

ALICOITECLOGISTICSPARK.COM

# Alico ITEC Logistics Park

**25-ACRES LOCATED IN FORT MYERS, FL**

22,500 - 195,000 SF spaces available

AMBROSE



HELM  
DEVELOPMENT

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



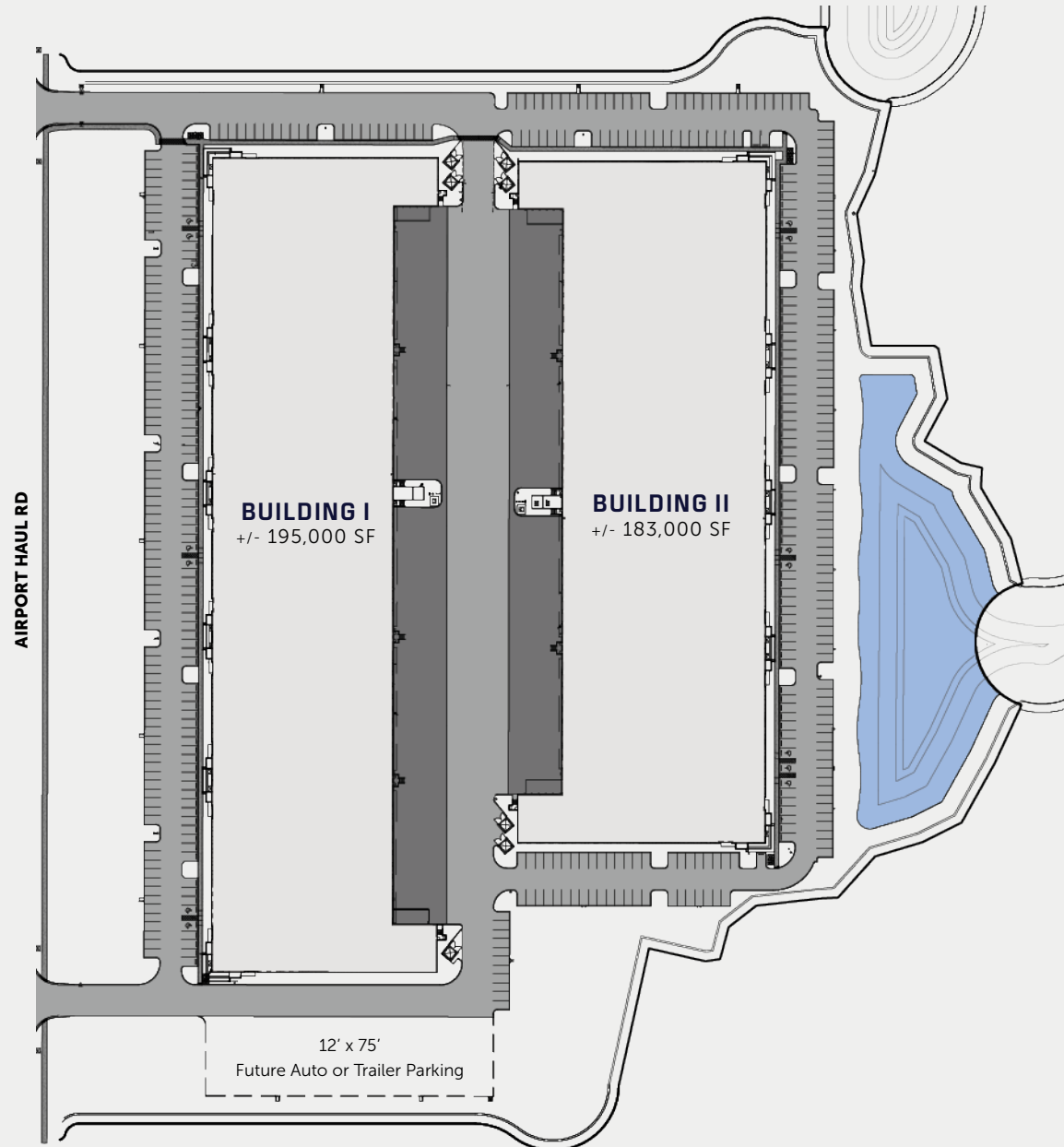
## MASTER PARK SITE PLAN

+/- 25 ACRES



**BUILDING I:** +/- 14 acres

**BUILDING II:** +/- 11 acres



## Building I

**APRIL 2025**

Available for Fixturing

**MAY 2025**

Building Completion

## Building II

**APRIL 2025**

Available for Fixturing

**MAY 2025**

Building Completion

### **WATER & SEWER**

Lee County Utilities

### **ELECTRIC**

Florida Power & Light

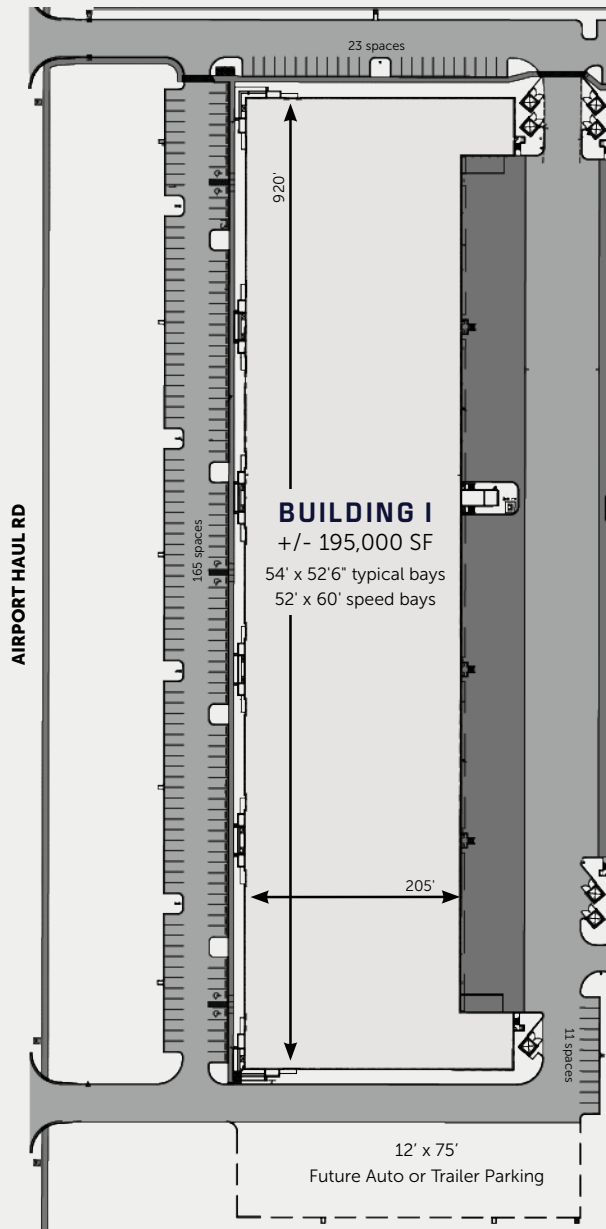
### **DATA**

Lumen Technologies

**BOTH BUILDINGS SEEKING  
LEED® CERTIFICATION**



16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913

**+/- 195,000 SF**

199 auto parking



28 future shared trailer parking



32' clear height



50 docks



2 drive-in doors



7" thick reinforced slab



One 1,200-amp service

**APRIL 2025**

Available for Fixturing

**MAY 2025**

Building Completion

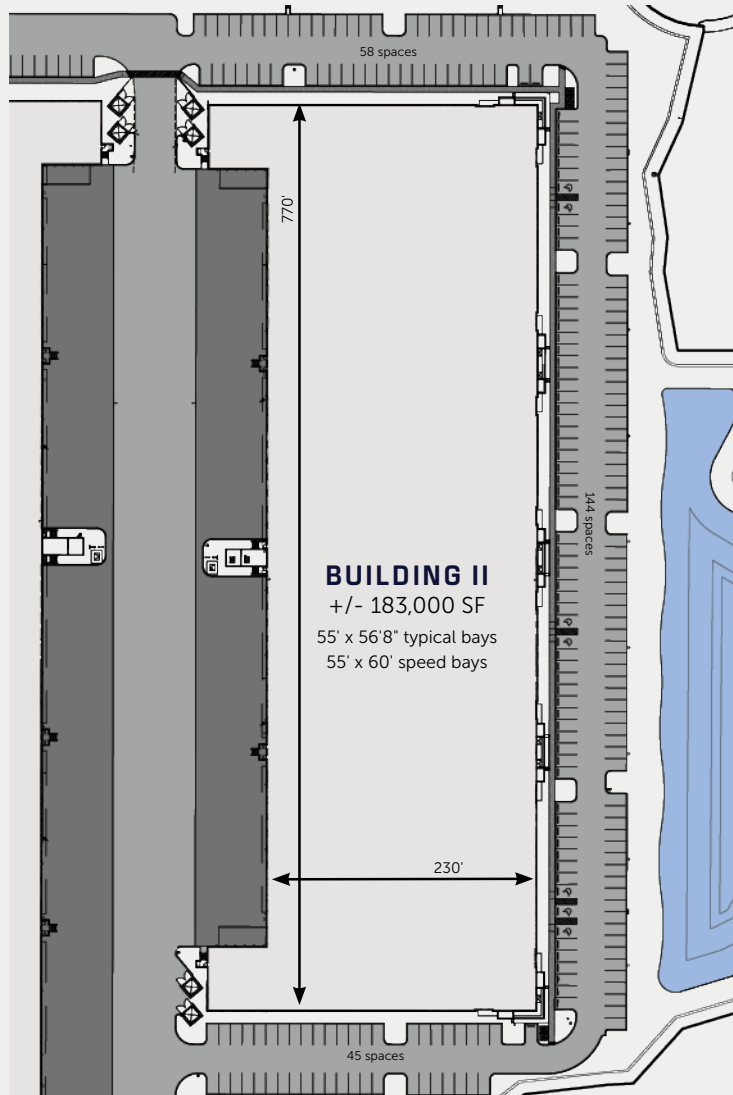
**SEEKING LEED® CERTIFICATION**










## BUILDING II SITE PLAN +/- 11 ACRES



16523 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



### +/- 183,000 SF

-  248 auto parking
-  28 future shared trailer parking
-  32' clear height
-  38 docks
-  2 drive-in doors
-  7" thick reinforced slab
-  One 1,200-amp service

### APRIL 2025

Available for Fixturing

### MAY 2025

Building Completion

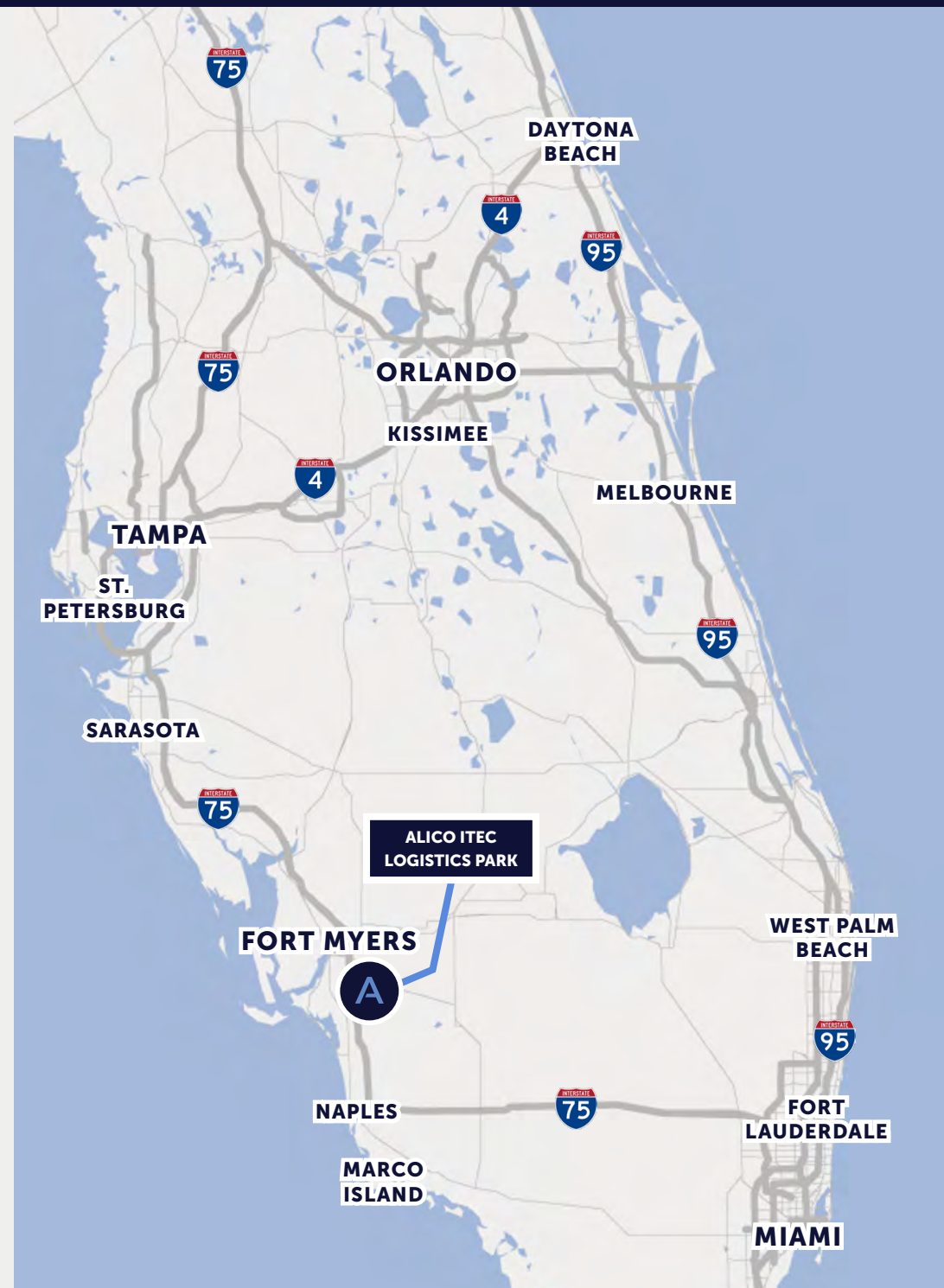
SEEKING LEED® CERTIFICATION



Located just south of the Southwest Florida International Airport, **Alico ITEC Logistics Park** offers **easy access to the entire west coast of Florida via I-75** and a two-hour drive time to the Tri-County south Florida market.

- Located in Fort Myers, Florida, Lee County
- **2.5 miles to I-75**
- Situated **directly south of the RSW Southwest Florida International Airport**, home to FedEx and UPS hubs
- Two-hour drive time to Tri-County south Florida market and three-hour drive time to the Orlando Metropolitan Market
- **Mixed-Use Planned Development (MPD) zoning** that allows, but is not limited to, large warehousing, distribution centers, high cube, whole sale establishments, and retail/wholesale sales
- Ideal configuration for bulk distribution and local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks  
as a **best state for business**





# Alico ITEC Logistics Park

[ALICOITECLOGISTICSPARK.COM](http://ALICOITECLOGISTICSPARK.COM)

[AMBROSEPG.COM](http://AMBROSEPG.COM)

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**AMBROSE**

