



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# ALESSIO AIR COMMERCE PARK

INDUSTRIAL FLEX UNITS FOR SALE OR LEASE

## PROPERTY SUMMARY

**Property Address:** 12891 Commerce Lakes Drive  
Fort Myers, FL 33913

**County:** Lee

**Property Size:** 20.63± Acres

**Entitlements:** 100,000 Sq. Ft. of Industrial/Manufacturing  
30,000 Sq. Ft. of Commercial

**Available Space:** 44,558± Sq. Ft. Flex Condos For Sale & For Lease  
61,418± Sq. Ft. - Industrial For Lease  
(Units Starting at 1,750± Sq. Ft.)

**Zoning:** Mixed-Use Planned Development (MPD)

**Utilities Available:** Water, Sewer, Electric

**STRAP Number:** 17-45-26-L2-U2626.3805

**Spaces Available For Sale or Lease**  
**CALL FOR LEASE RATES**  
**& PURCHASE PRICING**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

## SALES EXECUTIVES



**Laura Cari, CCIM**  
Senior Broker Associate



**Justin Milcetic**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Laura Cari, CCIM** - [lcari@lsicompanies.com](mailto:lcari@lsicompanies.com)  
**Justin Milcetic** - [jmilcetic@lsicompanies.com](mailto:jmilcetic@lsicompanies.com)  
(239) 489-4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price or lease rate, earnest money deposit, feasibility period and closing period.

**LSI Companies is pleased to present a prime opportunity to purchase or lease small bay industrial flex units on Daniels Parkway in Fort Myers.**

- Units range from 1,750 Sq. Ft. to 61,418 Sq. Ft.
- Spaces offer:
  - 20' Clear Height
  - 14' x 12' Overhead Doors
  - 400 Amp 3 Phase Power
  - Code-Compliant LED Lighting and Fire Alarms
  - Optional Mezzanine Space
  - Optional Air-Conditioned Warehouse
- Customizable new product, perfect for light industrial, showroom and retail-forward industrial users
- Expansive site layout provides excellent ease of access and maneuverability
- Located in close proximity to I-75, Gateway, JetBlue Park, SWFL International Airport (RSW) and many new residential communities
- Mixed Planned Development zoning allows for a wide variety of uses



**NEW CONSTRUCTION  
INDUSTRIAL FLEX UNITS**

# PROPERTY AERIAL





# RENDERINGS



## APPROVED USES



- Accessory Uses and Structures
- Administrative Offices
- Banks and Financial Establishments – *All Groups*
- Broadcast Studio, Commercial Radio and Television
- Business Services – *All Groups*
- Consumption on Premises – *Main Campus Only*
- Contractors and Builders – *All Groups*
- Drive-Thru
- Drugstore, Pharmacy
- Essential Services & Facilities
- Fences, Walls
- Freight and Cargo Handling Establishments
- Gift and Souvenir Shop
- Insurance Companies
- Manufacturing – Food and kindred products: *Group II*
- Package Store
- Parking Lot, Accessory or Temporary
- Recreation Facilities – *Commercial, Groups I and IV*
- Repair Shops – *Groups I, II, and III*
- Restaurant – *Groups I, II, and III*
- Fast Food – *Limited to one with a single Drive-Thru, No Seating*
- Retail and Wholesale Sales
- Signs in Accordance with LDC
- Specialty Retail Shops – *Group I*
- Storage, Open
- Temporary Uses
- Warehouse – *Cold Storage, Pre-Cooling, Warehouse and Processing Plant*

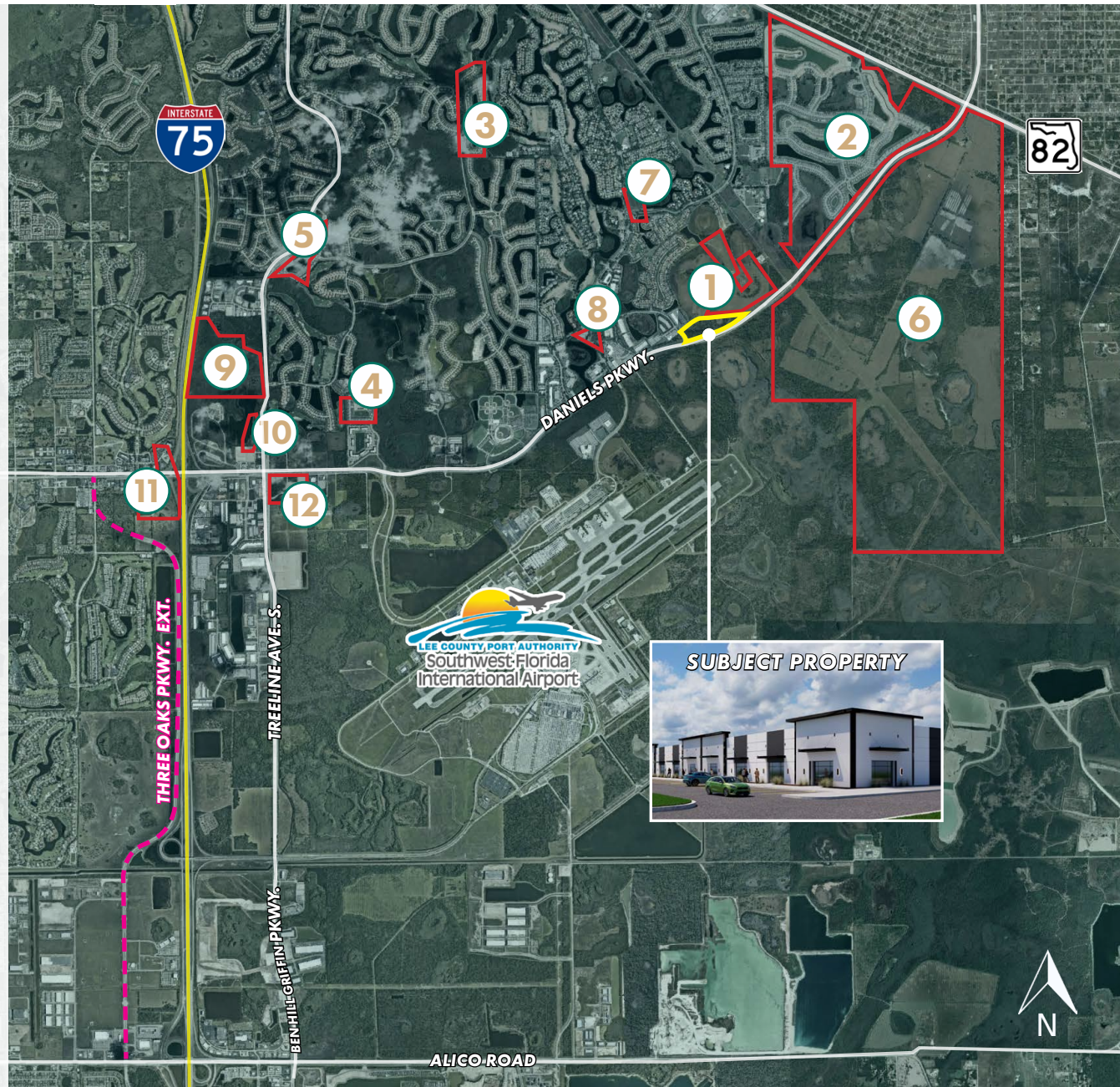
*\*Please inquire for a full list of approved uses*

## UNDER CONSTRUCTION

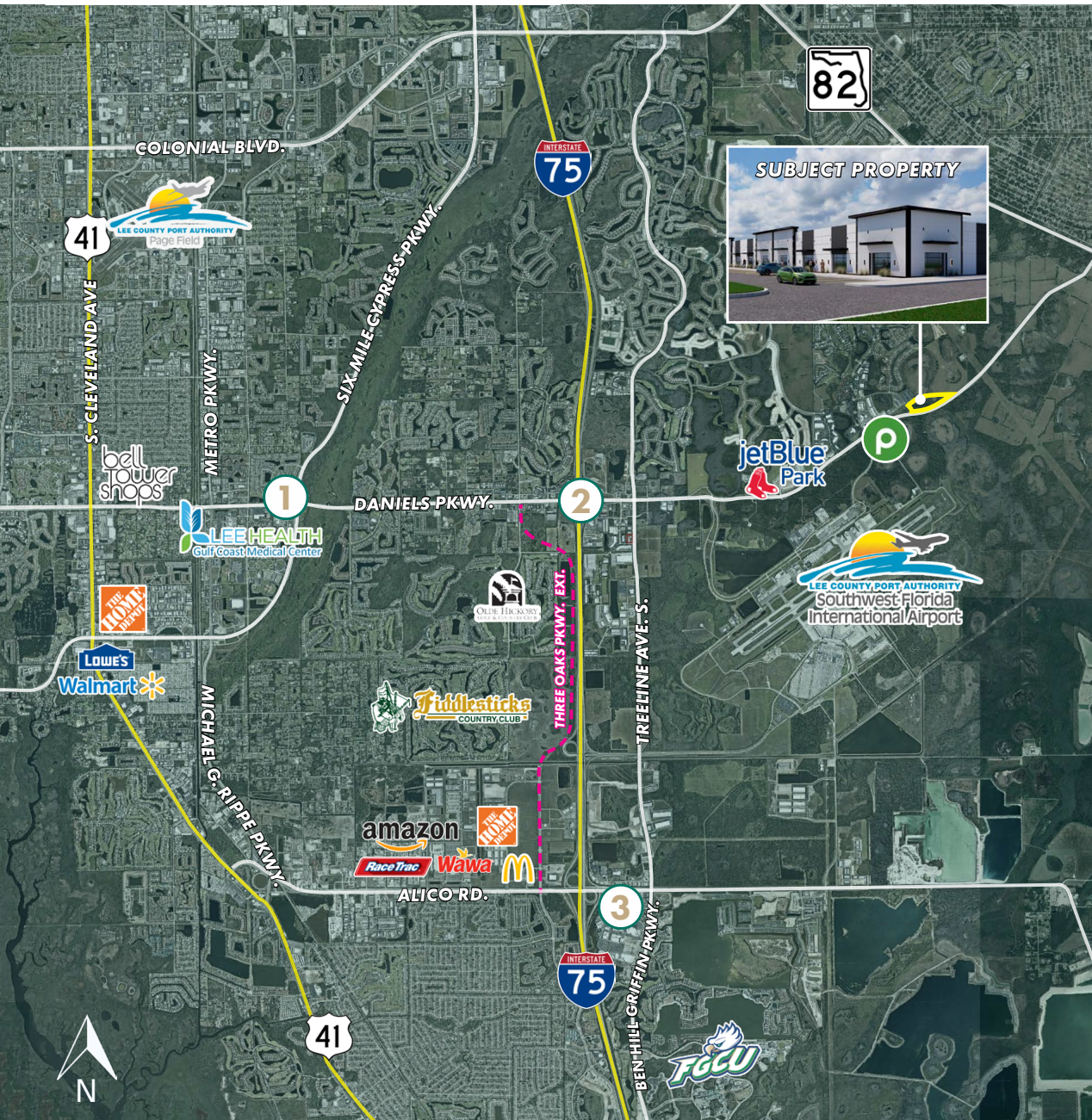
- 1 DANIELS APARTMENTS**  
576 Multi-Family Units
- 2 TIMBER CREEK**  
1,315 Single Family  
250,000 Sq. Ft. of Commercial
- 3 ARBORWOOD PRESERVE (PHASE 3)**  
143 Single-Family Units
- 4 PARKWAY PRESERVE**  
123 Townhomes
- 5 TOWN PLANTATION**  
396 Multi-Family Units

## IN PLANNING

- 6 DANIELS CREEK**  
1,600 Residential Units  
350,000 Sq. Ft. of Commercial
- 7 CAYO PELON**  
220 Multi-Family Units
- 8 GATEWAY SENTOSA APARTMENTS**  
256 Multi-Family Units
- 9 TREELINE 115**  
376 Single-Family and Multi-Family Community
- 10 TREELINE AVENUE 153**  
153 Multi-Family Units
- 11 DANIELS TOWN SQUARE**  
1,590 Residential Units
- 12 SADDLE ROAD INDUSTRIAL**  
18.33± Acre Flex Industrial Project



# RETAIL MAP



## 1. DANIELS CROSSING



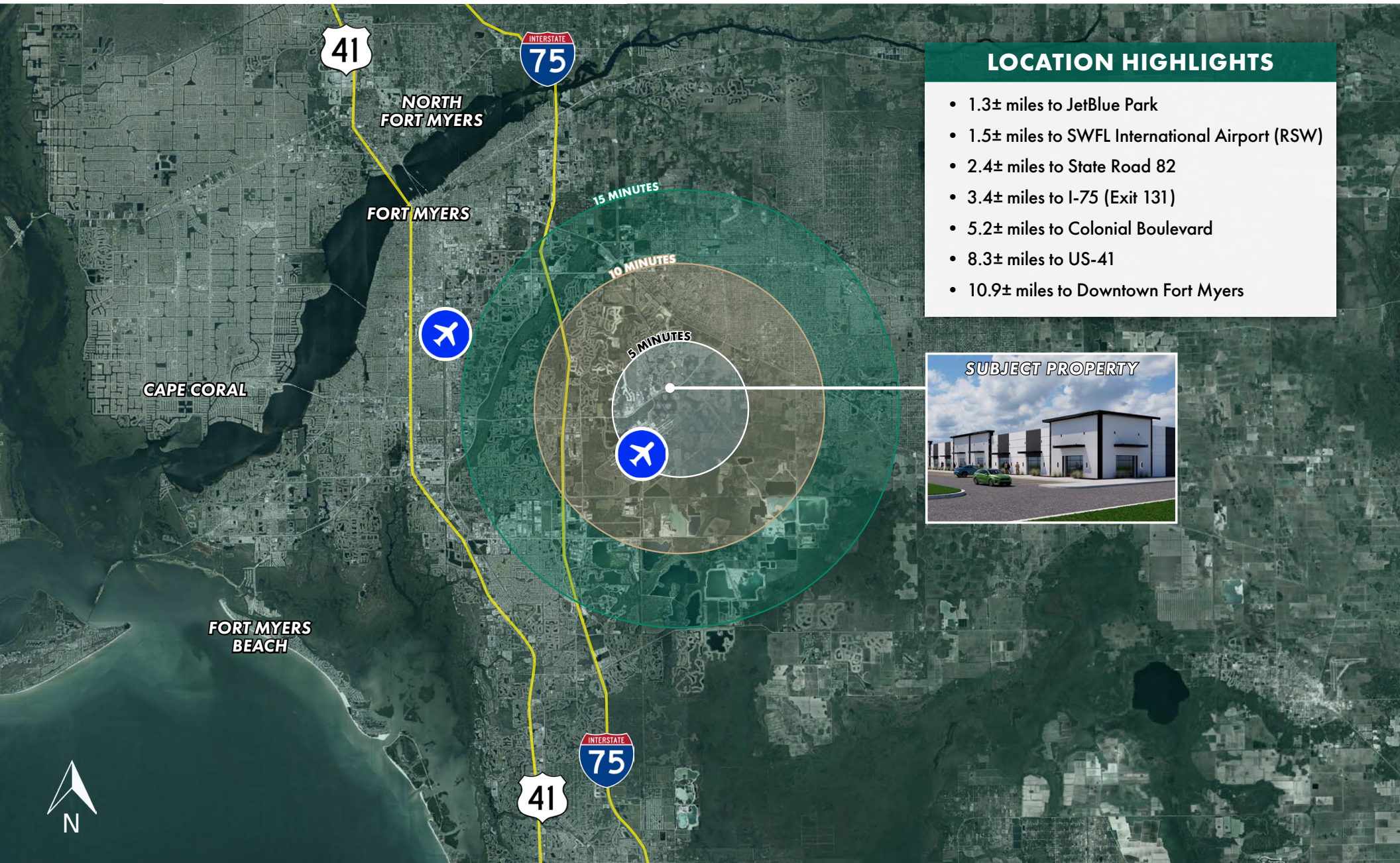
## 2. DANIELS PKWY. & I-75 EXIT 131



## 3. GULF COAST TOWN CENTER



## LOCATION



### LOCATION HIGHLIGHTS

- 1.3± miles to JetBlue Park
- 1.5± miles to SWFL International Airport (RSW)
- 2.4± miles to State Road 82
- 3.4± miles to I-75 (Exit 131)
- 5.2± miles to Colonial Boulevard
- 8.3± miles to US-41
- 10.9± miles to Downtown Fort Myers





## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.