



**SW** MANAGEMENT  
& REALTY  
A Seagate Development Group Company



# WESTLINKS BUSINESS PARK

**BUILDING 2 | UNITS 1-2**

**12771 WESTLINKS DRIVE, FORT MYERS, FL 33913**

7,600 SF of Flex/Warehouse Space Available

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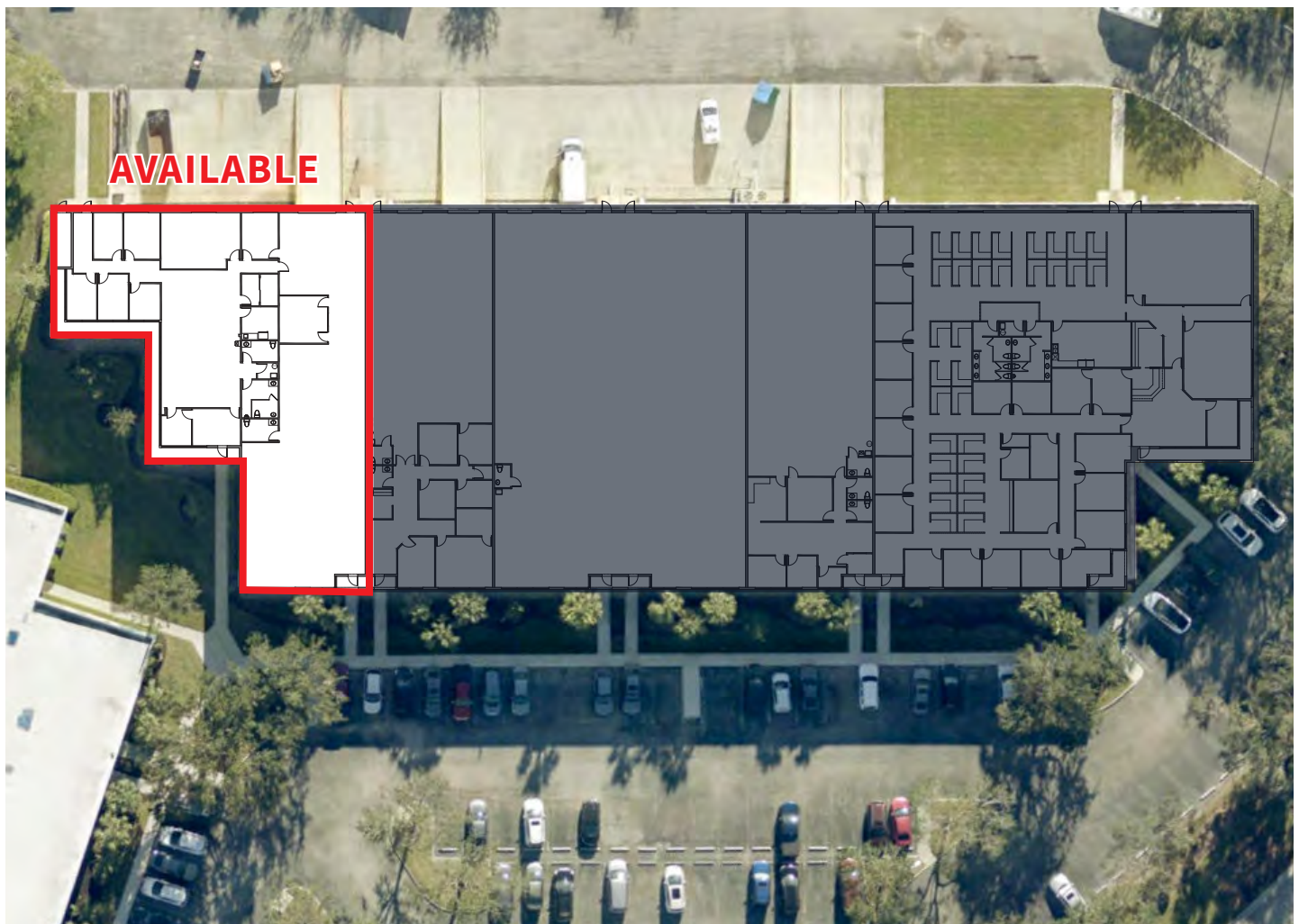
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# PROPERTY FEATURES & FLOOR PLAN

Units 1-2 in Building 2 consists of 7,600 SF of Flex/Warehouse space. The warehouse portion is served by 20' clear ceiling heights and one oversized drive-in door (+- 12' x 16'). Dock-high loading can be added. The space features 3,670 square feet of office space which is a combination of private offices, open work space, a conference room, and restrooms. The space offers ample parking in front of and in the back of the building.

Westlinks 2 is one of 11 buildings in Westlinks Business Park which sits just east of I-75 on Daniels Parkway. This professionally landscaped business park is the largest in Southwest Florida and contains over 346,000 SF, with amenities in walking distance and the Gateway planned community surrounding the back of the project. The park is minutes from Southwest Florida International Airport (RSW) and offers immediate access to I-75 and Daniels Parkway.



## BUILDING FEATURES

SIZE	39,600 SF
YEAR BUILT	2001
OFFICE SPACE	Built-out
BUILDING TYPE	Concrete tilt-up
CLEAR HEIGHT	20'
PARKING	2.50/1,000 SF

LOADING	At-grade drive-ins and dock-high loading
TENANCY	Multi-tenant
HVAC	Roof-mounted units throughout
FIRE PROTECTION	Wet sprinkler

## AVAILABLE SPACE

SUITE	1-2
LOADING	One (1) oversized (12'x16') drive-in door
AVAILABLE	June 1, 2026

AVAILABLE SIZE	7,600 SF
OFFICE SF	3,670 SF



# PROPERTY MAP



SW FL INTL AIRPORT	1.5 miles
SR-82	3 miles
I-75	3.2 miles

TAMPA	138 miles
MIAMI	140 miles
ORLANDO	165 miles

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