



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# ALESSIO TRADE CENTER

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE FOR LEASE

## OFFERING SUMMARY

**Location:** 2501/2551 Alessio Drive  
Fort Myers, FL 33905

**County:** Lee County

**Property Type:** Industrial / Distribution Warehouse

**Building Size:** Building 1: 128,550± Sq. Ft.  
Building 2: 114,000± Sq. Ft.

**Available Space:** Building 1: 6,750 - 20,250± Sq. Ft.  
Building 2: 6,750 - 114,000± Sq. Ft.

LEASE RATE:

**\$18.50 PSF NNN**

EST. CAM \$2.50 PSF

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

## SALES EXECUTIVE



**Laura Cari, CCIM**  
Senior Broker



**DIRECT ALL OFFERS TO:**

**Laura Cari, CCIM**

lcari@lsicompanies.com | (239) 427-3400

### OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

**LSI Companies, Inc. is pleased to present a new construction rear-load dock-high industrial warehouse located directly at the southwest corner of SR-82 and I-75.**

- Units starting at 6,750 SF with grey shell delivery.
- Spaces offer:
  - 36' clear height
  - 52' x 35' column spacing
  - Total building depth 130'
  - 60' rear truck parking
  - 12' x 14' drive in doors via ramp and 9' x 10' dock high overhead doors
  - All dock positions are set up in speed bays
  - Storefront doors and optional office
  - Rear-load building configuration with 60' rear parking.
- Tilt up concrete construction with TPO roof.
- Delivered with 400 amp 3 Phase power, code-compliant LED lighting, hurricane and storm protection with impact-resistant glass, and fully functioning ESFR fire suppression system.
- Unparalleled visibility on corner of I-75 and SR-82.
- Limited truck competition access into Alessio Trade Center.
- Join tenants such as Gerzeny R.V. World, ACE Pickleball, Glendale Supply, Cusano, Mitra9, B&B Cool Air, Davare Floors and Florida Conquer Volleyball Club.

## EXECUTIVE SUMMARY



## NEW CONSTRUCTION REAR-LOAD DOCK-HIGH INDUSTRIAL WAREHOUSE

# PROPERTY AERIAL



AVAILABILITIES	
<b>BUILDING 1</b>	6,750 - 20,250 SF
<b>BUILDING 2</b>	6,750 - 114,000 SF

# PROPERTY ACCESS



AVAILABILITIES	
<b>BUILDING 1</b>	6,750 - 20,250 SF
<b>BUILDING 2</b>	6,750 - 114,000 SF

# PROPERTY ACCESS



# PROPERTY AERIAL



AVAILABILITIES	
<b>BUILDING 1</b>	6,750 - 20,250 SF
<b>BUILDING 2</b>	6,750 - 114,000 SF



AADT 118,000±

**BUILDING 2**

**BUILDING 1**

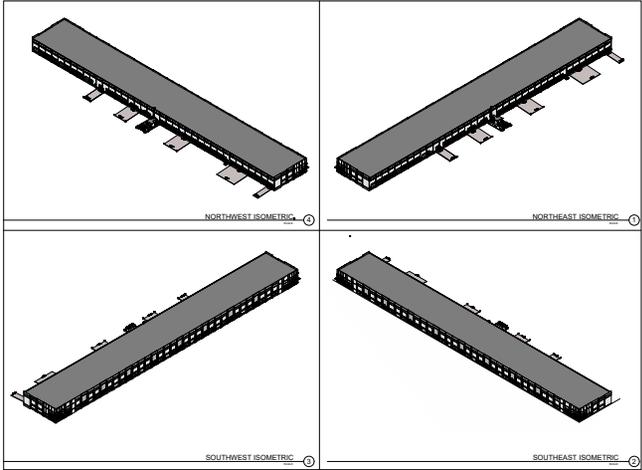


# ELEVATIONS BUILDING 1

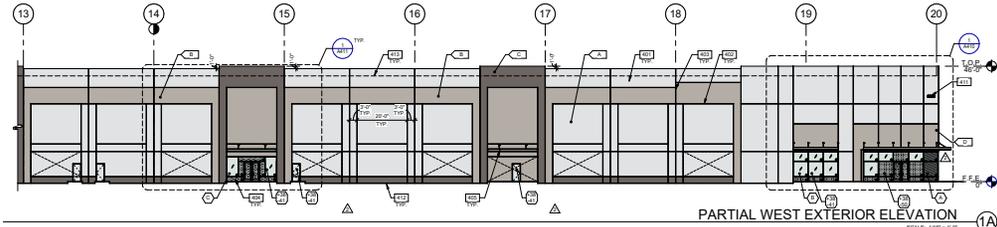


WEST ELEVATION

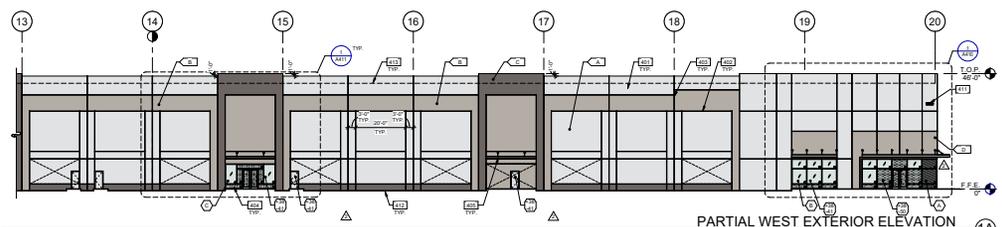
## LOADING DOCKS



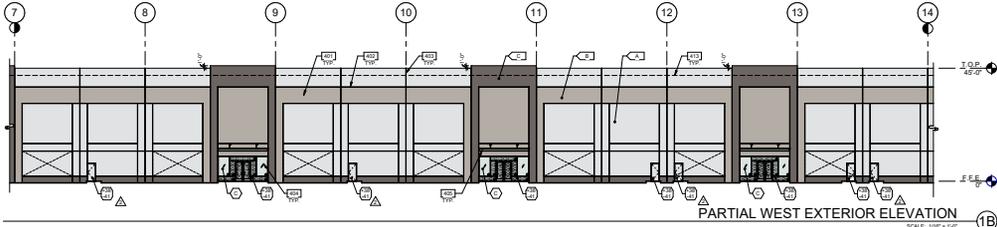
EAST ELEVATION



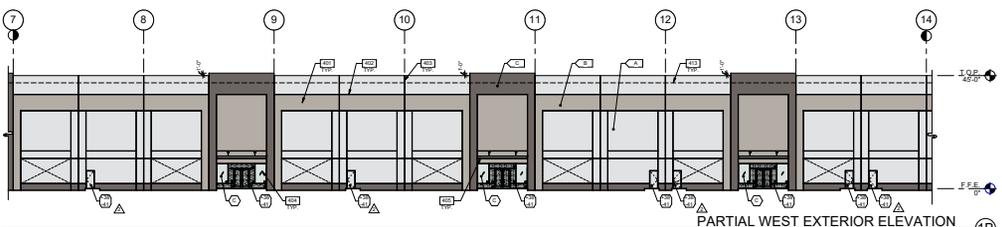
PARTIAL WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

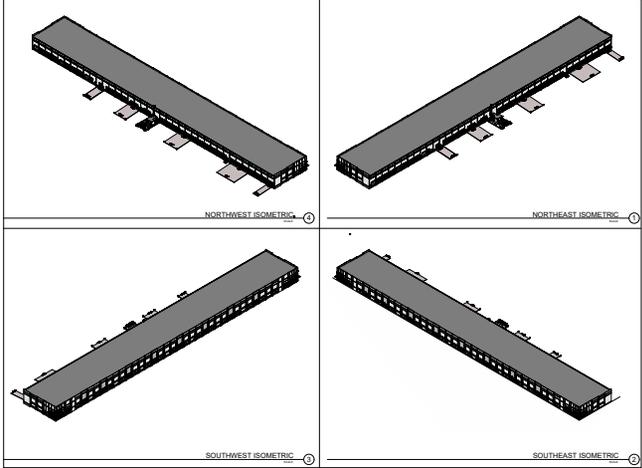


# ELEVATIONS

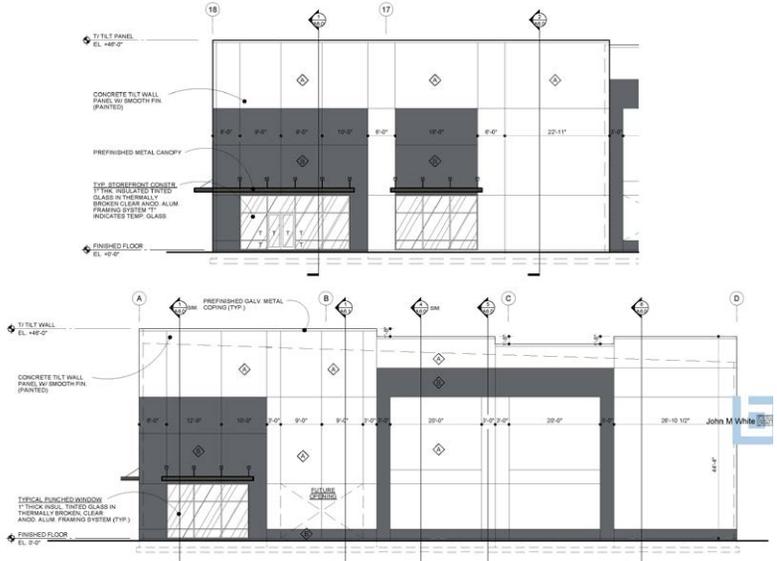
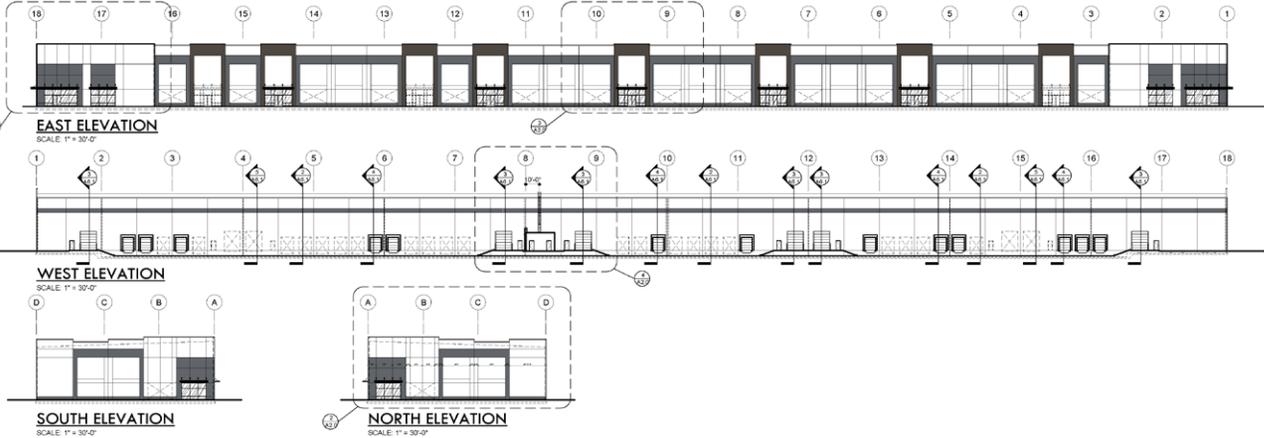
## BUILDING 2



### LOADING DOCKS

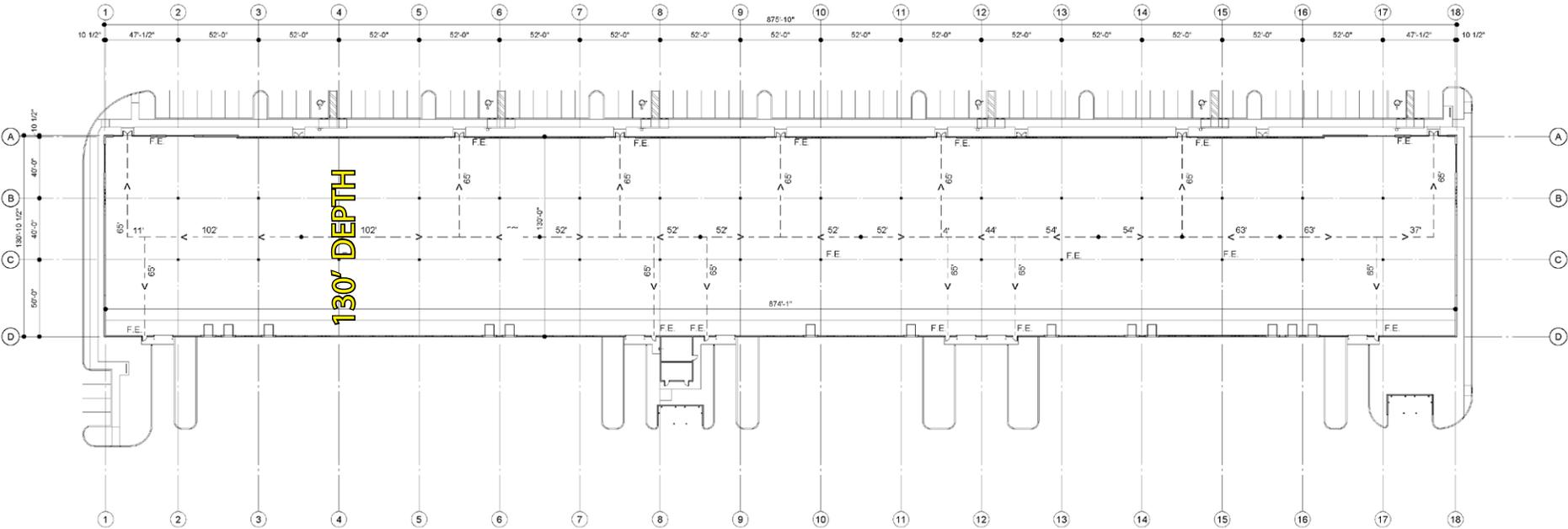


### EAST AND WEST ELEVATION ELEVATION

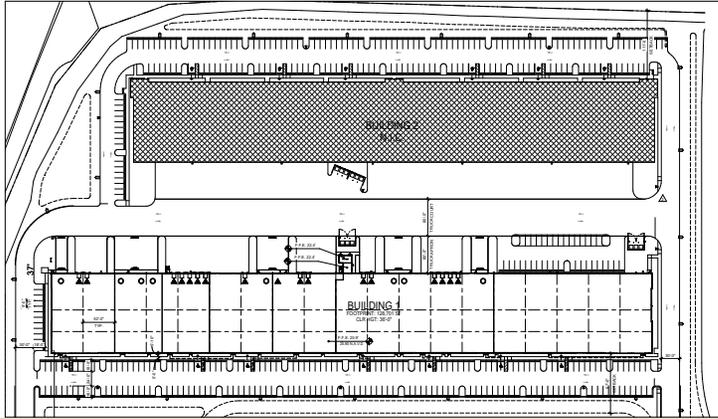


# SITE PLAN BUILDING 2

**BUILDING 2: SIZE 114,000± SQ. FT.**  
**AVAILABLE: 6,750 - 114,000± Sq. Ft.**



**OVERALL TRAVEL & F.E. FLOOR PLAN** NORTH   
SCALE: 1" = 30'-0"

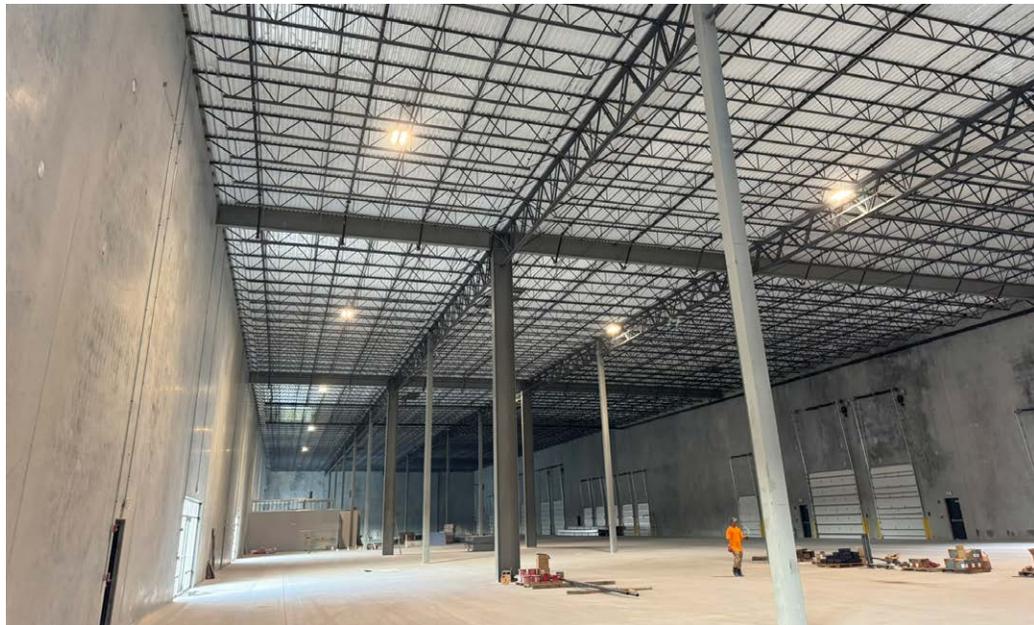
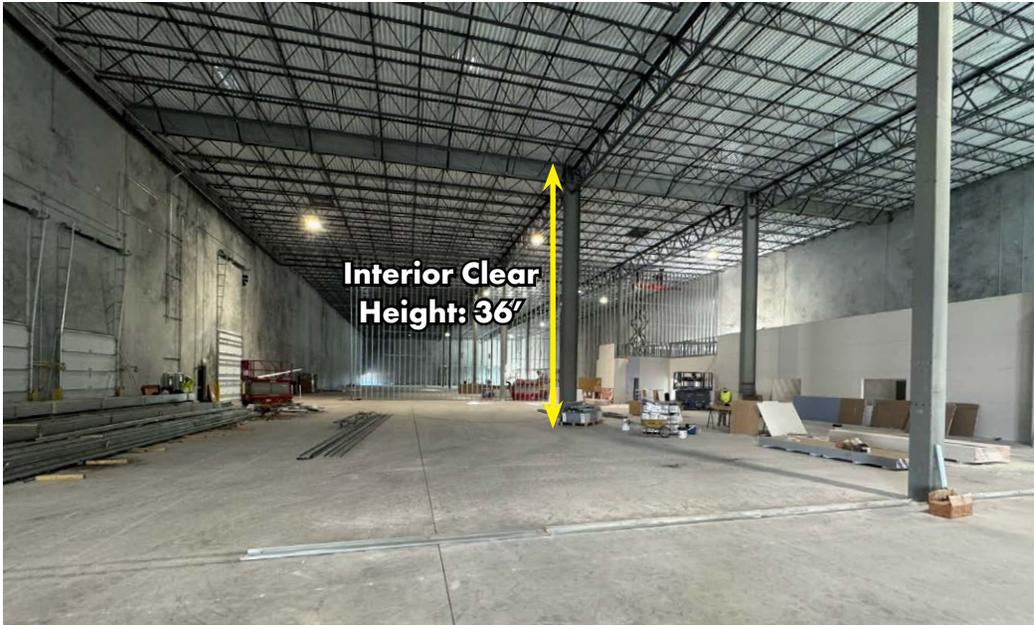


**PROPERTY GROUNDS**

**Building 1**

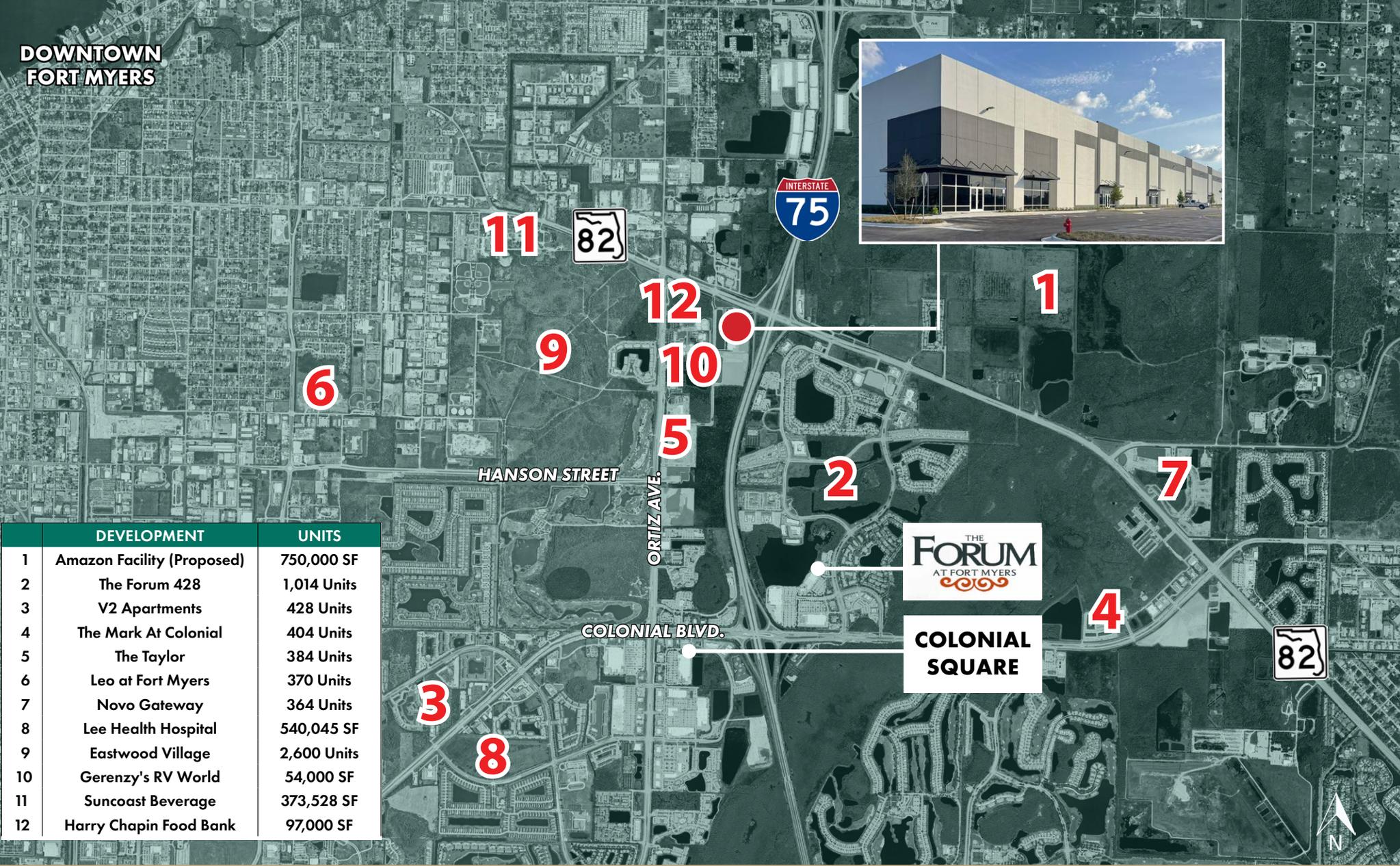


# BUILDING INTERIORS



# NEARBY NOTABLE DEVELOPMENTS

DOWNTOWN  
FORT MYERS



	DEVELOPMENT	UNITS
1	Amazon Facility (Proposed)	750,000 SF
2	The Forum 428	1,014 Units
3	V2 Apartments	428 Units
4	The Mark At Colonial	404 Units
5	The Taylor	384 Units
6	Leo at Fort Myers	370 Units
7	Novo Gateway	364 Units
8	Lee Health Hospital	540,045 SF
9	Eastwood Village	2,600 Units
10	Gerenzys RV World	54,000 SF
11	Suncoast Beverage	373,528 SF
12	Harry Chapin Food Bank	97,000 SF



# RETAIL MAP



HANSON STREET

ORTIZ AVE.

COLONIAL BLVD.



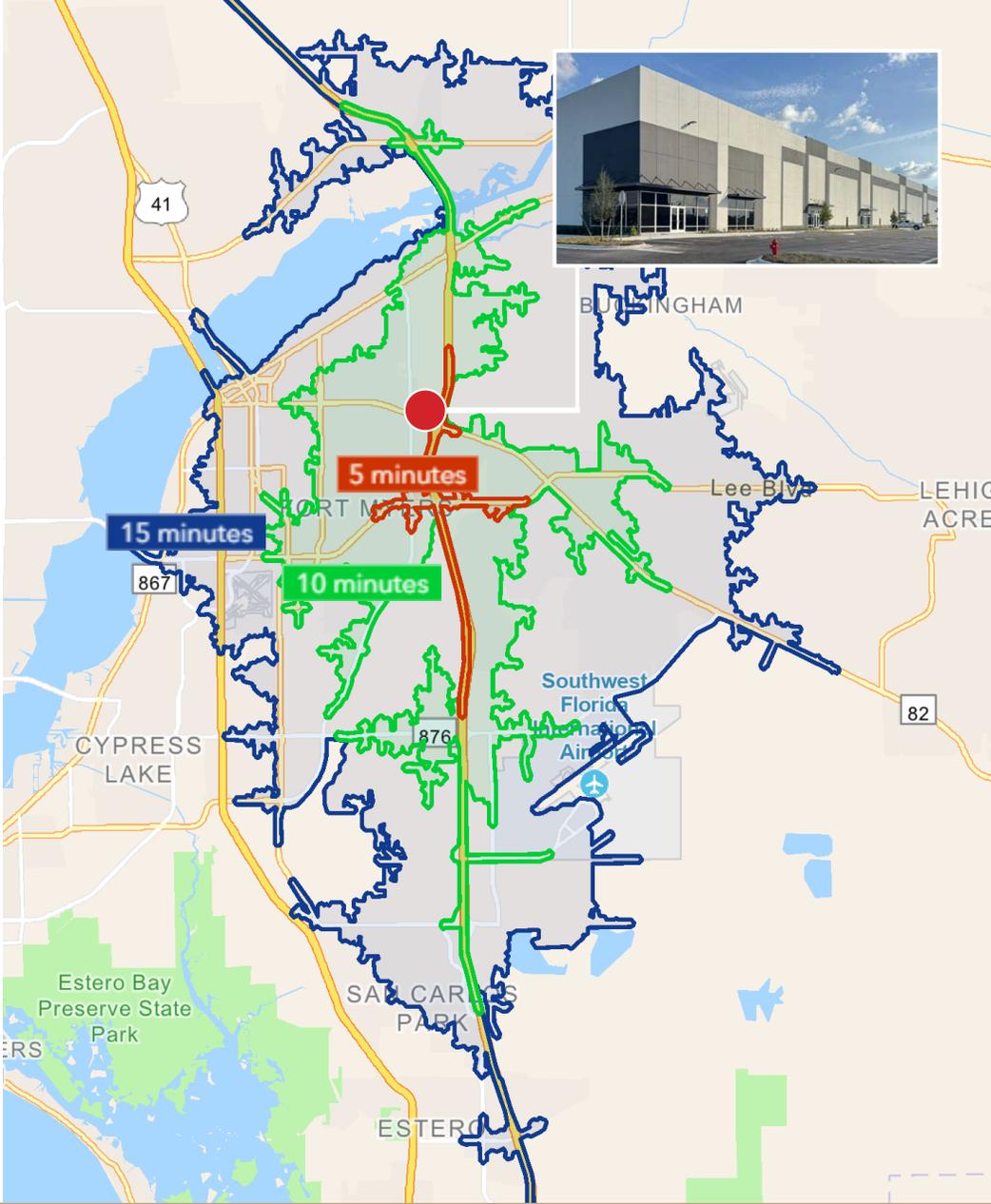
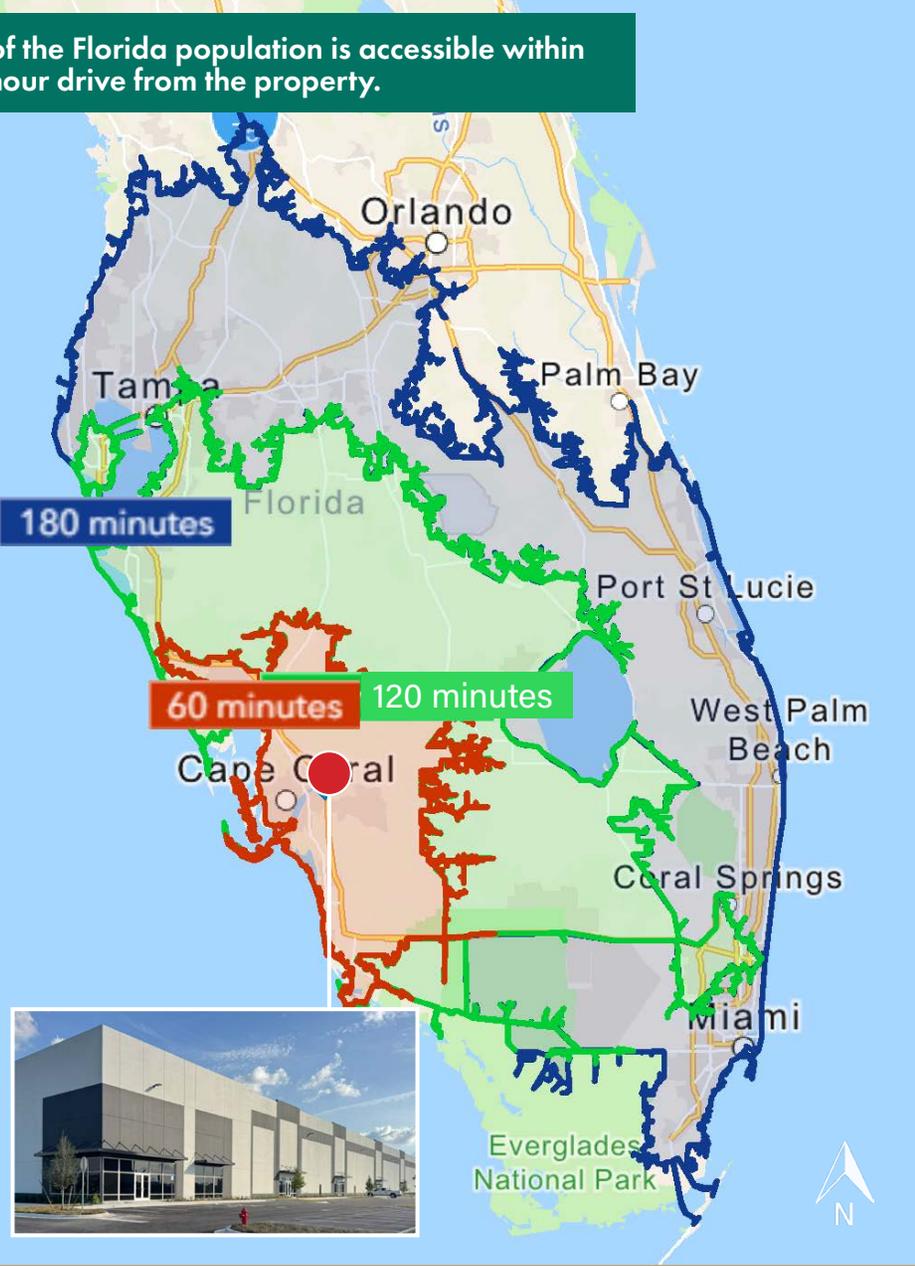
## THE FORUM AT FORT MYERS

### NOTABLE TENANTS

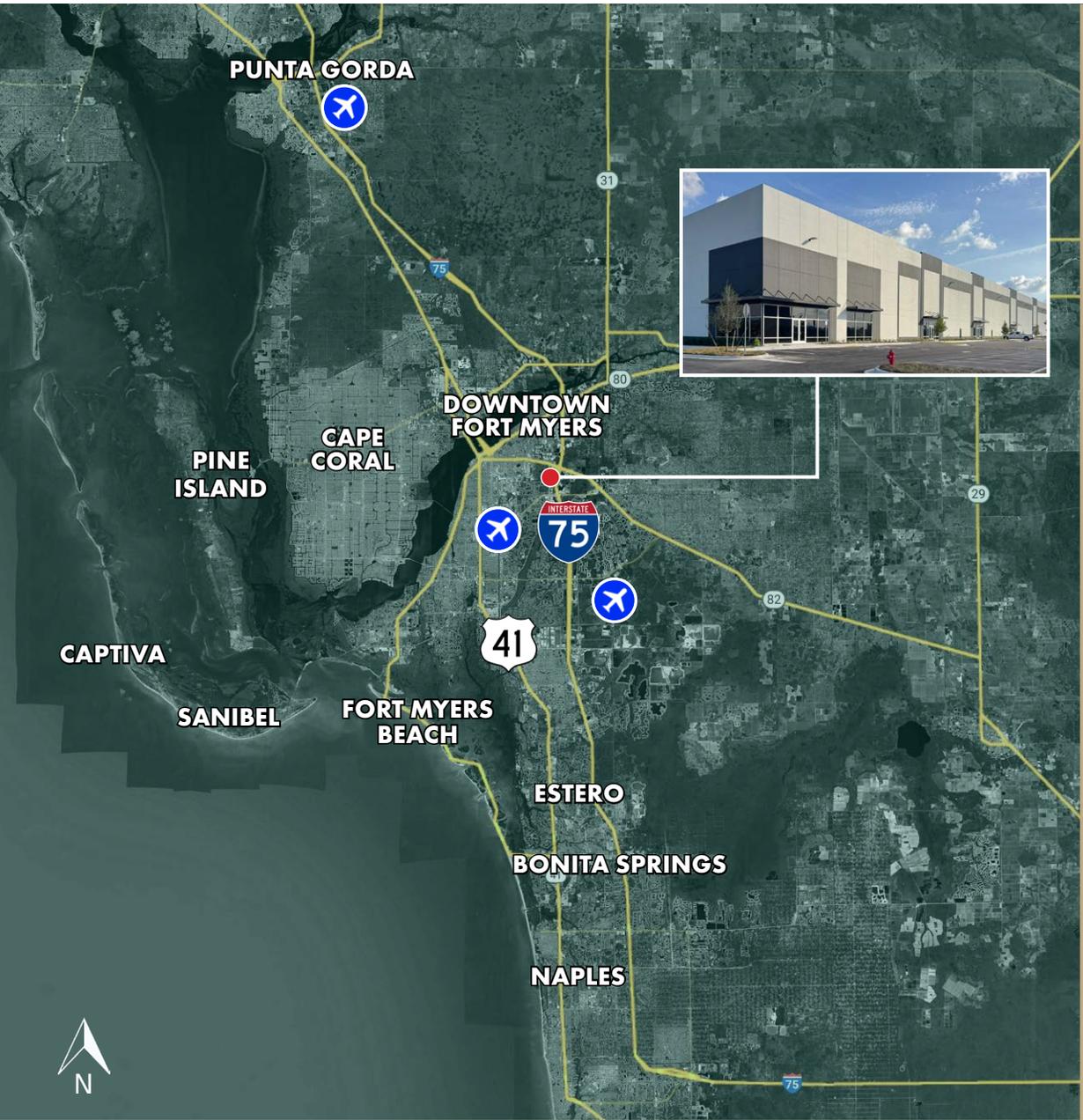


# DRIVE TIME MAP

60% of the Florida population is accessible within a 3± hour drive from the property.



# LOCATION



## AREA DEMOGRAPHICS

### 5 MINUTE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 <b>8,566</b>	 <b>2,759</b>	 <b>\$70,551</b>

### 10 MINUTE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 <b>78,121</b>	 <b>31,364</b>	 <b>\$67,227</b>

### 15 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 <b>141,078</b>	 <b>58,871</b>	 <b>\$77,854</b>

## LOCATION HIGHLIGHTS

- 1,200 feet to I-75
- 1 ± miles to The Forum Fort Myers
- 4 ± miles to Downtown Fort Myers
- 5± miles to US HWY 41
- 5 ± miles to Lee Memorial Hospital
- 9± miles to SWFL International Airport (RSW)



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

## **LIMITATIONS AND DISCLAIMERS**

The content and condition of the property provided herein is to the best knowledge of the Landlord(s). This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord 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 letter of intent, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. The Landlord 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. Tenant 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 tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.