boardman
Fort Myers, FL
7,800 SF

Plaza Del Prado



Shark Bite Fitness
Cape Coral, FL
3,367 SF

Suncoast Commerce Center



Lansing Bldg Products
Fort Myers, FL
66,017 SF

15865 Brothers Ct.



Preferred Pump & Equipment
Fort Myers, FL
12,800 SF