

FOR SALE

17131 Alico Center Road, Fort Myers, FL 33967
11,335 Square Feet Warehouse/Office/Light Industrial
Purchase Price: \$2,833,750 / \$250 PSF

END USER OPPORTUNITY FOR UP TO 8,701 SF



OFFERED BY: BLUEPRINT ASSET MANAGEMENT

MIKE HAUPERT 239-300-7368 / MANAGEMENT1@300RENT.NET / BROKER: MARZUCCO REAL ESATATE

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PROPERTY FEATURES

- Concrete Block Construction
- Asphalt / Modified-Bitumen Roof
- Built in 1999
- Utilities: Public Water & Sewer
- Total Square Footage: 11,335
3 Suites – Suite 1 - 6,197
Suite 2 - 2,504
Suite 3 – 2,634
- 6 Roll-up grade height garage doors
- 23 Parking Spaces / 2.03 Per Thousand RSF

TENANTS & FINANCIALS

- Currently 3 Tenants; 1 Gross Lease / 2 NNN
- Suite 1 & 2 – Lease expiration 1/31/2027; excellent opportunity for owner-user scenario of up to 8,701 SF (Suite 1- 6,197 + Suite 2- 2,504)
- 2025 Property Expenses: \$45,340 (\$4 PSF)
- Current NOI: \$115,344.04
- Potential NOI: \$185k (6.5% CAP)
- See Rent Roll Page 3

LOCATION

- Prime location off Alico Road with close proximity to I-75 and US-41
- Just minutes to Southwest Florida International Airport (RSW)
- Located in established industrial park setting
- Excellent access to Fort Myers, Estero, Bonita Springs, and Naples
- Zoning: IL (Light Industrial)



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RENT ROLL AND FLOORPLAN

Call or email listing agent for rent roll.

Mike Hauptert: 239-300-7368 ; Management1@300rent.net

SUITE 1 NOT RENEWING 1/31/27



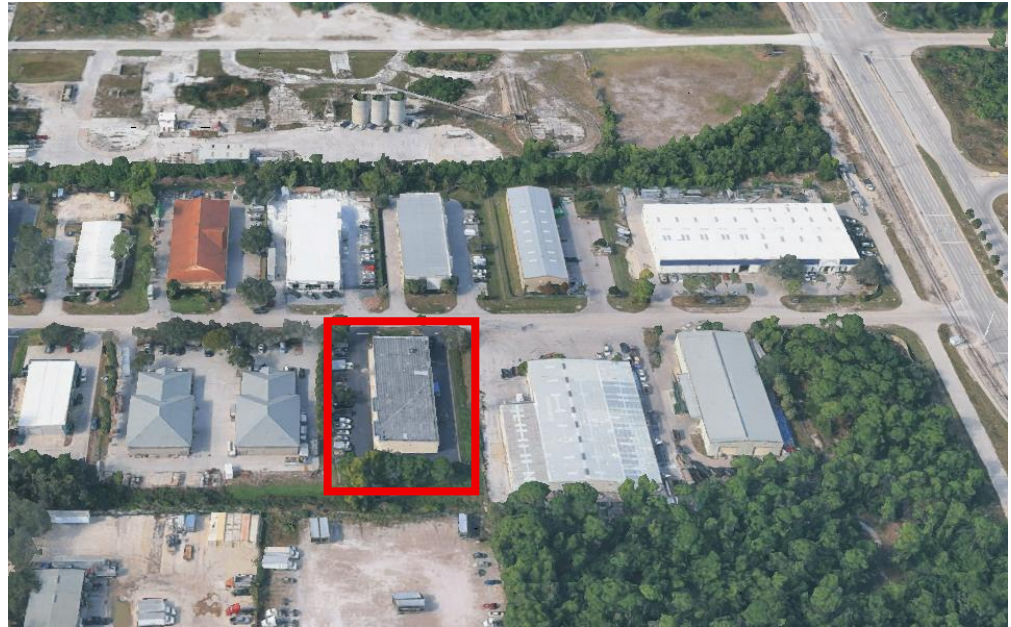
PROPERTY OPERATING EXPENSES

Operating Expenses / NNN BUDGET:

2025 Property Tax:	\$18,651	/	\$1.65 PSF
2025 Insurance:	\$6,820	/	\$0.60 PSF
2025 CAM:	\$13,677	/	\$1.21 PSF
Mgmt. Fees / Admin	\$4,750	/	\$0.42 PSF
Association Dues:	\$1,400	/	\$0.12 PSF
TOTAL:	\$45,298	/	\$4.00 PSF



AERIAL'S



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