

ALICOITECLOGISTICSPARK.COM



Alico ITEC Logistics Park

25 ACRES LOCATED IN FORT MYERS, FL

22,500 - 196,000 SF spaces available

AMBROSE



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



MASTER PARK SITE PLAN

+/- 25 ACRES



BUILDING I: +/- 14 acres

BUILDING II: +/- 11 acres



Building I

AVAILABLE NOW
for Immediate Occupancy

Building II

AVAILABLE NOW
for Immediate Occupancy

WATER & SEWER

Lee County Utilities

ELECTRIC

Florida Power & Light

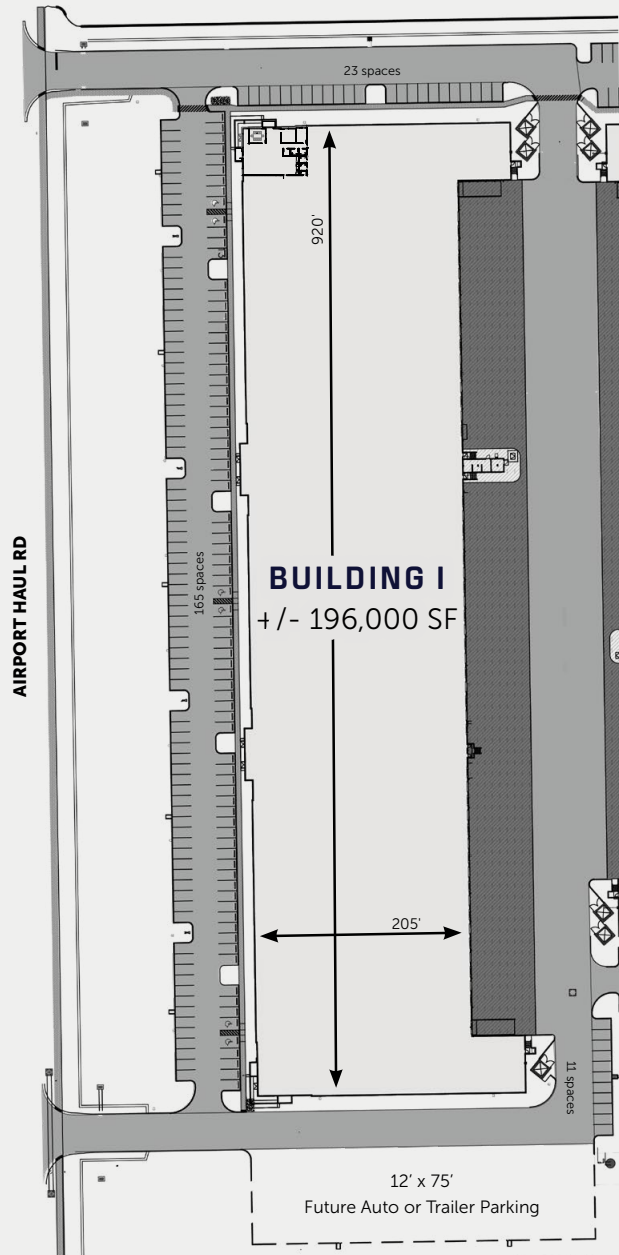
DATA

Comcast

**BOTH BUILDINGS SEEKING
LEED® CERTIFICATION**



16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



+/- 196,000 SF

3,048 SF office area

199 auto parking

28 future shared trailer parking

32' clear height

54' x 52'6" typical bays

52' x 60' speed bays

50 docks

2 drive-in doors

7" thick reinforced slab

One 1,200-amp service

AVAILABLE NOW

for Immediate Occupancy

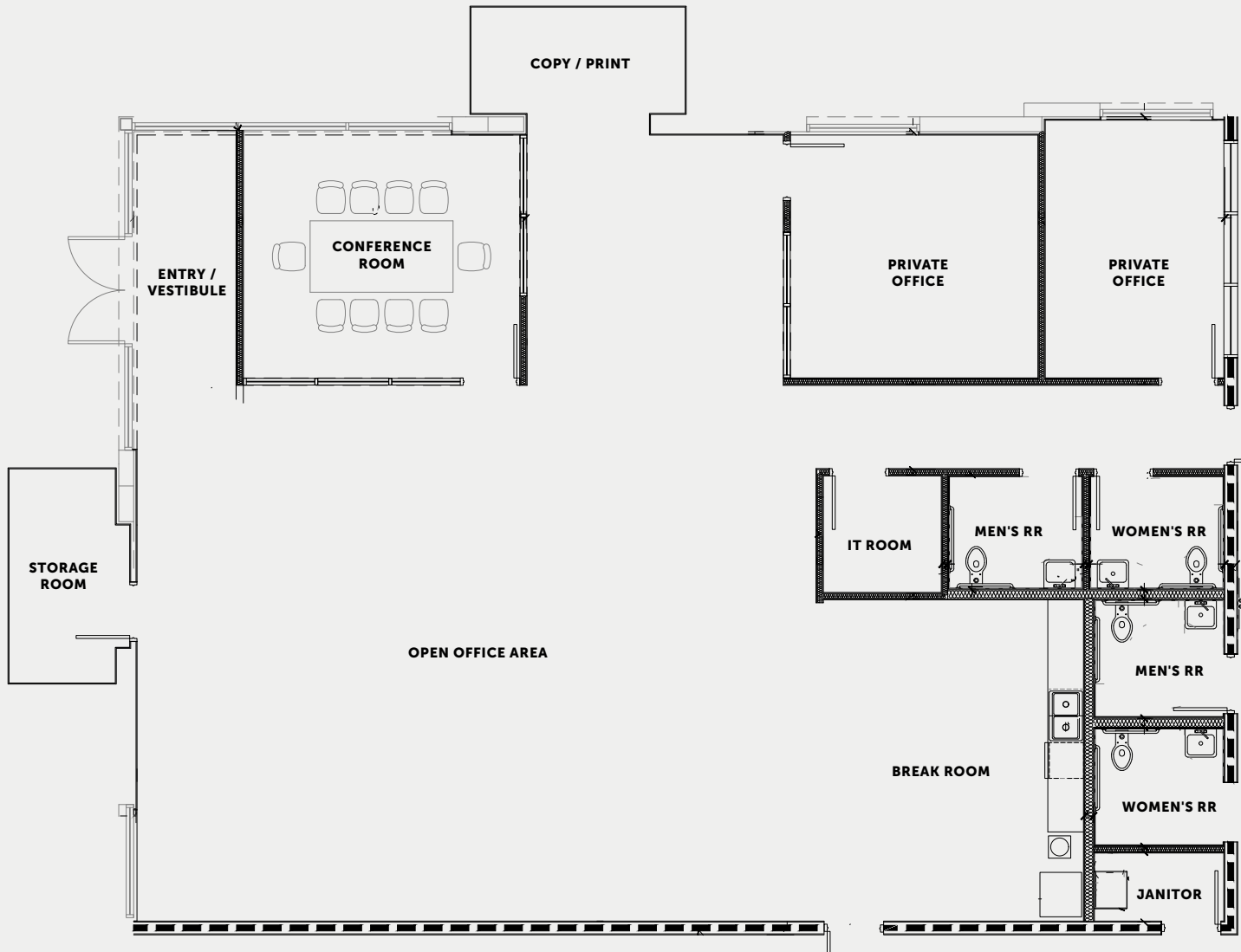
SEEKING LEED® CERTIFICATION



BUILDING I OFFICE LAYOUT



16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



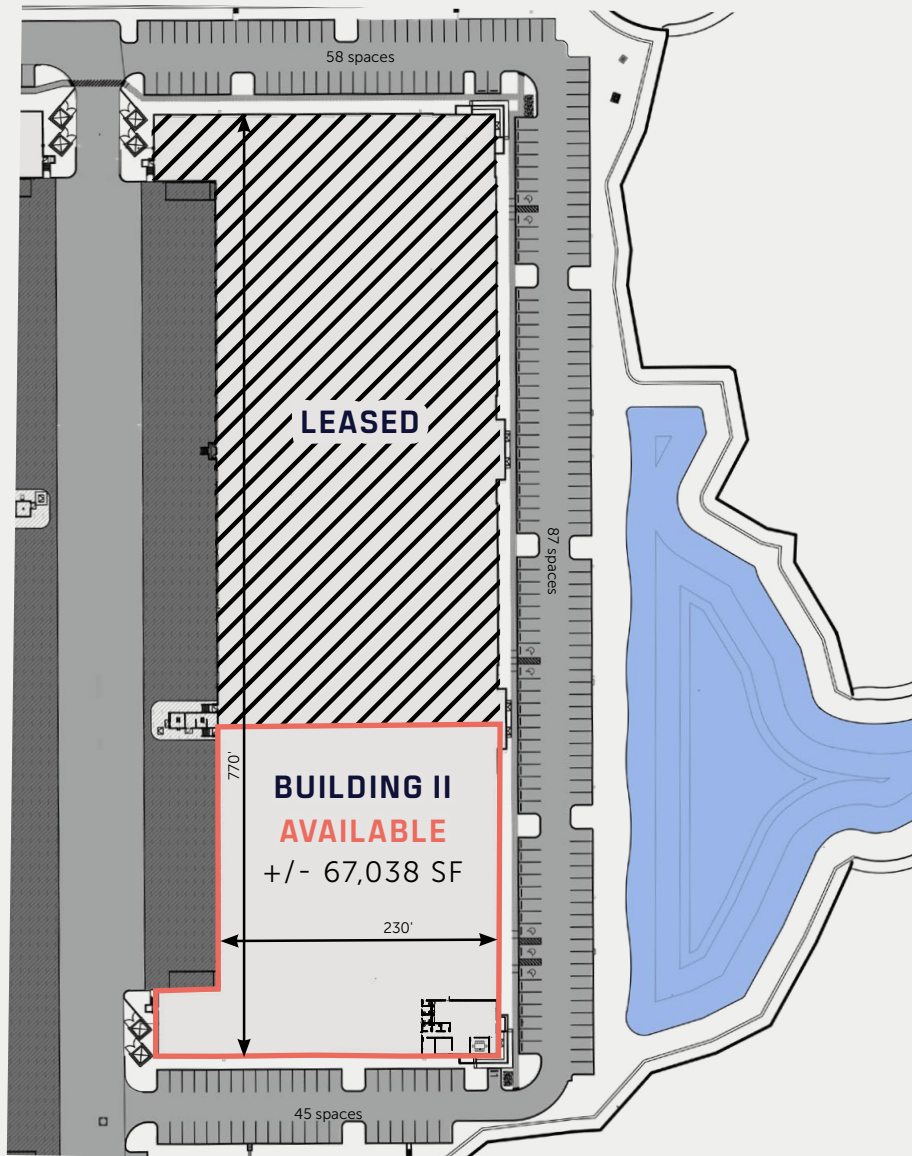
3,048 SF
OFFICE AREA



BUILDING II SITE PLAN +/- 11 ACRES



16523 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



67,038 SF AVAILABLE

- 3,048 SF office area
- 190 auto parking
- 28 future shared trailer parking
- 32' clear height
- 55' x 56'8" typical bays
- 55' x 60' speed bays
- 12 docks available
- 1 drive-in door available
- 7" thick reinforced slab
- One 1,200-amp service

AVAILABLE NOW

for Immediate Occupancy

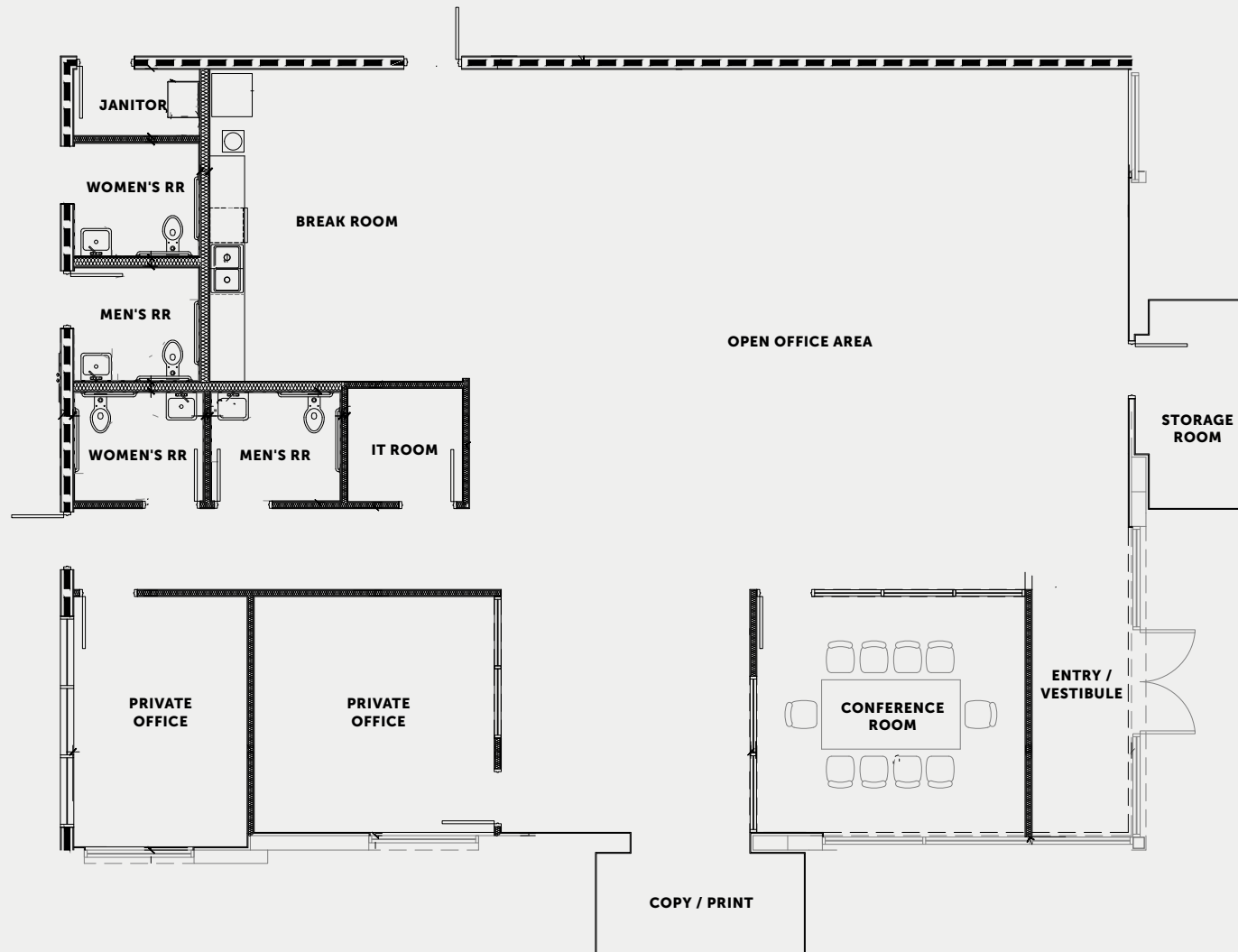
SEEKING LEED® CERTIFICATION



BUILDING II OFFICE LAYOUT



16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913

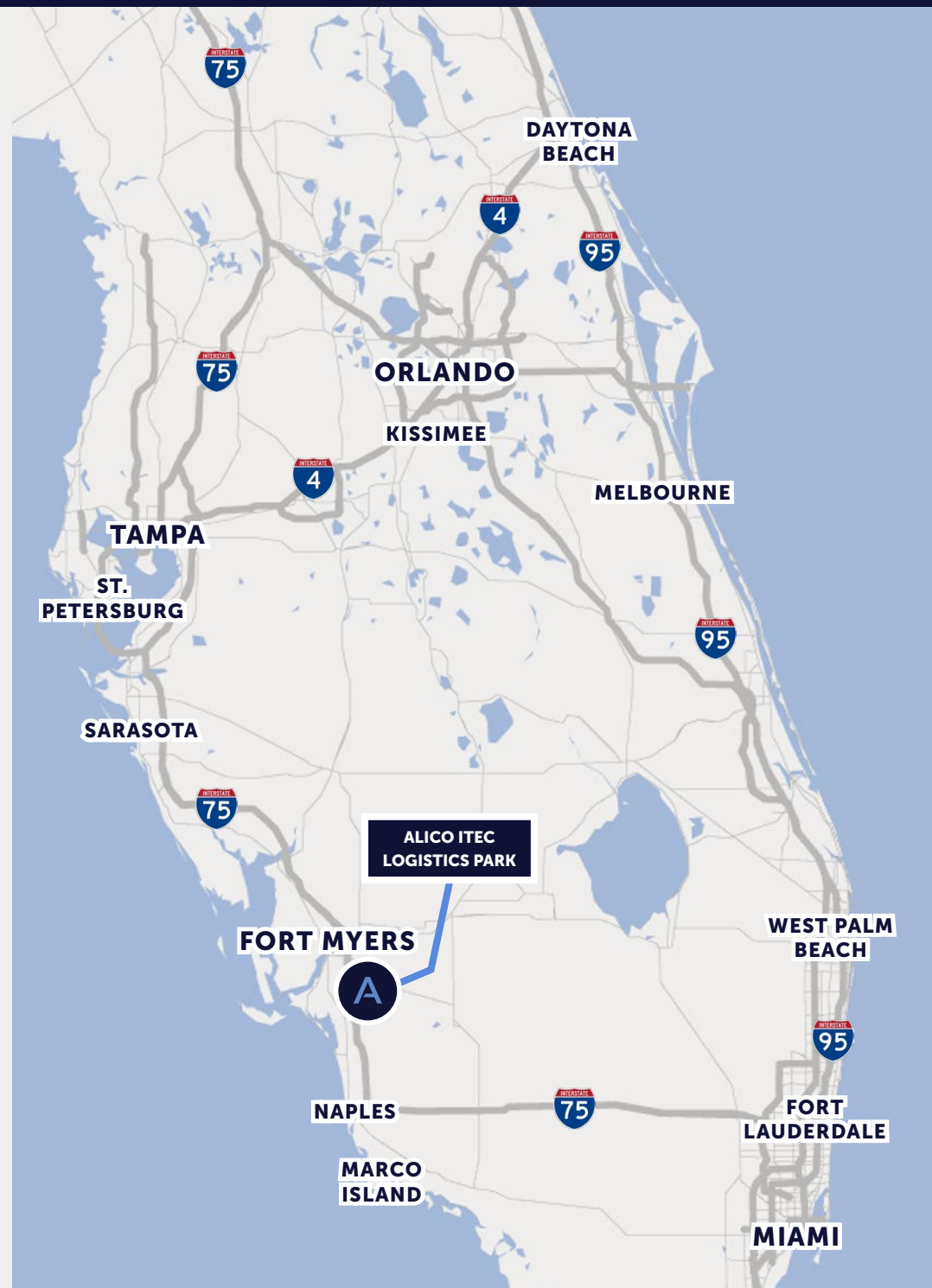


3,048 SF
OFFICE AREA

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

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AMBROSE

