



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.
*Building 2 delivery anticipated Q4 2025

Available Space: Building 1: 6,750 - 27,000± Sq. Ft.
Building 2: 6,750 - 114,000± Sq. Ft.

LEASE RATE
\$18.50 PSF NNN
EST. CAM \$2.50 PSF

LSI

COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Laura Cari, CCIM
Senior Broker



OFFERING PROCESS

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

Laura Cari, CCIM
lcari@lsicompanies.com | (239) 427-3400

www.LSIcompanies.com

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.

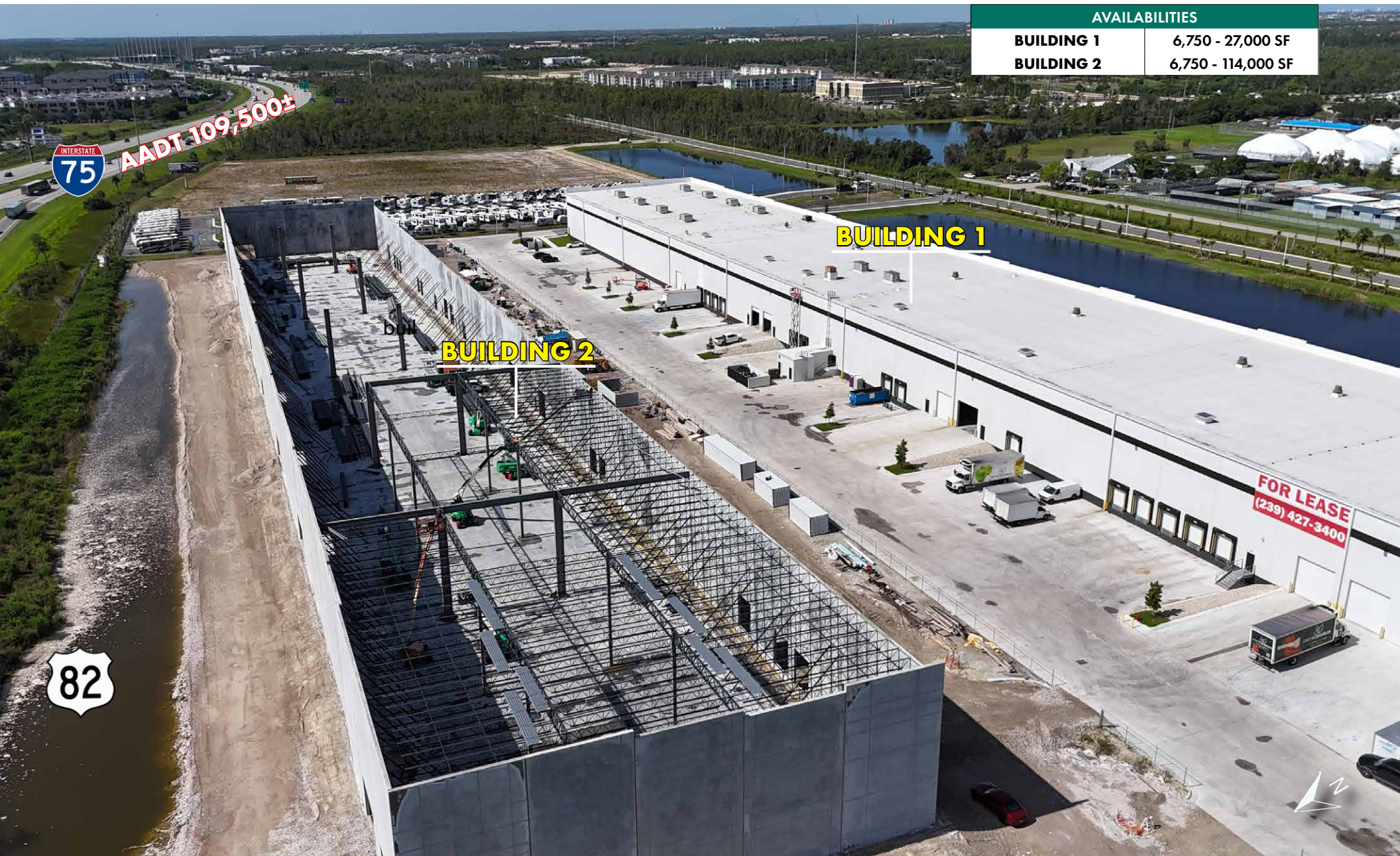
- Units starting at 6,750 SF with grey shell delivery.
- Spaces offer:
 - 36' clear height
 - 52' x 35' column spacing
 - Total building depth 130'
 - 60' rear truck parking
 - 12' x 14' drive in doors via ramp and 9' x 10' dock high overhead doors
 - All dock positions are set up in speed bays
 - Storefront 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 and Florida Conquer Volleyball Club.

EXECUTIVE SUMMARY



NEW CONSTRUCTION REAR-LOAD DOCK-HIGH INDUSTRIAL WAREHOUSE

PROPERTY AERIAL



AVAILABILITIES

BUILDING 1

6,750 - 27,000 SF

BUILDING 2

6,750 - 114,000 SF

BUILDING 2

BUILDING 1

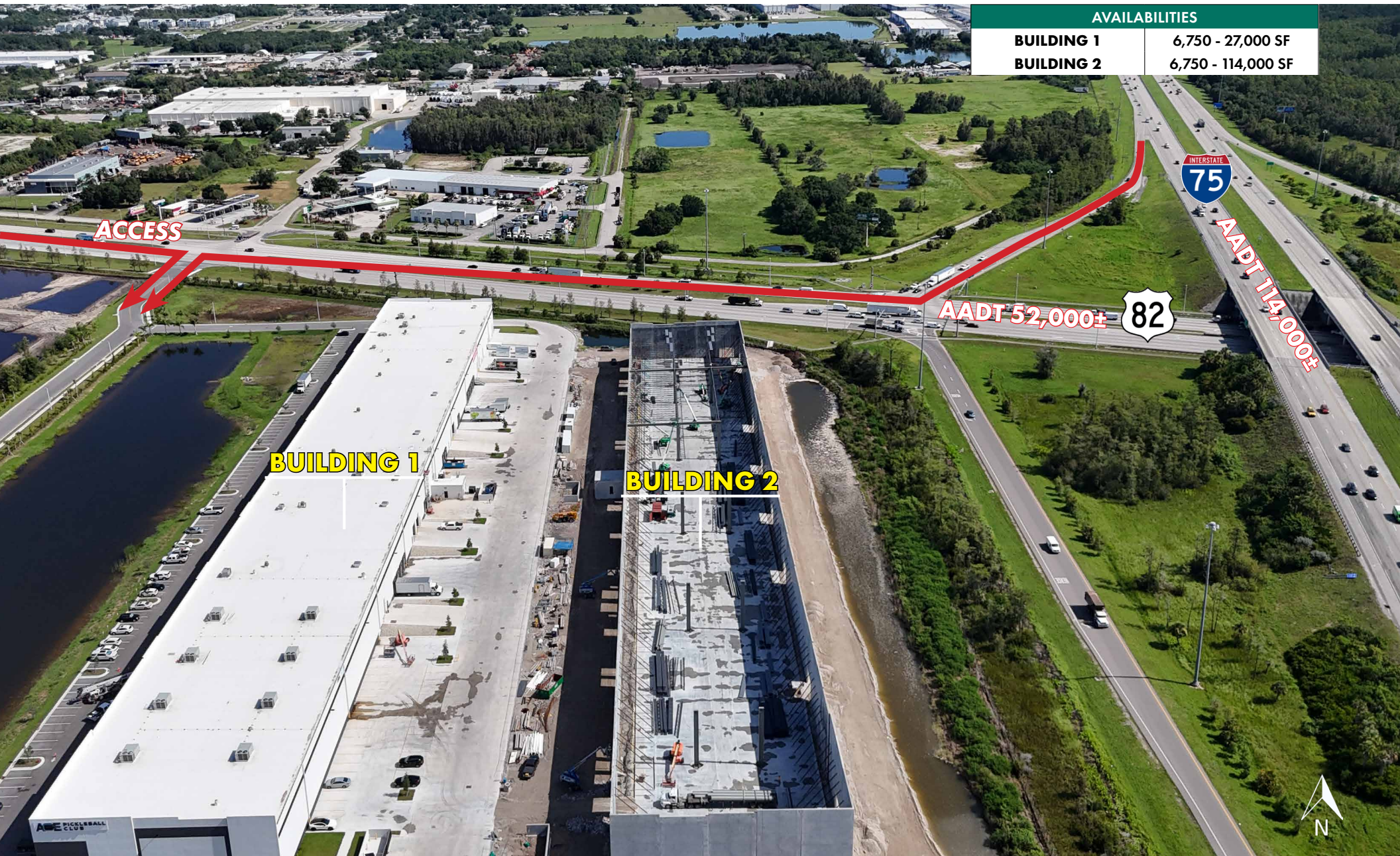
FOR LEASE
(239) 427-3400

82

INTERSTATE
75

AADT 109,500±

PROPERTY ACCESS



AVAILABILITIES

BUILDING 1

6,750 - 27,000 SF

BUILDING 2

6,750 - 114,000 SF

ACCESS

BUILDING 1

BUILDING 2

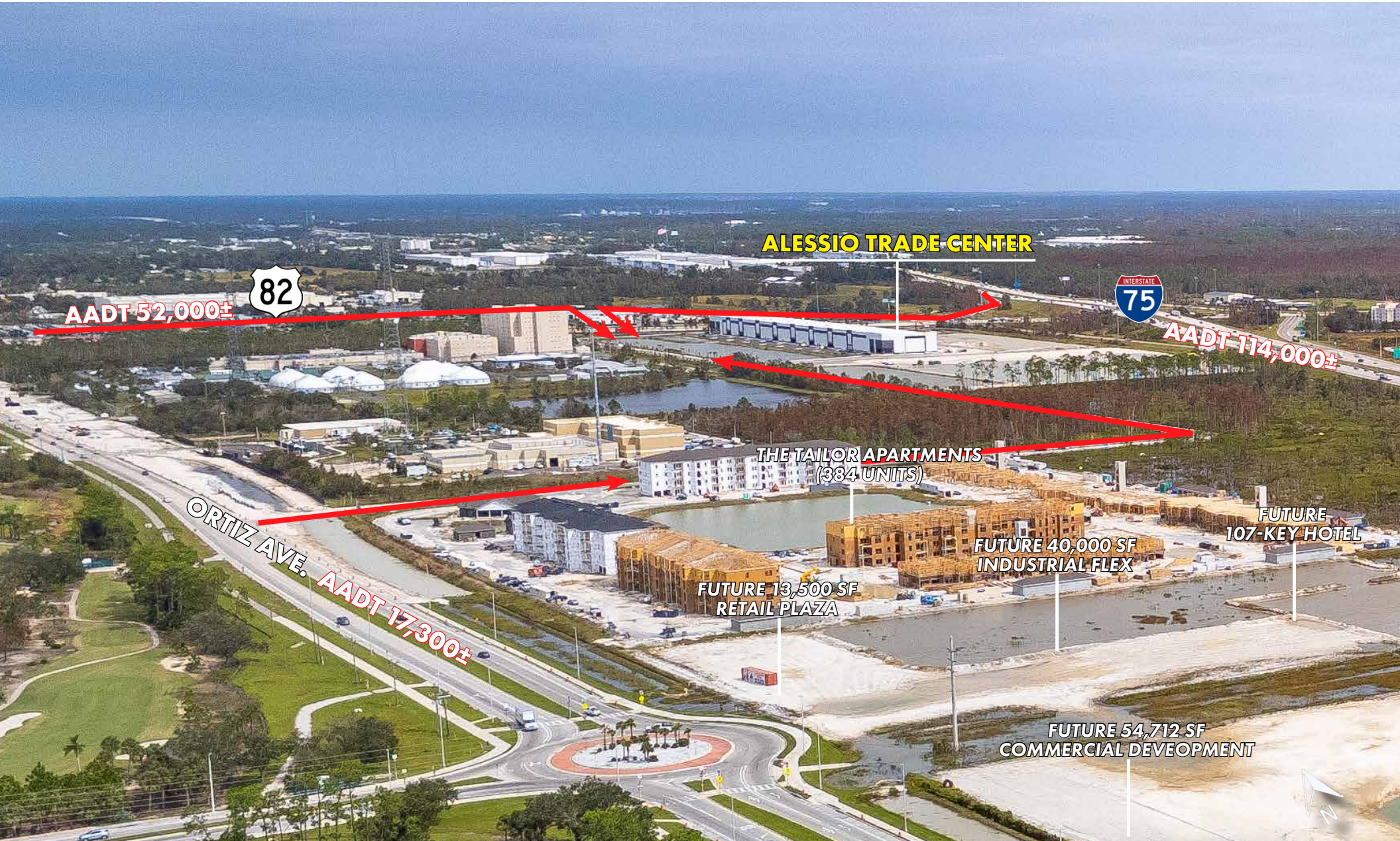
AADT 52,000±



AADT 114,000±



PROPERTY ACCESS



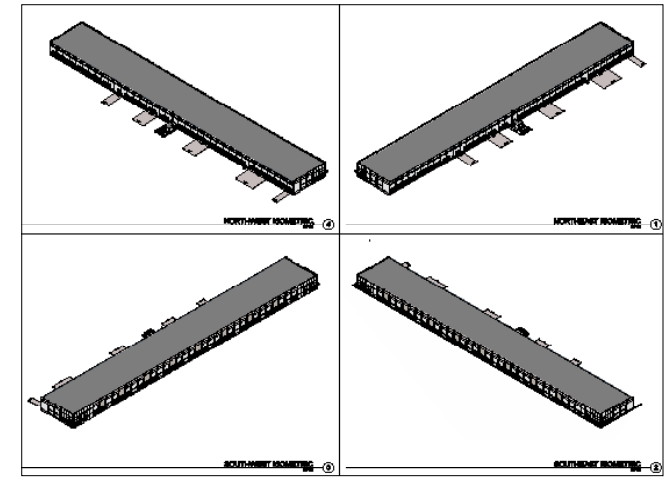
PROPERTY AERIAL



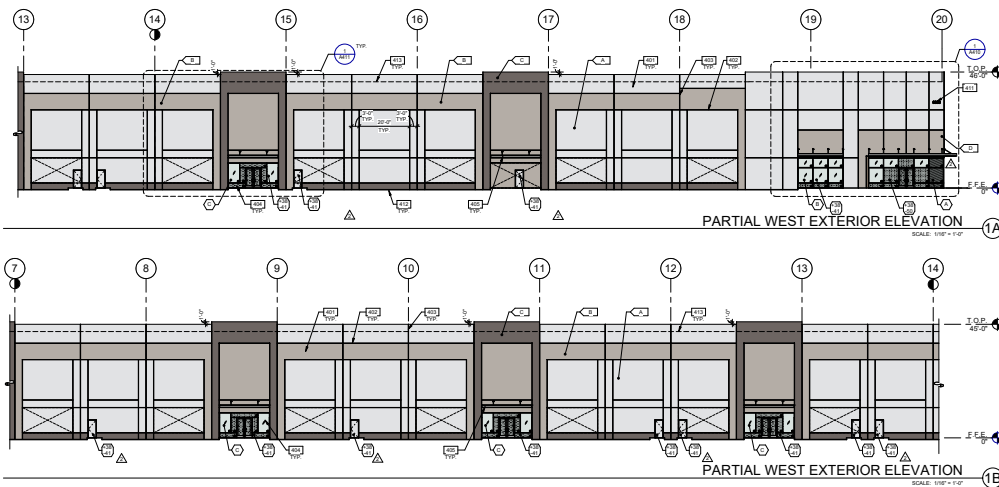
ELEVATIONS BUILDING 1



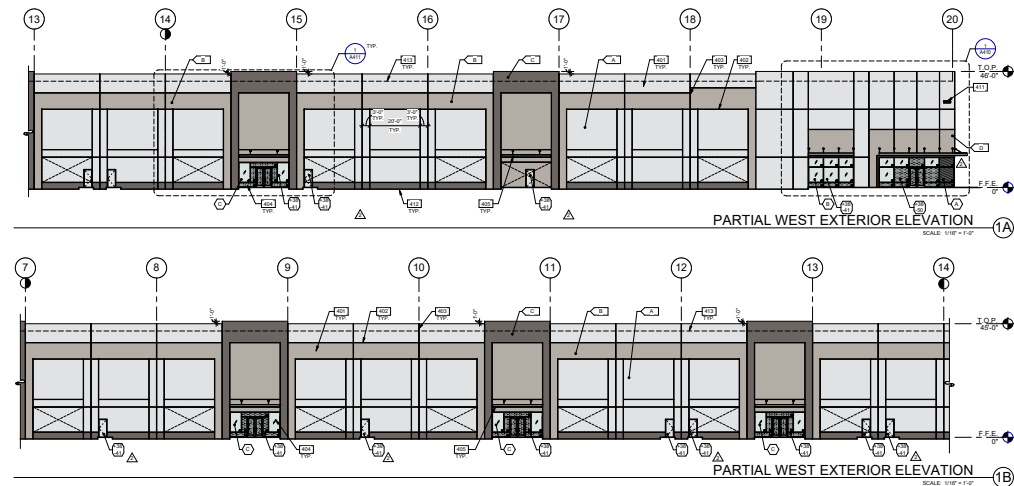
LOADING DOCKS



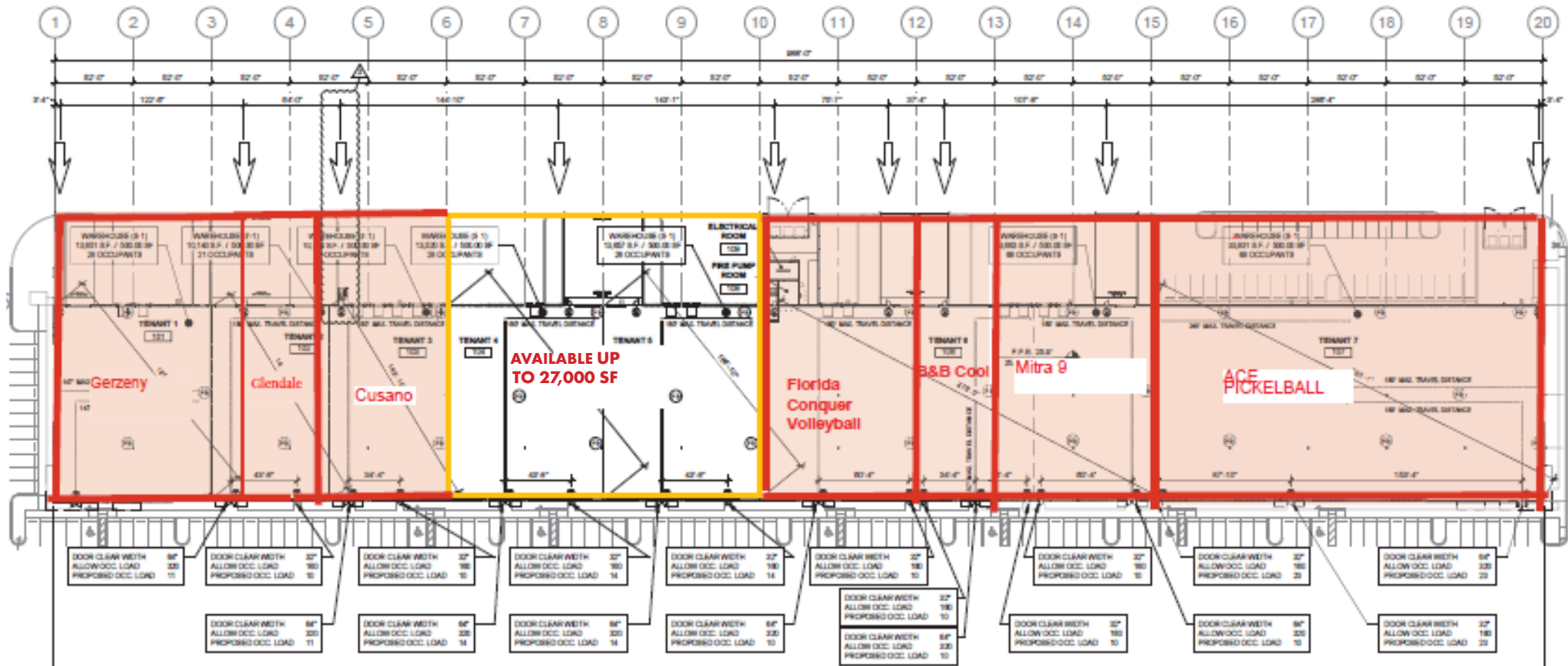
WEST ELEVATION



EAST ELEVATION



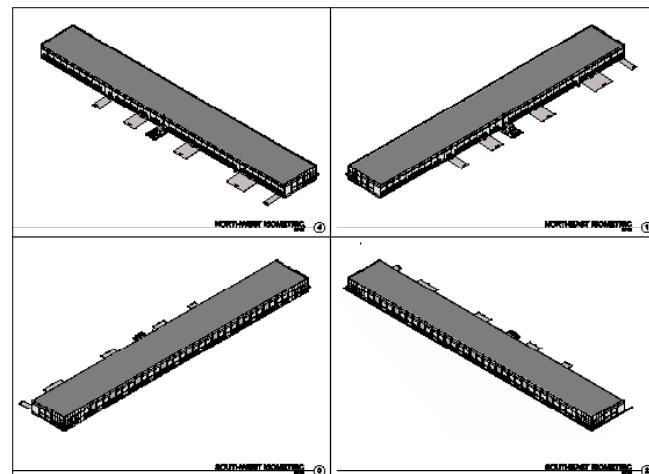
SITE PLAN BUILDING 1



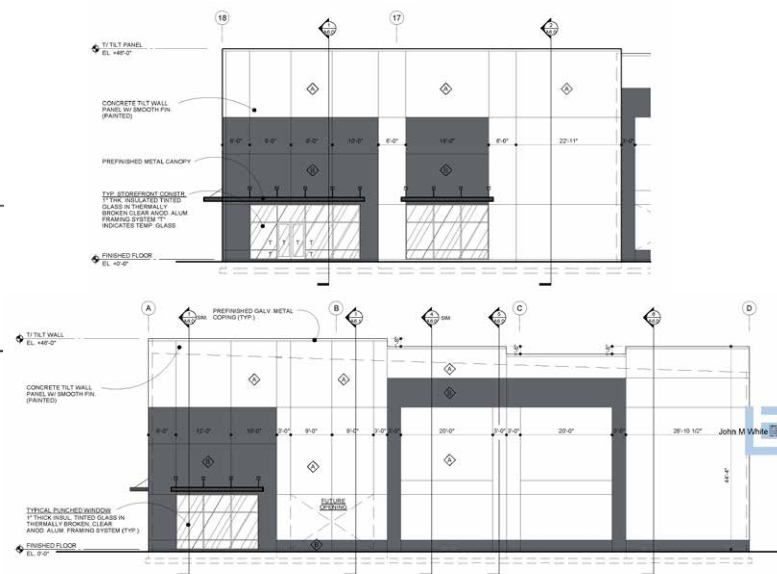
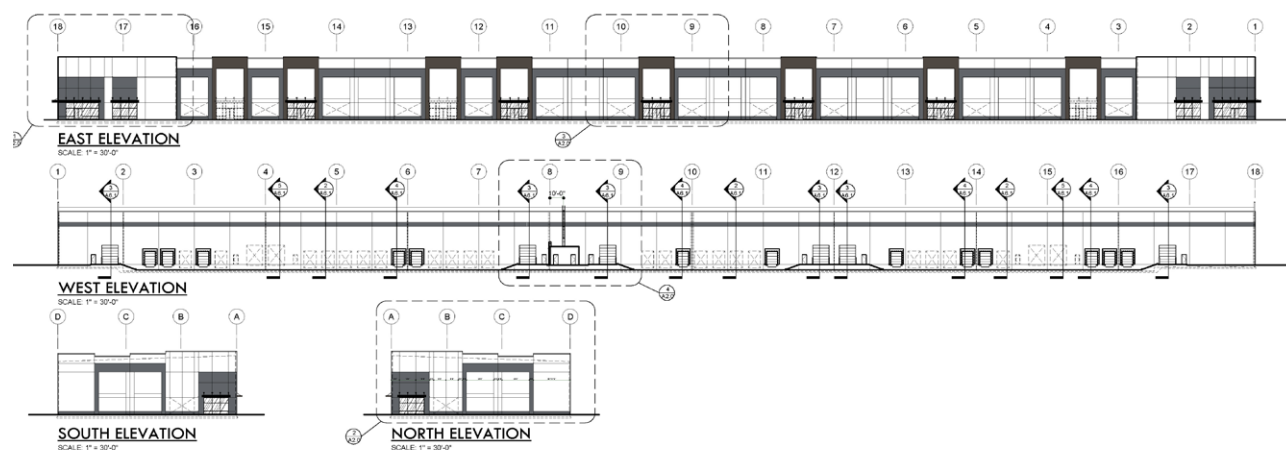
ELEVATIONS BUILDING 2



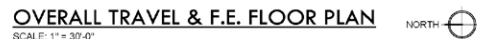
LOADING DOCKS



EAST AND WEST ELEVATION ELEVATION



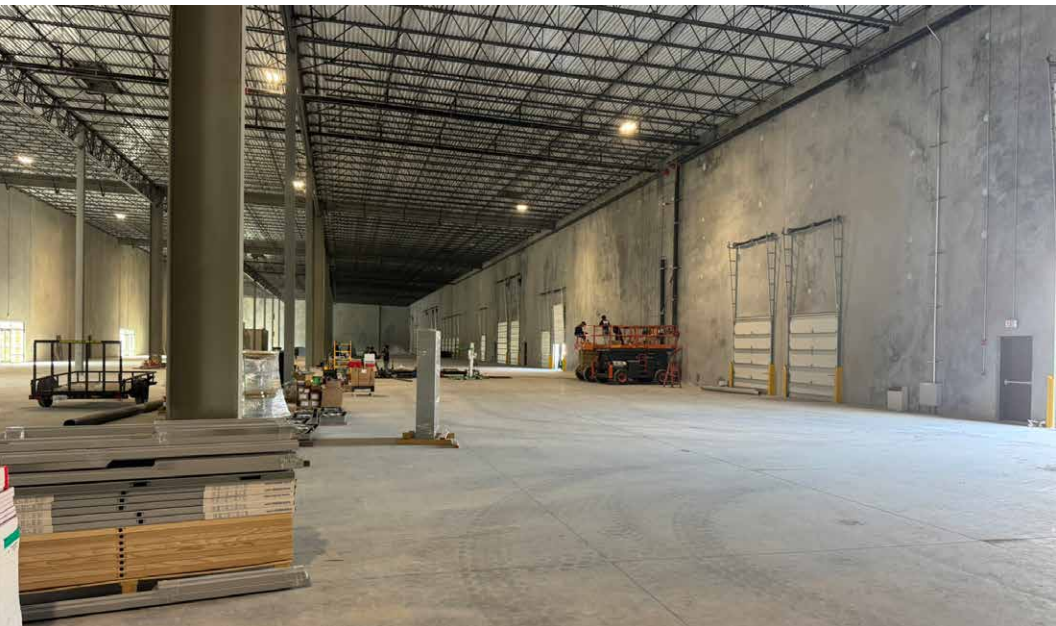
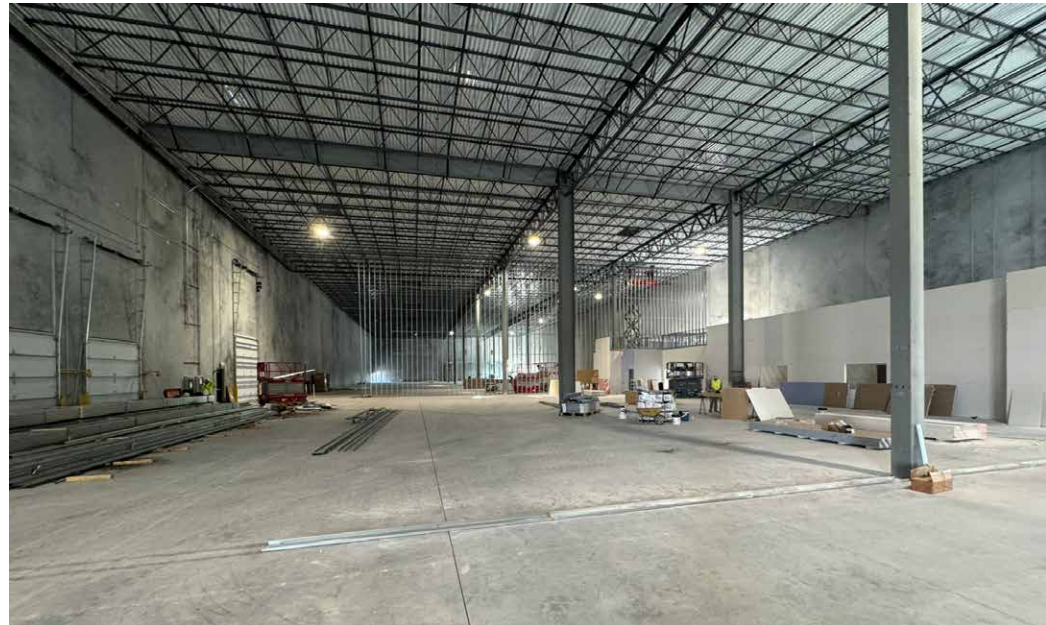
BUILDING 2: PROPOSED SIZE 114,000± SQ. FT.
AVAILABLE: 6,750 - 114,000± Sq. Ft.



Building 1 - Completed

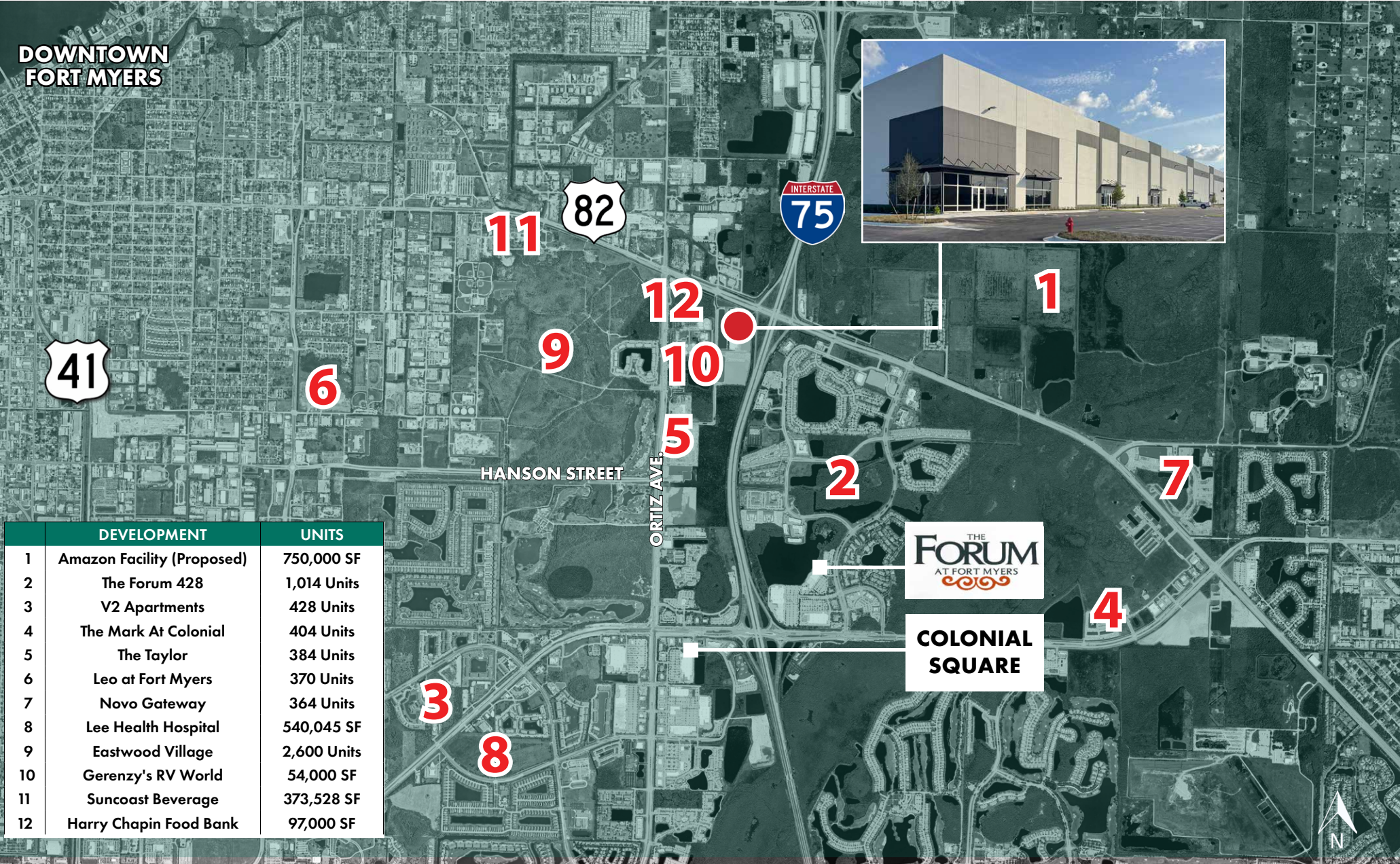


BUILDING 1 - INTERIOR



NEARBY NOTABLE DEVELOPMENTS

DOWNTOWN
FORT MYERS



THE
FORUM
AT FORT MYERS

COLONIAL
SQUARE

RETAIL MAP



HANSON STREET

ORTIZ AVE.

COLONIAL BLVD.

82

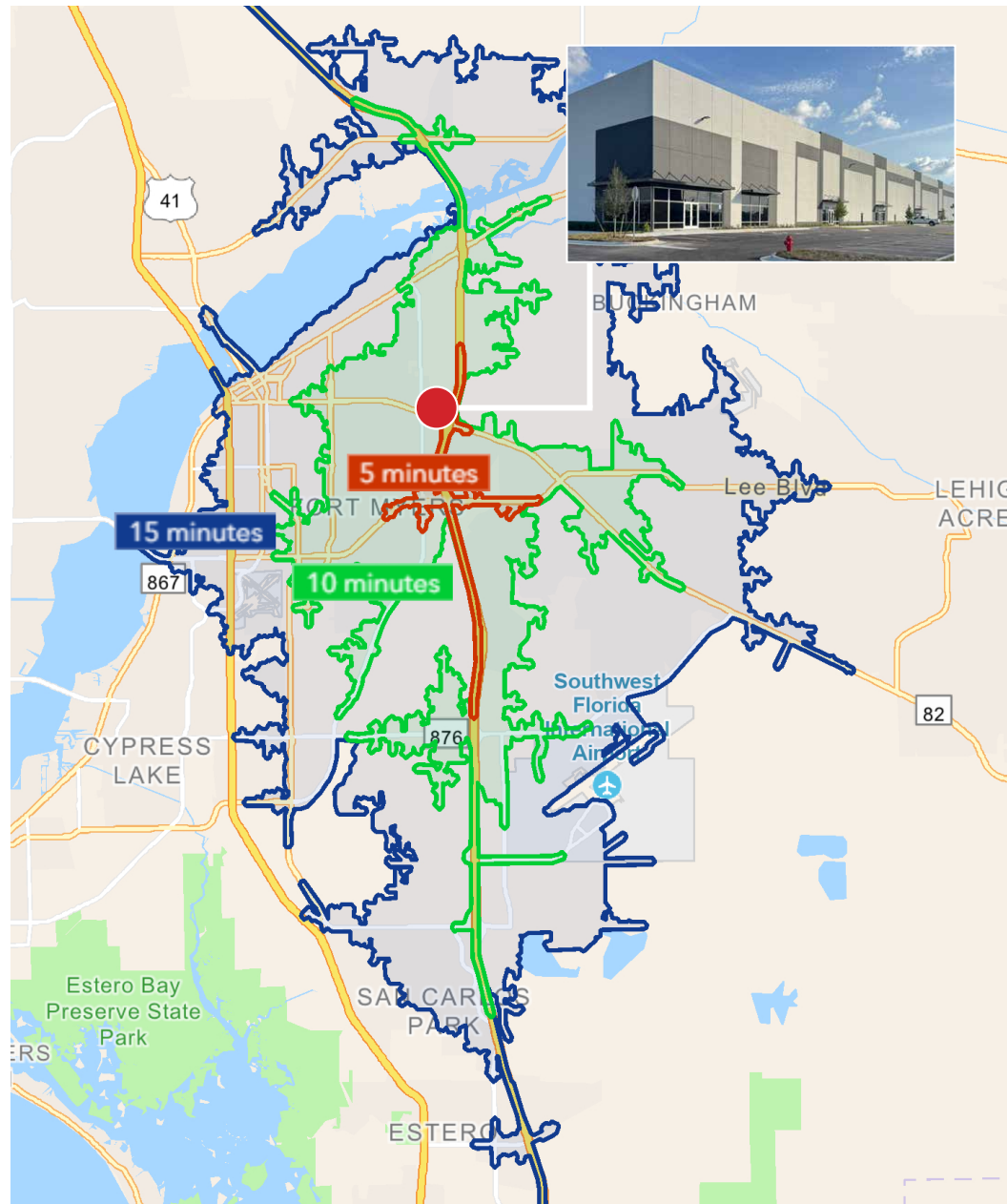
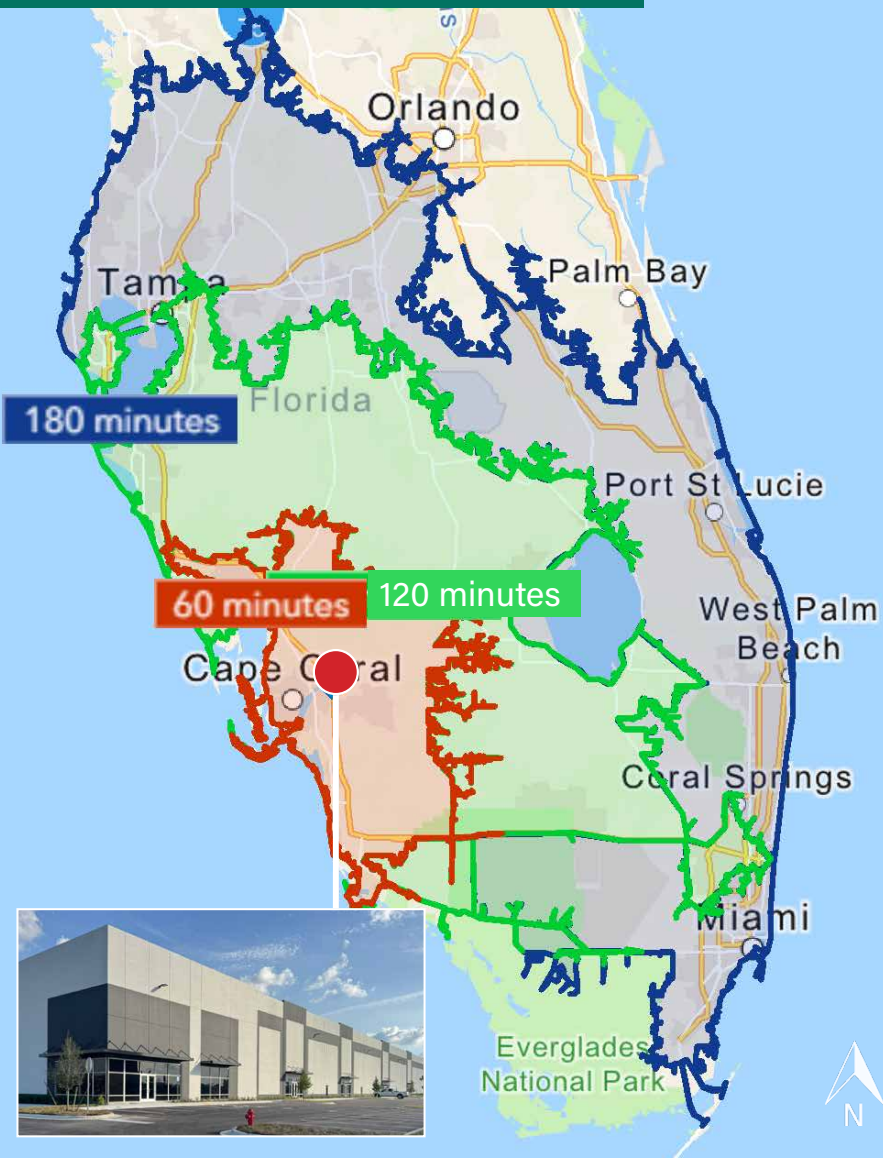
INTERSTATE
75

amazon

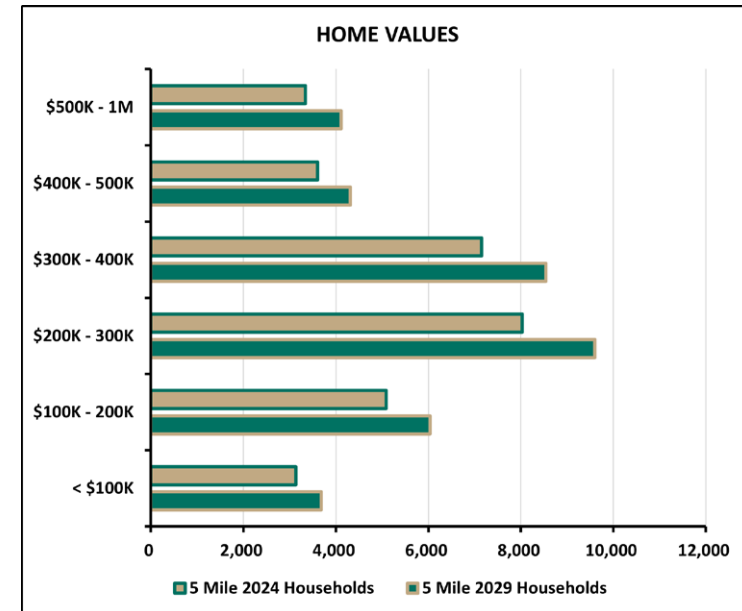
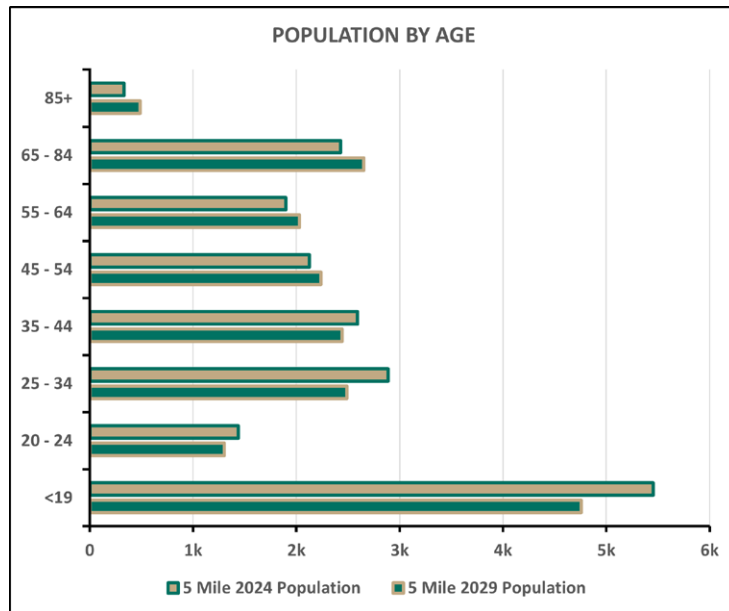
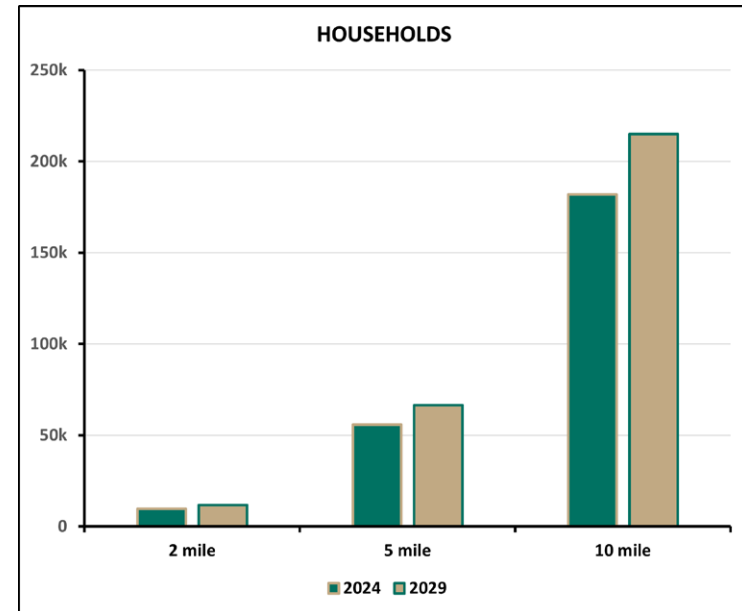
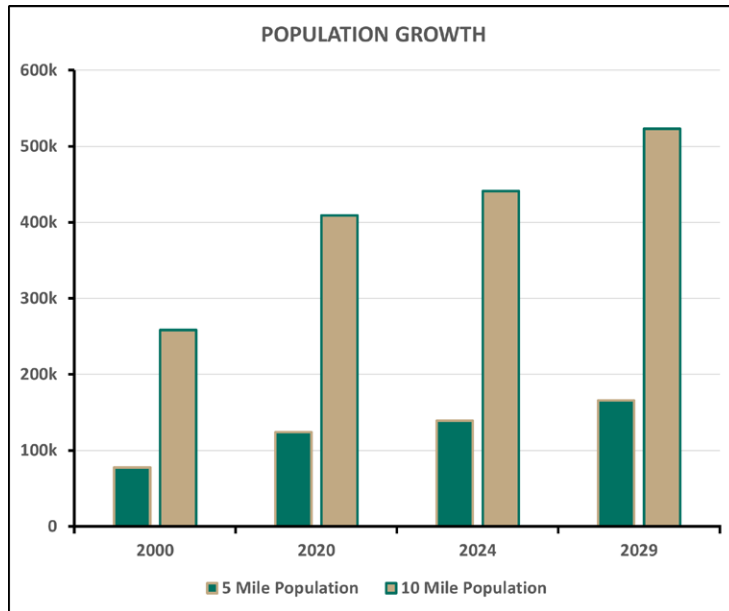


DRIVE TIME MAP

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



AREA DEMOGRAPHICS



LOCATION MAP



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)



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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.