

ALICO INNOVATION CENTER

12271 ITEC Park Dr Fort Myers FL 33913

Prime Retail, Showroom, and Warehouse Space



From \$28.00 or \$425 PSF

Fully Air Conditioned Space

Sq. Ft. 3,486 to 19,173

Introducing the Alico Innovation Center, a brand-new 3,486–19,173 SF multi-use building at the high-traffic corner of Alico Road & Innovation Lane, just 1.7 miles from I-75. This modern facility combines retail, showroom, office, and warehouse capabilities in one flexible space. Features include exceptional visibility, versatile floorplans, impact-rated glass, and garage door access. Available for sale or lease. Call 239-784-3283 today

Experience Matters

David R. Bartley, Sr
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5380 Mahogany Ridge Rd
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ALICO INNOVATION CENTER

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Unit Pricing Spreadsheet

Unit	Size	Sale Price	Lease Rate	Base Rent PY	Base Rent PM
101 & 102	3,486	\$1,568,700	\$30.00	\$104,580.00	\$8,715.00
103 & 104	3,486	\$1,481,550	\$28.00	\$97,608.00	\$8,134.00
105 - 107	5,229	\$2,222,325	\$30.00	\$156,870.00	\$13,072.50
108-109	3,486	\$1,481,550	\$28.00	\$97,608.00	\$8,134.00
110-111	3,486	\$1,568,700	\$30.00	\$104,580.00	\$8,715.00
Total	19,173	\$8,322,825		\$561,246.00	\$46,770.50



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Lee RD Flex Suites Special Developer Financing

I. Program Overview

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

II. Available Programs – Expedited Approval Process - Down payment 20%

- A. Program 1: Interest Only Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Three-Year Ballon.
 - c. Payment Structure: Interest-only for the first three years
 - d. Benefits: Low monthly payments

- B. Program 2: Principal and Interest Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Five-Year Ballon
 - c. Payment based on a twenty-year amortization period.
 - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

Contact a Bartley Realty LLLP representative for more information, call 239-261-1186



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