



POWER BROKER QUARTERLY DEALS

Top Industrial Leases Recognized for Southwest Florida

Check Out CoStar's Quarterly List of Market-Leading Deals and Dealmakers



By CoStar Research

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Prominent industrial leases signed by Lansing Building Products, Colony Hardware and Heritage Pool Supply Group negotiated by top dealmakers from Lee & Associates Commercial Real Estate Services and Cushman & Wakefield |Commercial Property Southwest are among the first-quarter industrial leases recognized by CoStar.

As big-ticket items involving sizable investments, commercial property transactions often have a wider impact within the community. CoStar will recognize the largest leases completed each quarter and the dealmakers who made them happen in their respective markets.

Here are the Southwest Florida industrial leases selected as the first-quarter 2023 winners of the CoStar Power Broker Quarterly Deal Awards:

TOP LEASE: 9381 Laredo, Fort Myers, FL



9381 Laredo, Fort Myers, FL (CoStar)

Space Leased: 66,017 SF

Deal Type: New Lease

Size: 100,368 SF

Tenant: Lansing Building Products

Brokers Involved: Derek Bornhorst of Lee & Associates Commercial Real Estate Services represented the landlord. Gary Tasman and Shawn Stoneburner of Cushman & Wakefield |Commercial Property Southwest represented the tenant.

Deal Commentary: Lansing Building Products, a construction wholesaler with over 113 locations in 35 states, is moving locations and expanding within the Suncoast Commerce

Center. It will now operate out of 66,017 square feet at 9381 Laredo Ave. in Fort Myers, Florida.

TOP LEASE: 12290 Crystal Commerce Loop, Fort Myers, FL



12290 Crystal Commerce Loop, Fort Myers, FL (CoStar)

Space Leased: 29,633 SF

Deal Type: Renewal

Size: 29,633 SF

Tenant: Colony Hardware

Brokers Involved: Michael Curran of Fischler Property Company represented the landlord.

Deal Commentary: Colony Hardware Corp., a leading supplier of tools, equipment and safety products, has renewed its lease in the industrial building. The company has

several stores across the United States and will continue to operate in Fort Myers.

TOP LEASE: 11975 Amedicus Lane, Fort Myers, FL



11975 Amedicus Lane, Fort Myers, FL (CoStar)

Space Leased: 25,098 SF

Deal Type: New Lease

Size: 25,098 SF

Tenant: Heritage Pool Supply Group

Brokers Involved: Justin Ankney, CCIM and Chase Mayhugh of Mayhugh Commercial Advisors represented the landlord. Jeffery Forsythe, CCIM of Lee & Associates Commercial Real Estate Services and Sarah Pickup of JLL represented the tenant.

Deal Commentary: Heritage Pool Supply Group is relocating from Bonita Springs to a larger, 25,098-square-foot warehouse space in the Fort Myers/Cape Coral area. The new space was previously occupied by Gemaire Distributors. Heritage Pool Supply will occupy

this entire building under a seven-year lease. The property features seven drive-ins and three loading docks with levelators.

TOP LEASE: 16430 Innovation Lane, Fort Myers, FL



16430 Innovation Lane, Fort Myers, FL (CoStar)

Space Leased: 21,786 SF

Deal Type: New Lease

Size: 21,786 SF

Tenant: Xavier Defense

Brokers Involved: David Bartley of Bartley Realty LLLP represented the landlord.

Deal Commentary: Defense manufacturer Xavier Defense signed a deal that will move it into 21,786 square feet of flex space in the Innovation at ITEC building park. Xavier Defense was established in 2020 and offers a diversified portfolio of engineers, manufacturers and visionaries for the U.S. military and allied combat forces. Innovation

at ITEC is a newly built flex building park that is home to Advanced Hurricane Technology, Aqua Living Factory Outlets and Development Realty.

TOP LEASE: 16340 Old U.S. Highway 41, Fort Myers, FL



16340 Old US Highway 41, Fort Myers, FL (CoStar)

Space Leased: 5,795 SF

Deal Type: New Lease

Size: 5,795 SF

Tenant: Legendary Assets and Operations

Brokers Involved: Brock Rasmussen of Lee & Associates represented both sides of the deal.

Deal Commentary: Boat dealer Legendary Marine leased 5,795 square feet of industrial warehouse space. Legendary Marine focuses on purchasing and operating top marine

retail dealerships across North America. It currently has over 100 locations and is quickly expanding. The property includes 6.2 acres of storage land.

Power Broker Quarterly Deals

CoStar has introduced a new market-based program recognizing the top sale and lease deals completed each quarter. All deals that closed during the previous quarter are evaluated by CoStar's research team, the largest professional research organization in commercial real estate. The selected top deals and the real estate firms and individual brokers involved in each transaction will be singled out for recognition each quarter. For the purpose of recognizing the top property sales each quarter, CoStar uses estimated sale prices in cases where the actual sale price is not disclosed. The estimate uses sale prices of similar properties in CoStar's property sales database based on the type, age, general size and location as the subject property. All the winners can be found [here](#).

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