LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FORT MYERS, FL

INDUSTRIAL MARKET OVERVIEW

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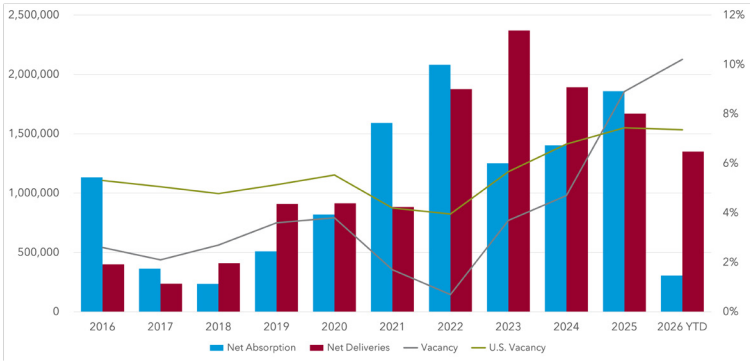
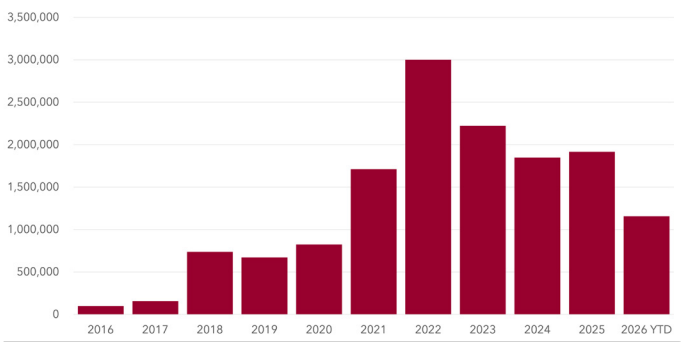
The Fort Myers industrial market in Q3 2026 is characterized by rising vacancy rates due to past construction deliveries, balanced by resilient leasing momentum and selective investor demand. The overall industrial vacancy rate has climbed above 7.2% (up from historical lows), driven largely by new supply deliveries over recent quarters rather than a collapse in demand. Average industrial asking rents remain relatively stable despite softer macro-economic pressures. Following positive absorption early in the year, net absorption has normalized as tenants carefully evaluate space requirements. Sustained regional population growth and ongoing business investment across Lee County keep long-term industrial fundamentals anchored, even as transactional velocity moves at a more disciplined pace.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,108,574	268,926	354,399	44,180	576,525
▼ Vacancy Rate	7.25%	9.61%	9.01%	8.91%	8.40%
▲ Avg NNN Asking Rate PSF	$13.75	$13.64	$13.67	$12.94	$14.07
▲ Sale Price PSF	$166.00	$149.00	$146.00	$151.00	$206.00
◄ ► Cap Rate	8.32%	8.32%	8.36%	8.08%	8.30%
▼ Under Construction SF	1,244,714	1,489,105	1,977,040	1,915,474	1,157,474
▲ Inventory SF	46,857,733	45,492,945	38,717,400	40,109,961	38,382,738

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
16500 Oriole Rd Fort Myers, FL	481,933 SF	$65,000,000 $134.87 PSF	CF RE VI, LLC HCC Fort Myers, LLC	Class A
551 Owen Ave N Lehigh Acres, FL	33,725 SF	$6,300,000 $186.81 PSF	FREC Owen Industrial, LLC TZFAT, Inc.	Class B
12090 Metro Pkwy Fort Myers, FL	22,800 SF	$3,800,000 $166.67 PSF	Metro Pkwy Owner, LP Snow Mass Property, LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9791 Interstate Commerce Dr Fort Myers, FL	320,922 SF	Fort Myers Industrial Owner, LLC	e2Companies, LLC	Energy Equipment
12291 Towne Lake Dr Fort Myers, FL	36,240 SF	Cornerstone Realty Holdings, LLC	Safran Oil Systems	Aerospace Company
16351 Lee Rd Fort Myers, FL	36,000 SF	CP Lee Road, LLC	Walter E Smithe Furniture, Inc.	Furniture Sales

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