



LSI
COMPANIES

OFFERING MEMORANDUM

16360 INNOVATION LANE

2,622± SQ. FT. END CAP SPACE AVAILABLE IN ALICO ITEC PARK

PROPERTY SUMMARY

Property Address: 16360 Innovation Lane, Ste 108
Fort Myers, FL 33913

County: Lee

Property Type: Industrial Flex

Property Size: 5.22± Acres

Unit Size: 2,622± Sq. Ft.

Zoning: Mixed-Use Planned
Development (MPD)

Tax Information: \$1,006.96 (2024)

STRAP Number: 07-46-26-L3-1500C.0108

LEASE RATE:

**\$18.25 PSF NNN
+ \$5.75 CAM ***

(*estimated subject to annual reconciliation)

GROSS MONTHLY RATE:

\$5,244

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SALES EXECUTIVES



Eric Edwards, CCIM
Senior Broker Associate



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

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

LSI Companies is pleased to present 16360 Innovation Lane, a prime lease opportunity on Alico Road, one of Lee County's most active commercial and industrial corridors. This industrial flex building offers exceptional visibility, direct access to major transportation routes, and proximity to I-75, Southwest Florida International Airport, and US-41.

The property features flexible floor plans suitable for a wide range of uses, including distribution, light manufacturing, service trades, and showroom/office space. High clear height, ample parking, and a ground level loading bay door make this a rare opportunity for businesses seeking to expand or relocate within Southwest Florida's growing market.

Positioned in a rapidly developing area surrounded by logistics, industrial, and retail users, this location provides unmatched connectivity and long-term growth potential. With excellent exposure along Alico Road and easy access to the region's labor force and consumer base, the property is ideally suited for companies seeking both functionality and visibility.



ALICO ROAD - AADT 49,500±

PROPERTY HIGHLIGHTS

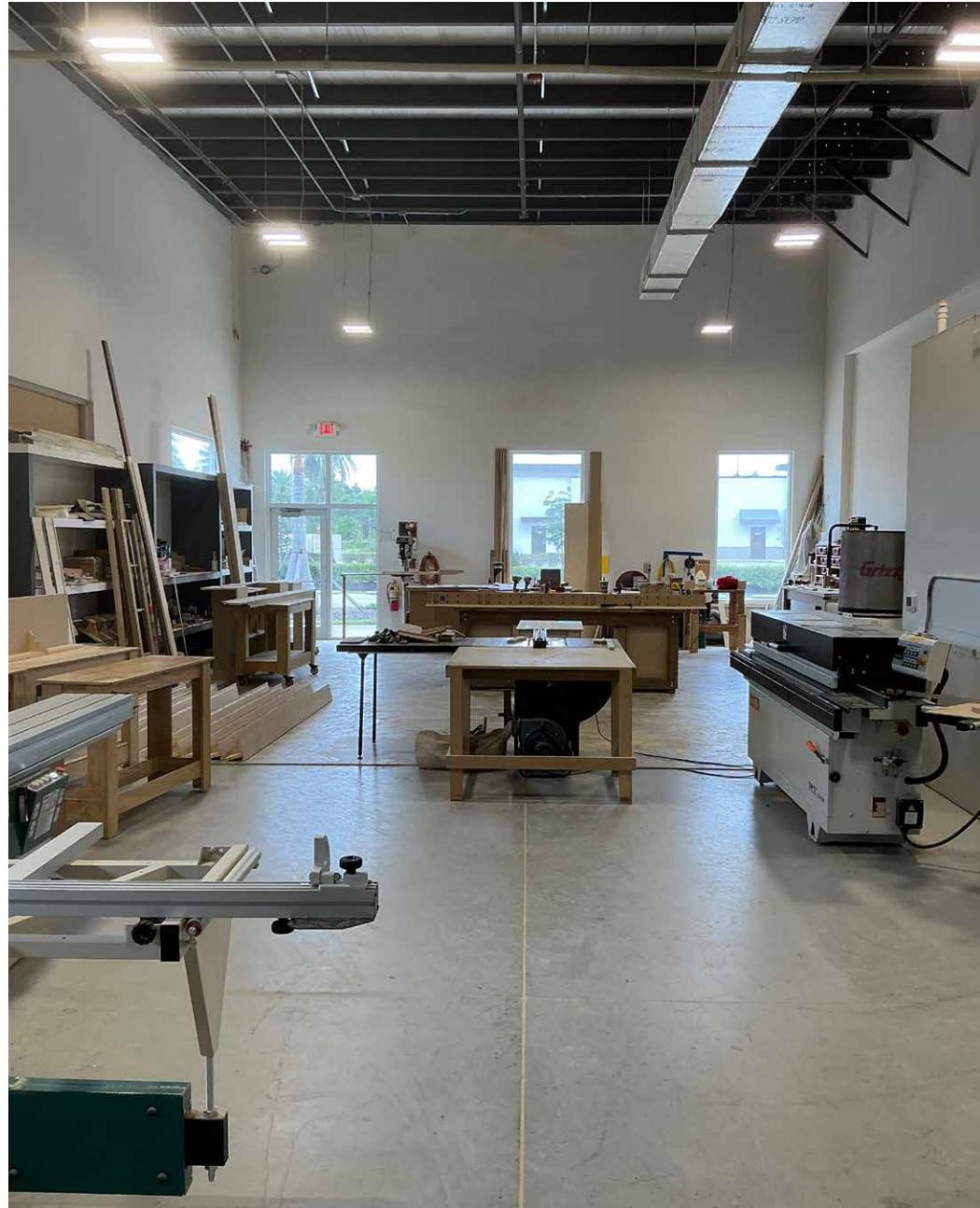
- Suite 108: 1st Floor End Cap Unit
- Built in 2022
- 1 Bathroom
- CAM = \$5.75 (estimated)
- 16 Ft. Clear Height
- 12' W x 14' H Bay Door with Electric Motor
- Fully Air Conditioned
- Sprinkler System
- 3-Phase Power
- LED Lighting



PROPERTY EXTERIOR



PROPERTY EXTERIOR/INTERIOR



PROPERTY AERIAL



AIRPORT HAUL ROAD

YOUR STORAGE UNITS



PREMIERE AIRPORT PKWY.

AIRPORT HAUL ROAD



matterhorn fit



ALICO ROAD - AADT 49,500±

INNOVATION LANE

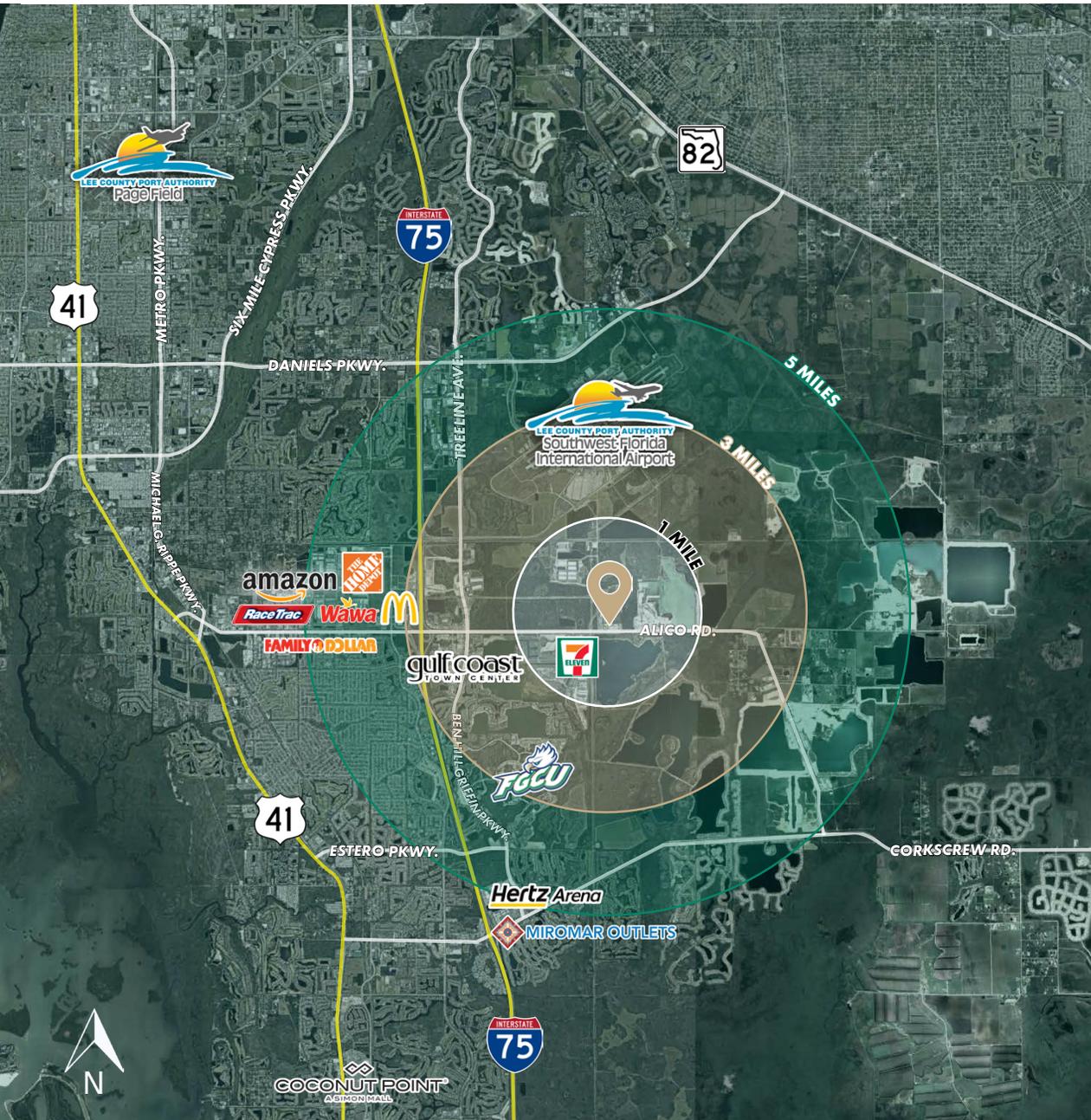
ITEC PARK DRIVE



PROPERTY AERIAL



LOCATION



1 MILE RADIUS

POPULATION



1,662

HOUSEHOLDS



688

MEDIAN INCOME



\$121,488

3 MILE RADIUS

POPULATION



12,393

HOUSEHOLDS



3,510

MEDIAN INCOME



\$12,991

5 MILE RADIUS

POPULATION



64,422

HOUSEHOLDS



25,790

MEDIAN INCOME



\$102,520

LOCATION HIGHLIGHTS

- 3.0± miles to I-75
- 4.5± miles to Florida Gulf Coast University
- 5.5± miles to SWFL International Airport (RSW)
- 6.2± miles to US-41
- 13.0± miles to Page Field Airport (FMY)
- 2.9± miles to Gulf Coast Town Center
- 15.0± miles to Downtown Fort Myers



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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. 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 purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. 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. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.