

6.93± ACRE INDUSTRIAL SITE ALICO ROAD CORRIDOR

16191 & 16195 LEE ROAD, FORT MYERS, FL 33912

FOR SALE



PROPERTY LINES APPROXIMATE

LEE RD

CONTACT:

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Commercial Real Estate Consultants, LLC
Florida Licensed Real Estate Broker

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PRICE: **\$4,600,000**



SIZE:	6.93± Acres
ZONING:	IPD - Industrial Planned Development (Lee County)
UTILITIES:	Water, Sewer & Electric Available
PARCEL ID:	04-46-25-05-00064.000A 04-46-25-L2-05063.00A0

IDEAL USES:

- Warehouse or Distribution (70,000± SF)
- Contractor Storage Yard
- Truck and Trailer Fleet Parking
- Outdoor Storage / Warehouse
- Owner-User or Build-to-Suit
- RV / Boat Storage
- Service Center

This 6.93± acre industrial site offers a rare development opportunity in the high-demand Gulf Coast Industrial Campus. Situated on Lee Road just north of Alico Road, the property offers quick access to Interstate 75 (Exit 128) for efficient regional connectivity. Ideal for a variety of industrial uses, this site is located within one of Southwest Florida's fastest-growing logistics corridors, surrounded by prominent industrial users such as Amazon, Tesla, Freightliner and more. With limited remaining developable land in this active corridor, this site offers strong long-term value and pricing power for investors, developers, and users alike.

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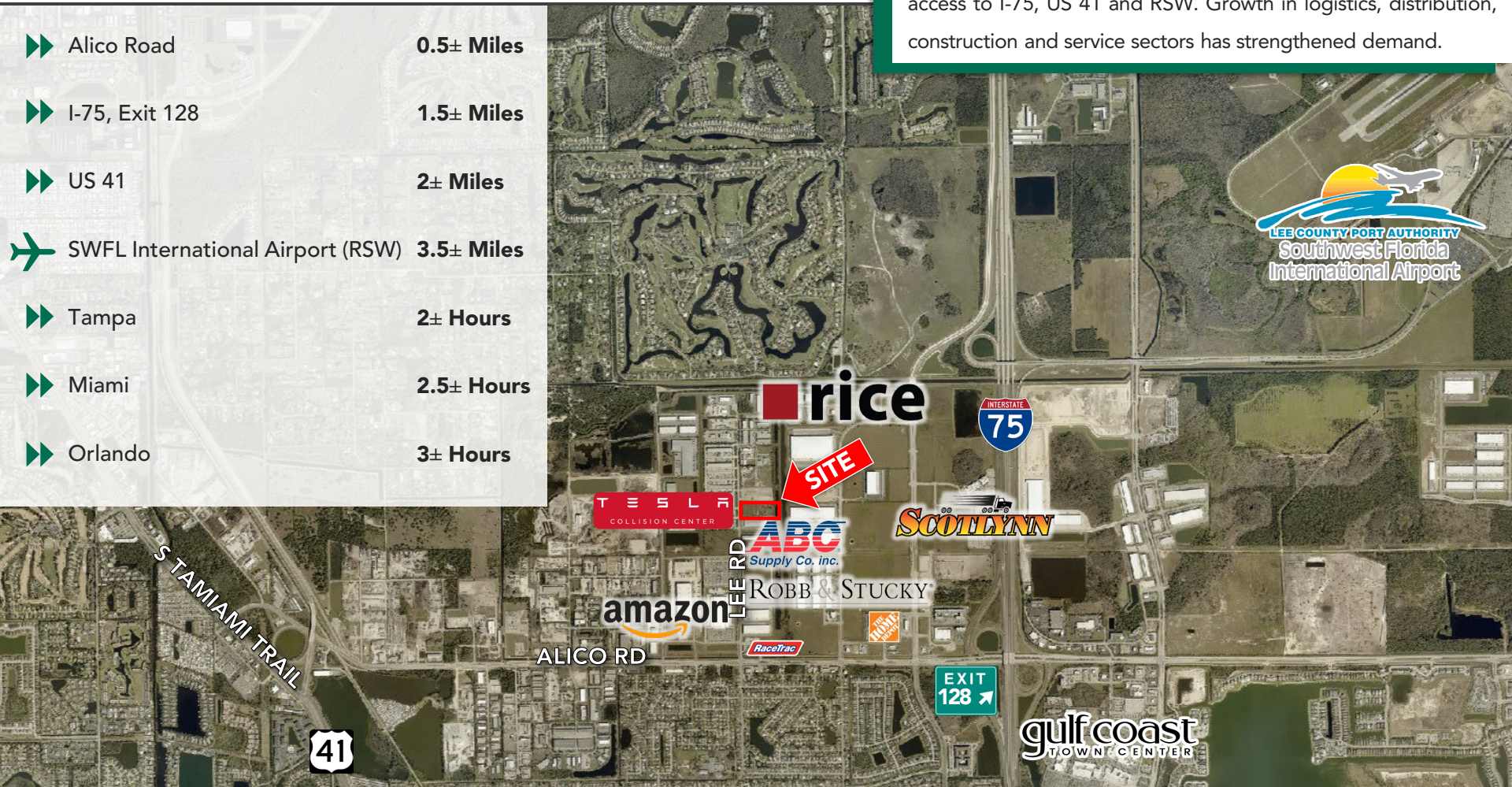
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DISTANCES

▶▶ Alico Road	0.5± Miles
▶▶ I-75, Exit 128	1.5± Miles
▶▶ US 41	2± Miles
▶ SWFL International Airport (RSW)	3.5± Miles
▶▶ Tampa	2± Hours
▶▶ Miami	2.5± Hours
▶▶ Orlando	3± Hours

Positioned within one of Southwest Florida's most dynamic industrial corridors, this location continues to attract activity and development due to its proximity to major transportation routes and expanding markets. The area benefits from convenient access to I-75, US 41 and RSW. Growth in logistics, distribution, construction and service sectors has strengthened demand.



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