



CLICK OR SCAN

Alico ITEC Logistics Park

25 ACRES LOCATED IN FORT MYERS, FL

22,500 - 195,021 SF spaces available now





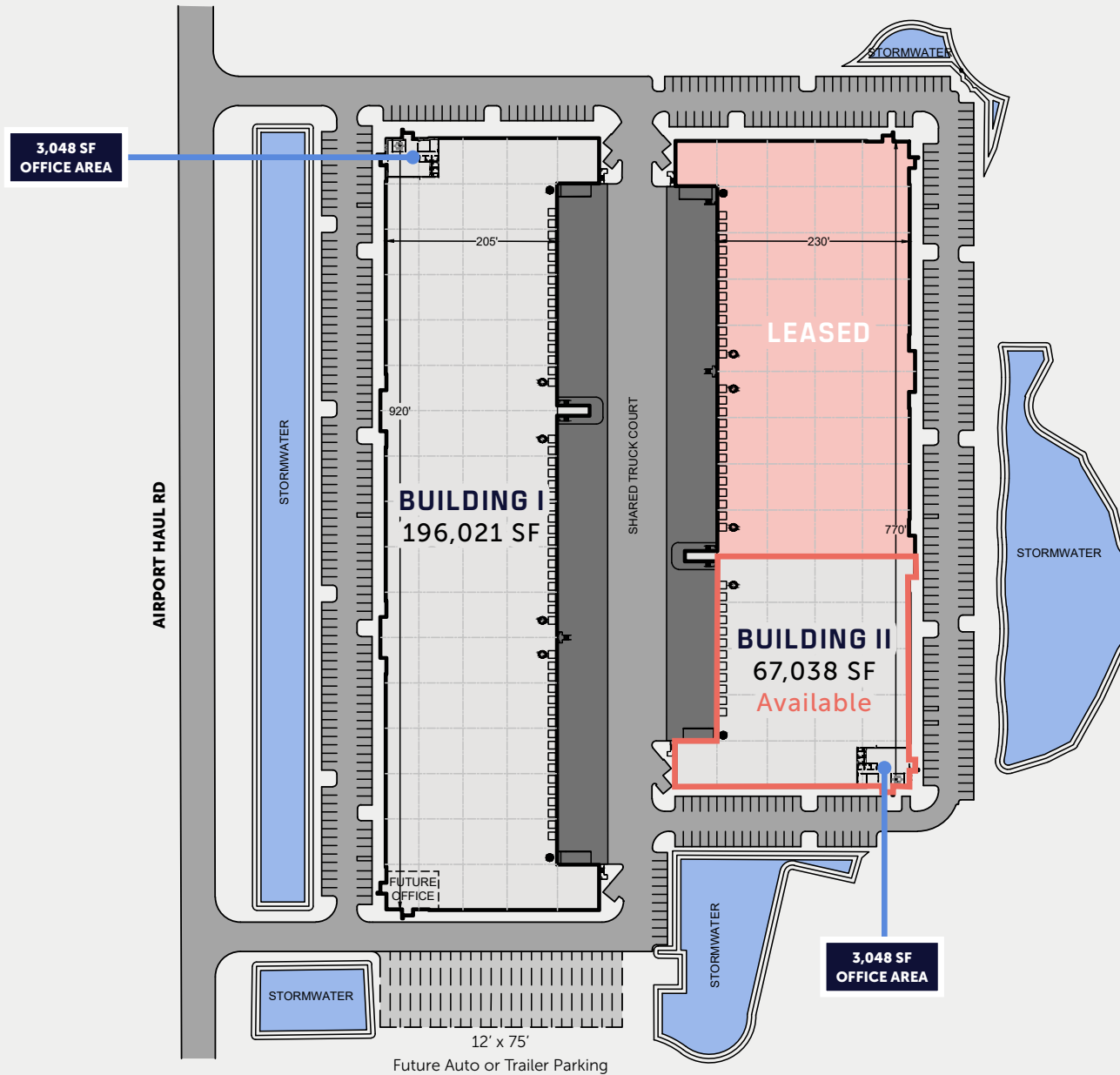
MASTER PARK SITE PLAN

+/- 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

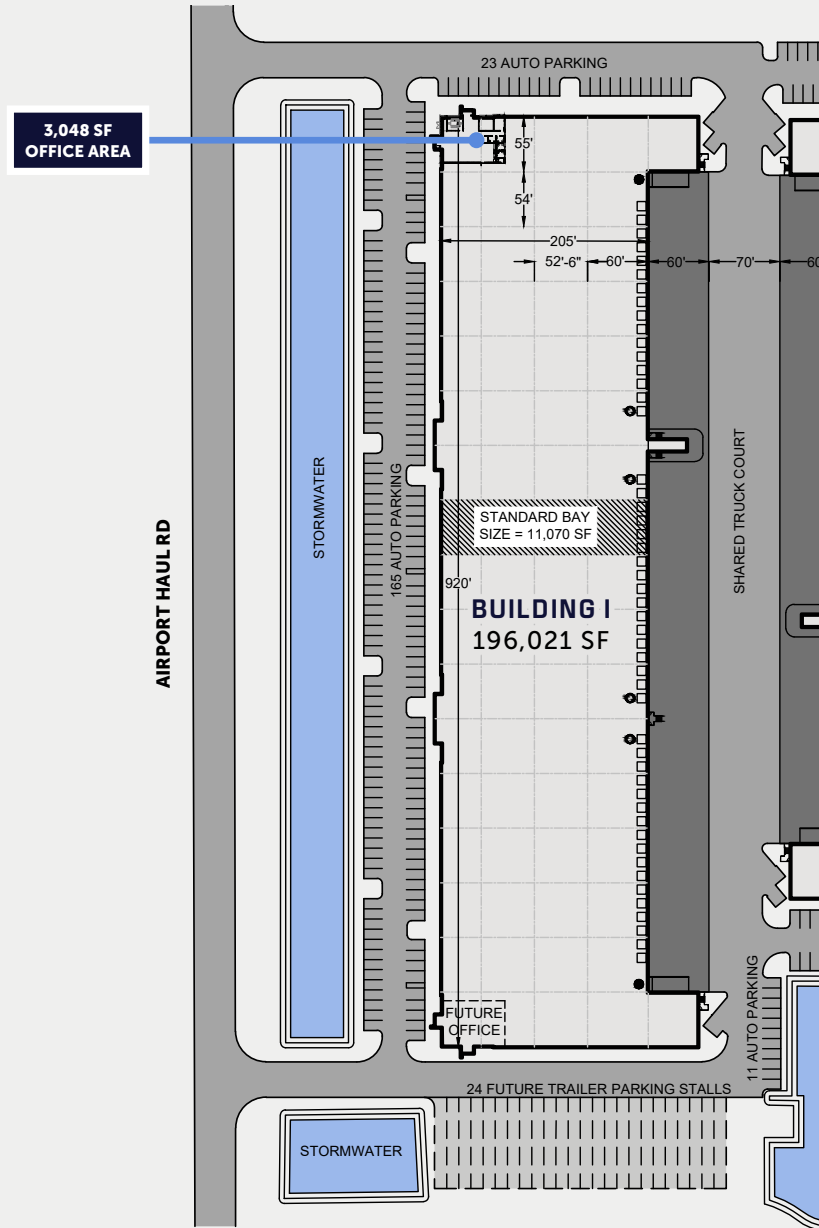
DATA

Comcast

**BOTH BUILDINGS SEEKING
LEED® CERTIFICATION**



16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



BUILDING I 195,021 SF

22,500 SF min. divisibility

3,048 SF office area

32' clear height

199 auto parking

24 future trailer parking

54' x 52'6" typical bays

52' x 60' speed bays

50 docks

2 drive-in doors; 4 future

7" thick reinforced slab

2,400-amp 480 / 277V power service (expandable)

LEED Silver® Certified

**AVAILABLE NOW FOR
OCCUPANCY****SITE PLAN LEGEND**

- Drive in door
- Drive-in door (future)
- Equipped dock positions
- Door position
- ▣ Future door position



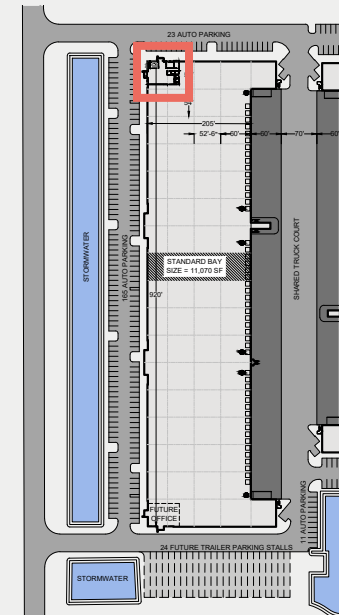


BUILDING I OFFICE LAYOUT

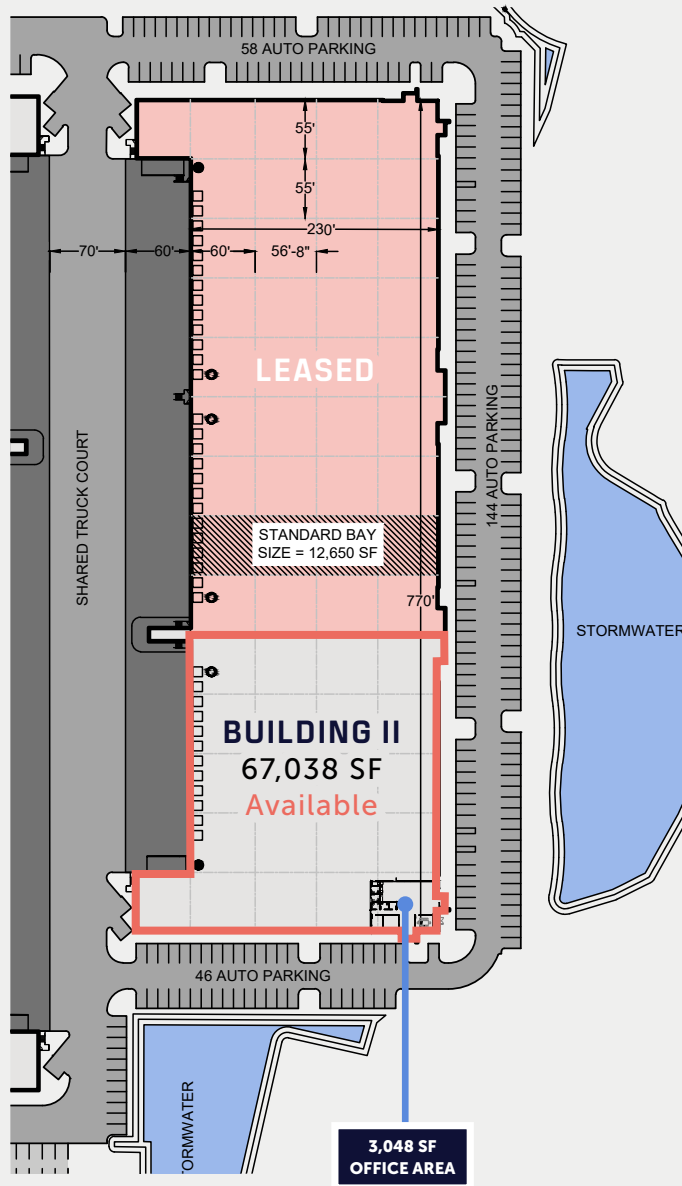
16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



3,048 SF
OFFICE AREA



16523 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



BUILDING II 67,083 SF AVAILABLE

185,216 SF building

3,048 SF office area

32' clear height

190 auto parking

55' x 56'8" typical bays

55' x 60' speed bays

12 docks available

1 drive-in door available

7" thick reinforced slab

1,200-amp 480 / 277V power service (expandable)

LEED Silver® Certified

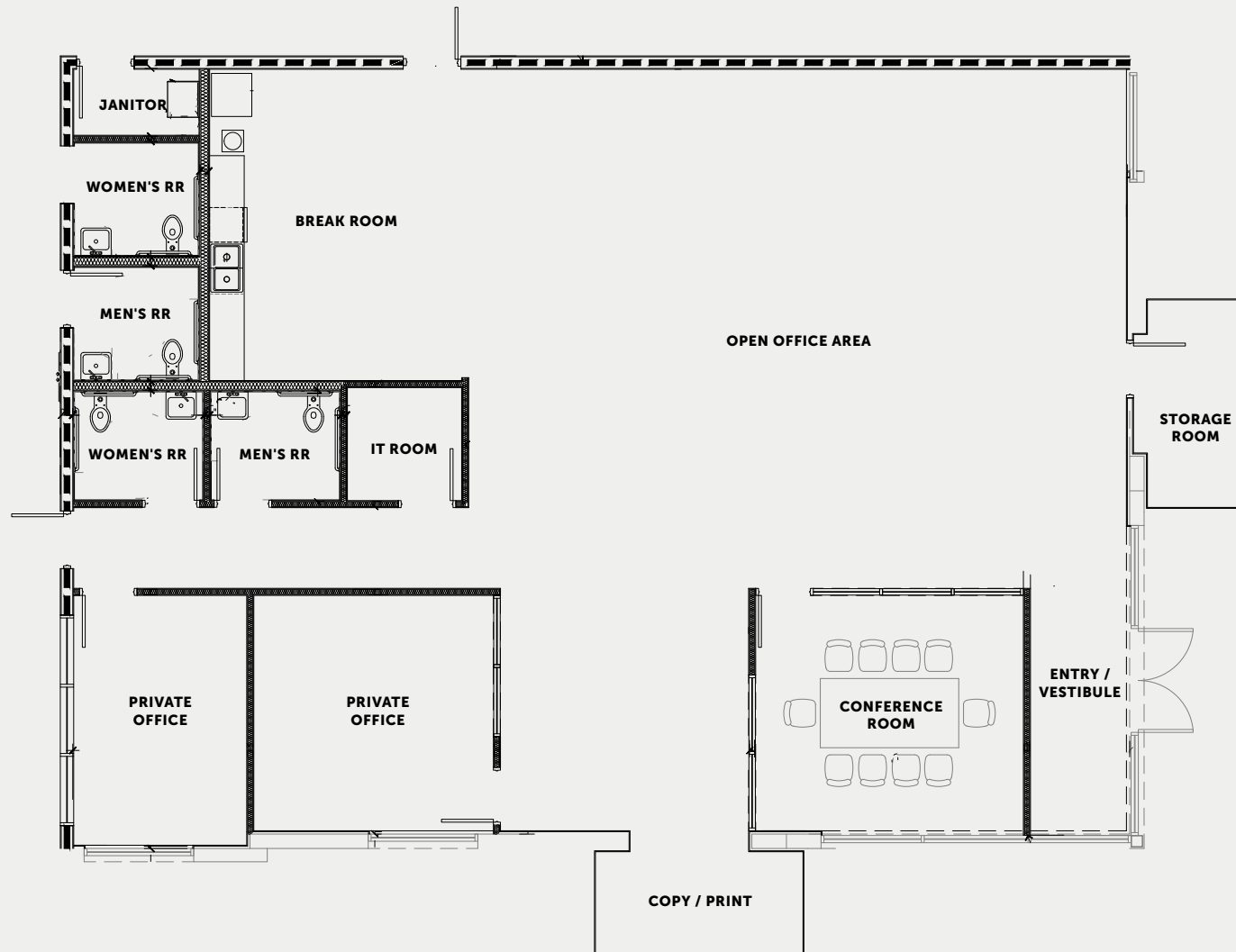
AVAILABLE NOW FOR OCCUPANCY

SITE PLAN LEGEND

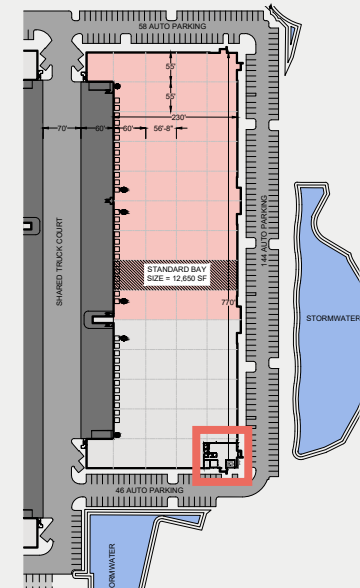
- Drive in door
- Drive-in door (future)
- Equipped dock positions
- Door position
- ☑ Future door position



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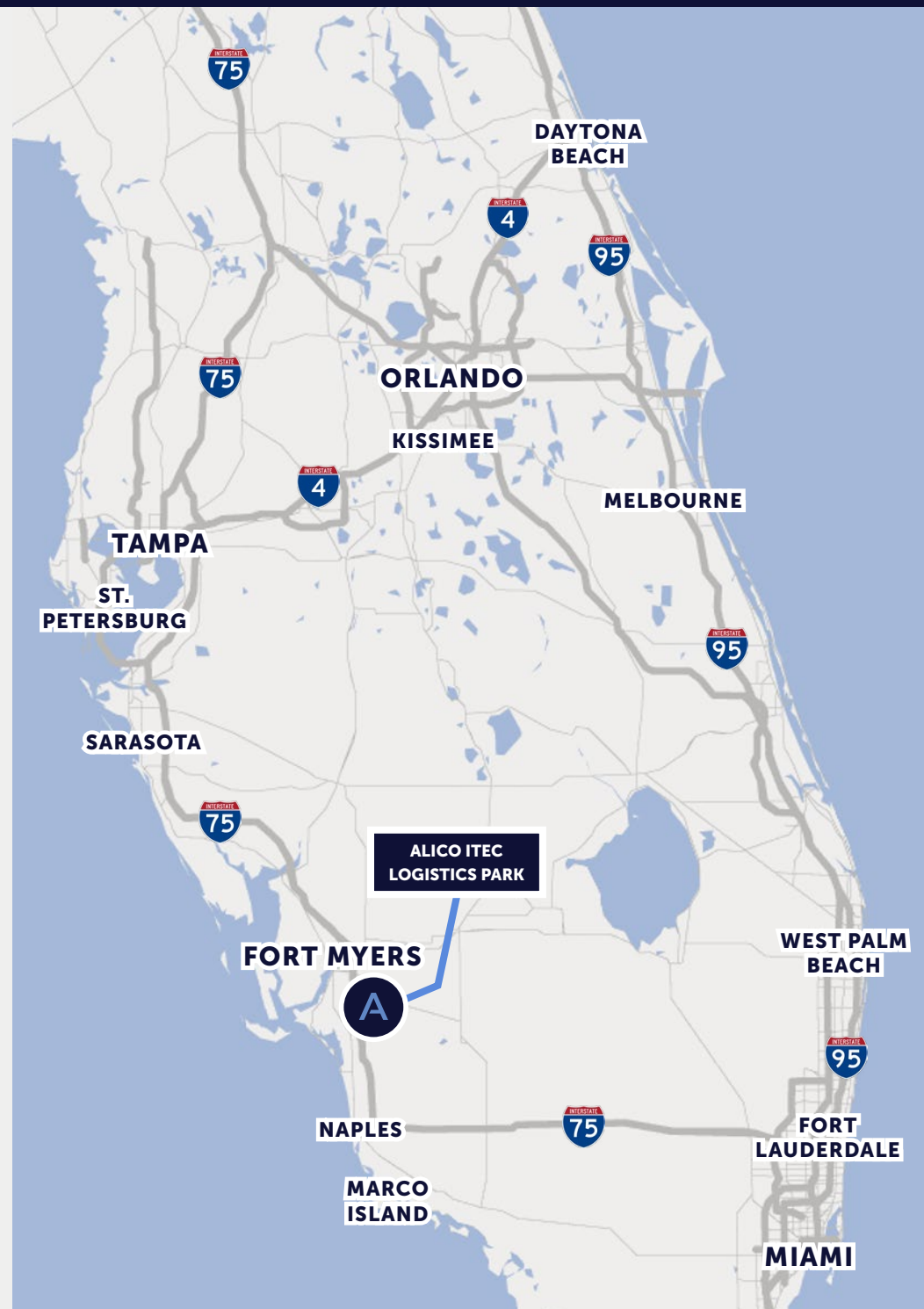
3,048 SF
OFFICE AREA



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

AMBROSEPG.COM/PROPERTIES

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AMBROSE



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